



CITY OF COLLEGE STATION

Home of Texas A&M University®

DESIGN REVIEW BOARD

January 10, 2014

11:00 AM

City Hall

Administrative Conference Room

1101 Texas Avenue

College Station, Texas



AGENDA DESIGN REVIEW BOARD

Friday, January 10, 2014, 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.
 - Lindsay Bertrand (October 25, 2013 meeting)
3. Consideration, possible action, and discussion to approve Meeting Minutes.
 - October 25, 2013
4. Presentation, possible action, and discussion regarding building orientation and access for St. Mary's Catholic Church located at Lot 2-R of the Ramparts Subdivision, generally located at 300 Nagle Street in the Northgate District. **Case# 13-00900267 (T.Rogers)**
5. Presentation, possible action, and discussion regarding a waiver request to reduce the buffer requirements for the Wellborn Business Park located at 3808 McCullough Road. **Case # 13-00900276 (M.Hester)**
6. 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.
7. 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, January 10, 2014 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 _____, 2014 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 _____, 2014 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 _____, 2014.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2014.

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.



**Minutes
Design Review Board
October 25, 2013 - 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Avenue
College Station, Texas, 77840**

Board Members Present: Chairman Mike Ashfield, Jason Kinnard, Don Hellriegel, Steven Schloss, Hunter Goodwin, Bill Mather, and Susan McGrail

Board Members Absent: Lindsay Bertrand

Staff Present: Principal Planner Jason Schubert, Staff Planner Jenifer Paz, and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:05 a.m.

AGENDA ITEM NO.2: Consideration, discussion and possible action on absence requests for Lindsay Bertrand.

Chairman Ashfield asked to do agenda item 2 and agenda item 3 under one motion.

AGENDA ITEM NO.3: Consideration, discussion and possible action to approve meeting minutes September 13, 2013

Mr. Mather motioned to approve the both agenda items number 2 and number 3 as submitted; Mr. Schloss seconded the motion, which passed unopposed (5-0).

Mr. Hellriegel and Mr. Goodwin arrived at the meeting before agenda item no. 4

AGENDA ITEM NO.4: Presentation, possible action, and discussion regarding attached signage, building expansion, and parking expansion for Cavender's Boot City located at 2300 Earl Rudder Freeway S. in the Wolf Pen Creek District. Cases #13-00900148 & 13-00900150 (J.Paz)

Jenifer Paz, Staff Planner, presented the item and stated that an amending plat was recently filed to accommodate the addition to the existing site. The addition included 6,160 square

feet to the existing building and surface parking at the rear of the building. Vinyl graphic signs were being proposed on the faux windows and the existing attached sign would be relocated, centered with the new entry. Building materials for the addition will match existing material. Staff recommended approval of the site plan, building elevations and signage as it meets the requirements of the Unified Development Ordinance and the design criteria in Wolf Pen Creek Design District.

Mr. Schloss and Mr. Kinnard expressed concerns regarding the building material and lack of architectural elements proposed on the south elevation. Jason Schubert, Principal Planner, explained that this façade is built to the property line and will be a common wall with a future addition. Ms. Paz reminded the Board they can require more than what is required by the UDO based on the requirements of the Wolf Pen Creek Design District.

The Board continued to discuss the material proposed on the south elevation and the buildability of the property to the south. Mr. Goodwin argued that the material is similar to what exist with the building just being extended to the south.

Mr. Schloss motioned to approve the Site Plan and Signage and approve the Building Elevations with the condition of the South elevation use similar material and architectural elements as the North, East and West elevations; Mr. Kinnard seconded the motion, which passed unopposed (7-0).

AGENDA ITEM NO. 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.

Mr. Goodwin expressed concern regarding the non-residential architecture standards for Suburban Commercial zoning, particularly the long-term market implications they could have on a building. Mr. Schloss and Mr. Kinnard expressed concern with the differences between State and City requirements regarding when an engineer or architect is needed as part of the design of a project.

AGENDA ITEM NO. 6: Adjourn

The meeting was adjourned 12:00 p.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



DESIGN REVIEW BOARD
for
St. Mary's Catholic Center
13-00900267

REQUEST: Waiver to UDO Section 12-5.8.B.4.a.1, Building Orientation and Access, to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street instead of Church Avenue.

