

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

**Planning & Zoning
Commission**
July 2, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Special Regular Meeting 6:00 PM



AGENDA
PLANNING & ZONING COMMISSION
SPECIAL REGULAR MEETING
JULY 2, 2013, AT 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. Pledge of Allegiance.
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Mike Ashfield ~ July 2, 2013
 - Jodi Warner ~ July 2, 2013

Regular Agenda

5. Public hearing, presentation, discussion, and possible action on a Final Plat for Home2 Suites Subdivision being a replat of Lodgeco Subdivision Lot 2, North Park Section II Lots 2-4, and former Meadowland Street right-of-way consisting of approximately 2.1 acres at 300 Texas Avenue. **Case # 13-00900053 (M. Hester)**
6. Discussion and possible action on future agenda items – A Planning & Zoning 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.
7. Adjourn.

Consultation with Attorney (Gov't Code Section 551.071) : possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Special Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on July 2, 2013 at 6:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of June, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kathy Merrill, Interim City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission 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 June ____, 2013, at _____ 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) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on C



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Mike Ashfield

Request Submitted on 6/25/13

I will not be in attendance at the meeting of 7/2/13 Special Meeting
for the reason(s) specified: (Date)

Out of town for work.

Mike Ashfield



CITY OF COLLEGE STATION
Planning & Development Services

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

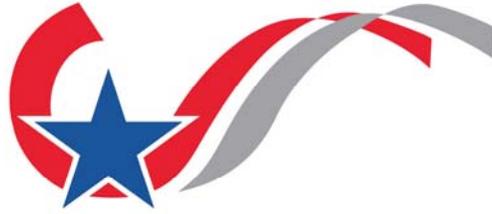
Name Jodi Warner

Request Submitted on 6/10/2013

I will not be in attendance at the meeting on 7/02/2013
for the reason specified: (Date)

Out of town

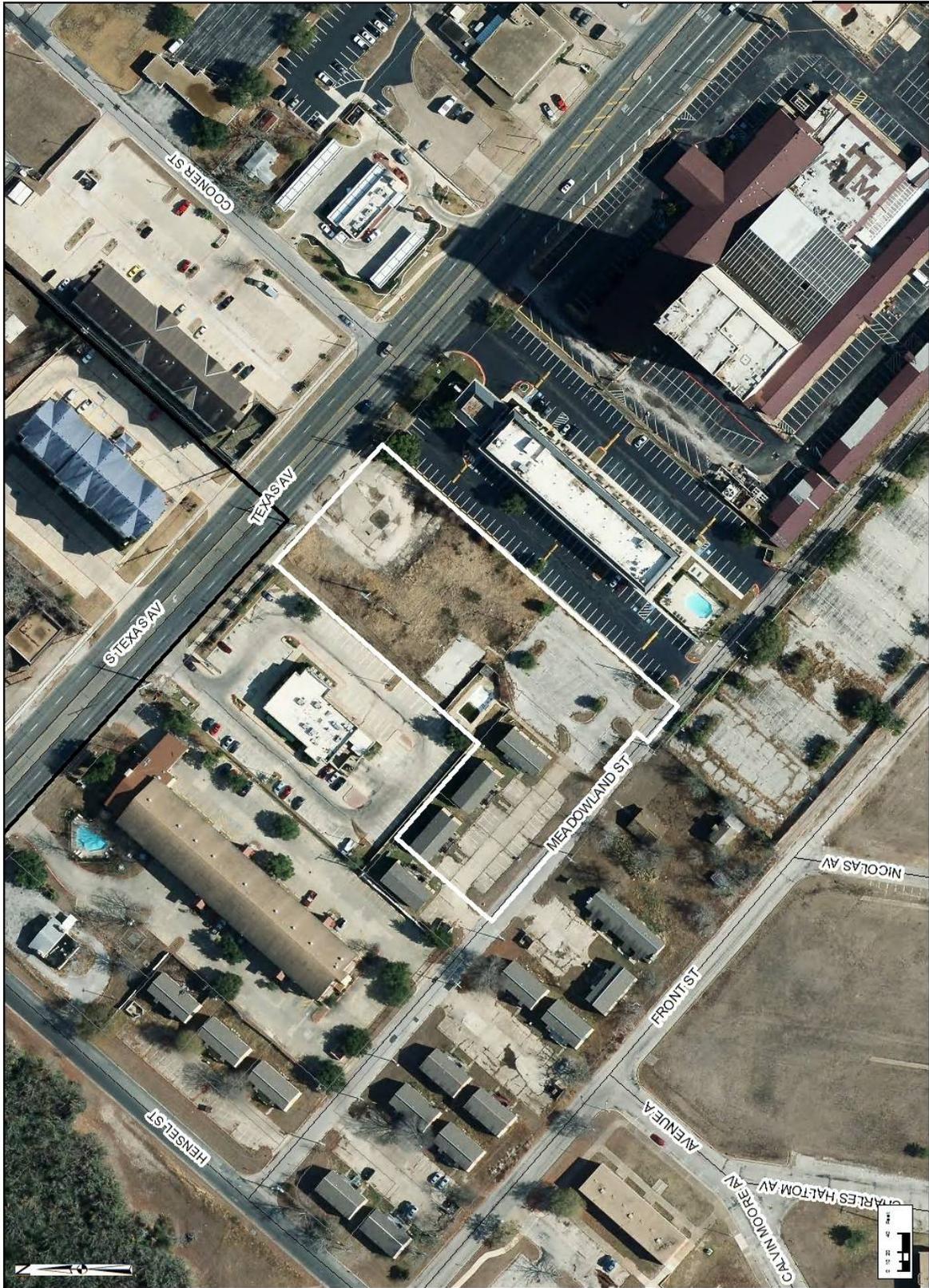
Signature Jodi Warner



CITY OF COLLEGE STATION

**FINAL PLAT
for
Home2 Suites
Being a Replat of
Lodgeco Subdivision Lot 2, North Park Section II Lots 2-4,
and former Meadowland Street Right-of-Way
13-00900053**

- SCALE:** One lot on approximately 2.1 acres
- LOCATION:** 300 Texas Ave
- ZONING:** PDD Planned Development District
- APPLICANT:** Steve Duncan, Jones and Carter
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** This property was rezoned from C-1 General Commercial to PDD Planned Development District in December 2011. The purpose of this replat is to consolidate four lots and abandoned easements and abandoned Meadowland right-of-way into one lot as required by the rezoning.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the following conditions:
1. Revise title block to read 'Final Plat of Home2 Suites being a replat of Lodgeco Subdivision Lot 2, North Park Section II Lots 2-4, and former Meadowland Street right-of-way'
 2. Include portion of former Meadowland Street right-of-way in proposed lot if quit claim document is signed by adjacent owner.



FINAL
PLAT

Case: 13-053

HOME2 SUITES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1939
Zoning:	PDD Planned Development District in December 2011 Previously C-1 General Commercial and R-4 Multi-Family
Preliminary Plat:	The three smaller lots and the northern portion of the larger lot were platted as Lodgeco Subdivision in December 1993. The remaining portion of the larger lot was platted as a portion of Gorzycki's Meadowland upon annexation.
Site Development:	This site is currently undeveloped as three fourplexes were recently demolished.

COMMENTS

Parkland Dedication:	Parkland dedication is not required or proposed with this plat.
Greenways:	Greenways are not required or proposed with this plat.
Pedestrian Connectivity:	A sidewalk is required along Texas Avenue with this plat. A sidewalk will also be constructed along the public way on the former Meadowland Street.
Bicycle Connectivity:	Bicycle connectivity is not required or proposed with this plat.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with the Unified Development Ordinance: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat with the following conditions:

1. Revise title block to read 'Final Plat of Home2 Suites being a replat of Lodgeco Subdivision Lot 2, North Park Section II Lots 2-4, and former Meadowland Street right-of-way'
2. Include portion of former Meadowland Street right-of-way in proposed lot if quit claim document is signed by adjacent owner.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat

VACATING PLAT

REPLAT



VICINITY MAP

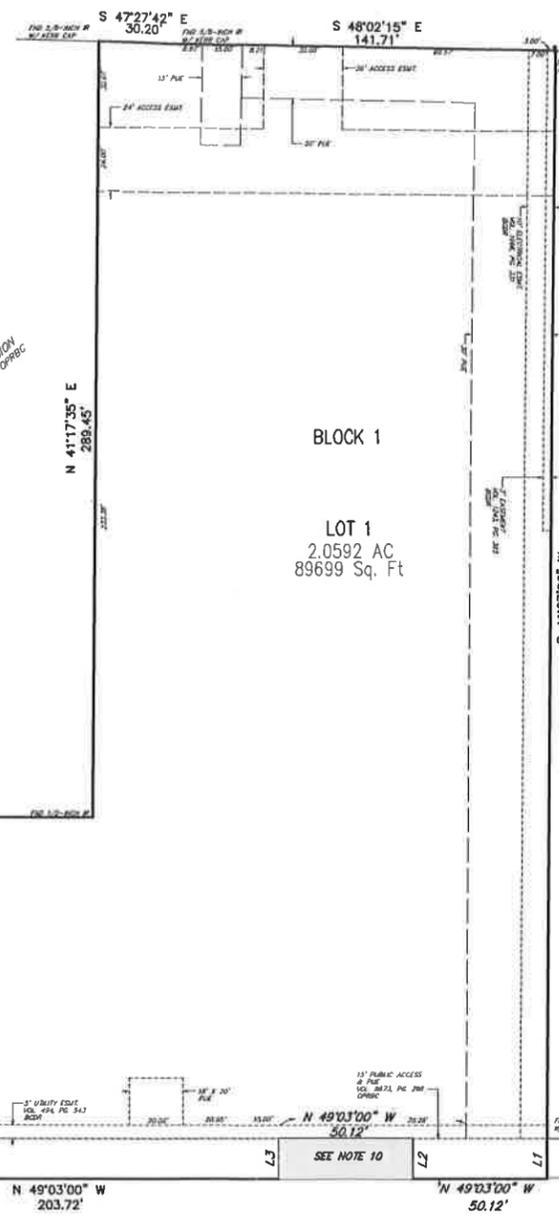
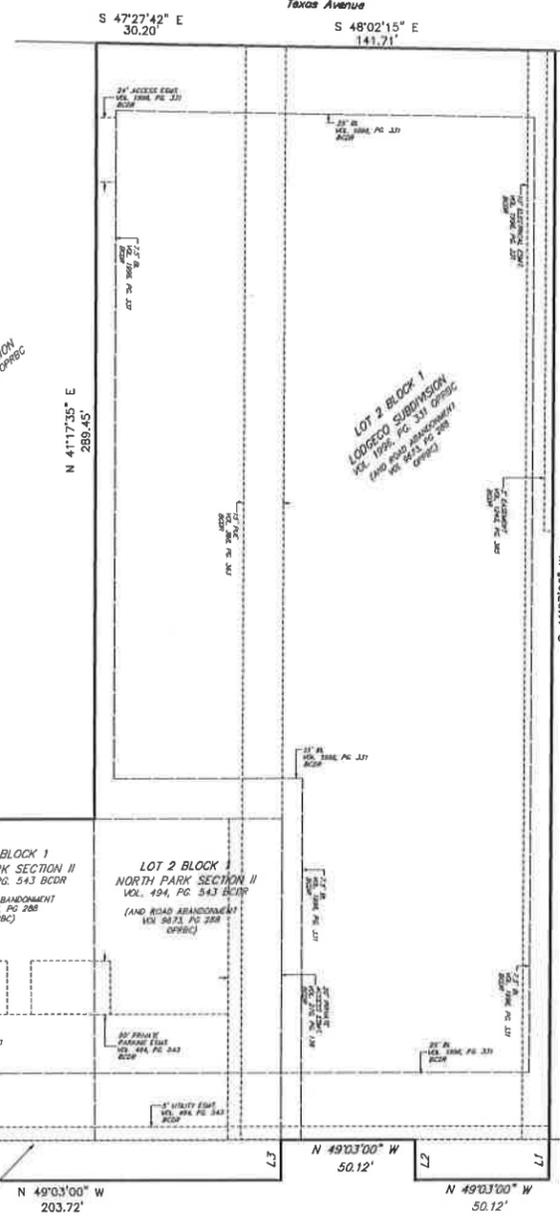
- GENERAL NOTES:
- Bearings shown hereon are based on Texas Coordinate System, Central Zone (NAD 83).
 - According to Community Panel No. 48041C0215E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, effective date May 16, 2012, the subject tract is situated within Zone "X" (unshaded) Zone "X" (unshaded) defined as, areas determined to be outside the 500-year flood plain.
 - All building setbacks must comply with the City of College Station Unified Development Ordinance.
 - Proposed land use is for a hotel.
 - All corners are 5/8-inch iron rods (with cap stamped "JONES & CARTER, INC"), unless otherwise noted.
 - Lot is zoned Planned Development District (PDD) per City Ordinance 2011-3389.
 - Maintenance and ownership of access easement is the responsibility of the property owners association and/or each individual property owner.
 - A Mutual Agreement exists with the adjacent property owner to remove the private parking & access easement.
 - Any Planned Access Drive will be required to meet TxDOT's current regulations for access driveways to state highways. Information denoting the access drive's location in relation to adjacent access drives should be submitted for review.
 - Title of the abandon Meadowland street right-of-way appears to revert back to lots along the southwest side of said road, where Meadowland Street was abandon where each adjacent landowner now owns to the center of said road. The owner of this plan is in the process of obtaining a quit-claim deed of the area shaded and shown hereon from the Northpointe Crossing owner.

CALL TO 1-855-ACRES
EQ COLLETA PARTNERSHIP, L.P.
SPECIAL WARRANTY DEED
VOL. 7818, PG. 141 OFRBC



NORTH SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 41°27'26" W	15.00'
L2	N 41°17'35" E	15.00'
L3	S 41°27'26" W	15.00'
L4	N 40°55'39" E	15.00'



CERTIFICATE OF CITY ENGINEER
I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2013, in the Deed Records of Brazos County in Volume _____ Page _____.

CERTIFICATION OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Douglas S. Bromwell, Registered Professional Land Surveyor, No. 5876, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2013, in the Deed Records of Brazos County in Volume _____ Page _____.

CERTIFICATION OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, owner and developer of the land shown on this plat, and designated herein as the Home2 Suites Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2013.

Notary Public, Brazos County, Texas
CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2013.

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1716 Briarcrest Drive, Suite 160
Bryan, Texas 77802-2776
(979)731-8000 www.jonescarter.com

FINAL PLAT
OF
HOME2 SUITES
BEING A REPLAT OF
LODGE CO SUBDIVISION LOT 1 AND NORTH PARK PHASE 2,
LOTS 2-4 AND FORMER MEADOWLAND ROW
CONTAINING
2.0592 ACRES
OUT OF THE
J.E. SCOTT SURVEY, A-50
BRAZOS COUNTY, TEXAS
JUNE 2013
ONE BLOCK, ONE LOT

13-53
6-19-13
9:51 am



FOR OFFICE USE ONLY
CASE NO.: 13.53
DATE SUBMITTED: 2.21.13
TIME: 9:01
STAFF: JO

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$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).
- 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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- 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).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference 2011-08-17

NAME OF PROJECT Home2 Suites

ADDRESS 300 South Texas Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

300 South Texas Avenue,

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

Name Steve Duncan, P.E. E-mail SDuncan@jonescarter.com

Street Address 1716 Briarcrest Drive, Suite 160

City Bryan State TX Zip Code 77802

Phone Number (979) 731-8000 Fax Number (979) 846-2893

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Suraj Demla E-mail surajdemla@yahoo.com
Street Address 3525 Sandy Trail Lane
City Plano State TX Zip Code 75023
Phone Number (972) 642-0873 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same as Applicant / Project Manager E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume NA and Page No. _____

Total Acreage 1.9718 Total No. of Lots 1 R-O-W Acreage _____

Existing Use Vacant Proposed Use Commercial / Hotel

Number of Lots By Zoning District 1 / 1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
NA / NA _____ / _____ / _____

Floodplain Acreage 0

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

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 (if known): _____

Date / Timeframe when submitted: _____

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

N/A

Requested waiver to subdivision regulations and reason for same (if applicable):

NA

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

NA

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

NA

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

NA

- 4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

NA

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

X Suraj Dauda
Signature and title LLC MEMBER

X 12/18/12
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.

X Suraj Dewa
Property Owner(s)

X 12/18/12
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 a 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

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.
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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.

X _____
Property Owner(s)

X _____
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 a 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

12/17/12

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, Steve E. Duncan, P.E. 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.



Engineer

12/17/12

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, Steve E. Duncan, P.E., 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.



Engineer

12/17/12

Date

Additional certification for Floodway Encroachments:

C. I, Steve E. Duncan, P.E., 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.



Engineer

12/17/12

Date