SCALE: 3.185 acres

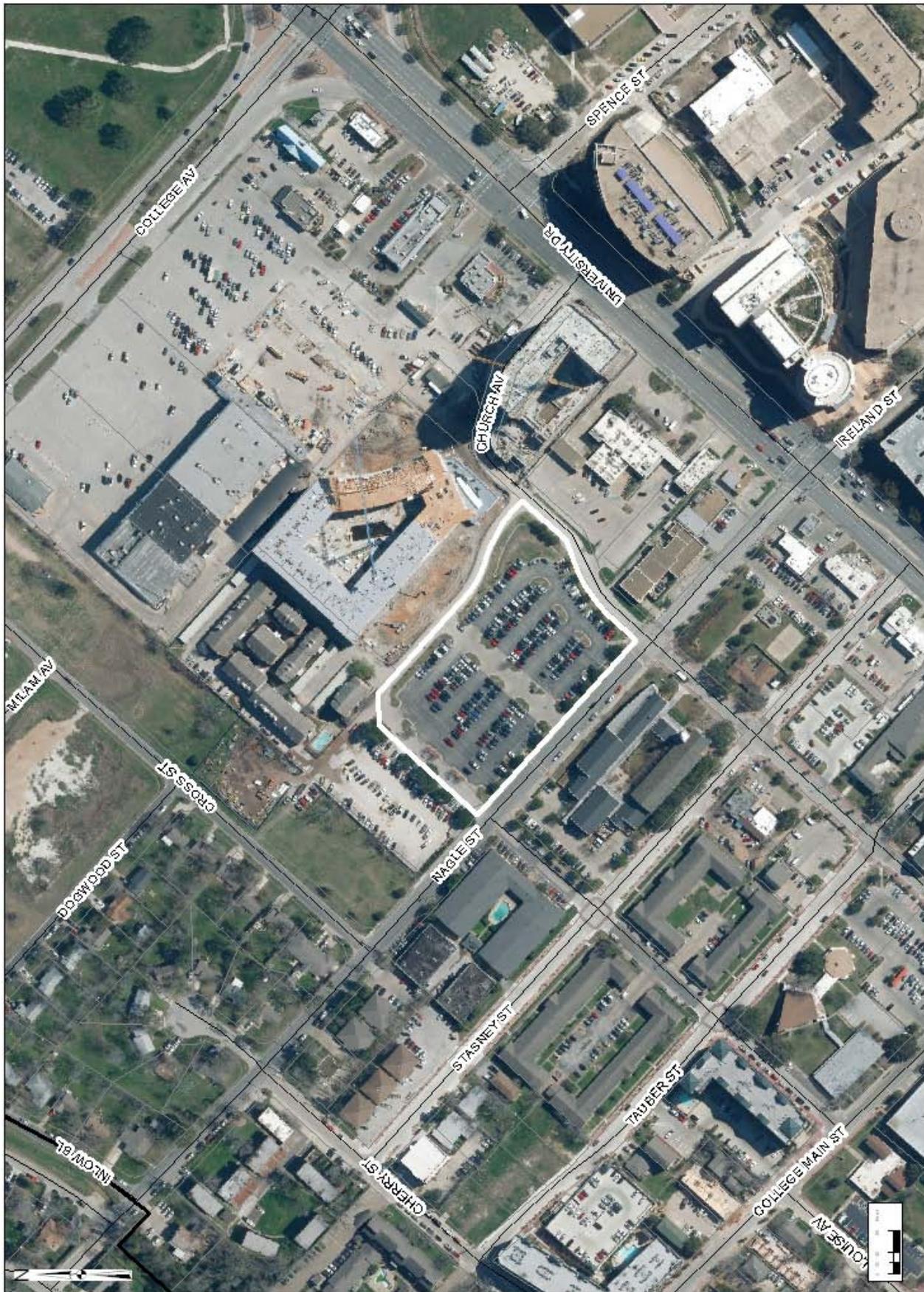
LOCATION: Lot 2-R of the Ramparts Subdivision, generally located at 300 Nagle Street

ZONING DISTRICT: NG-2 Transitional Northgate

APPLICANT: Christopher Craig, Jackson & Ryan Architects

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

RECOMMENDATION: Staff recommends approval of the waiver with the condition that a secondary entrance be oriented to Church Avenue. In addition, the waiver should be conditioned on the approval of the site plan as show in the preliminary master plan.



DRB

Case: 13-267

ST. MARY'S CATHOLIC CENTER
300 NAGLE STREET

DEVELOPMENT REVIEW



ITEM SUMMARY: The request is to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street, in lieu of Church Avenue, as required by the Unified Development Ordinance (UDO).

ITEM BACKGROUND: St. Mary's Catholic Church has created a preliminary master plan for their future expanded Northgate campus. As part of the master plan, the church is proposing a new sanctuary at the corner of Nagle Street and Church Avenue where their existing surface parking lot is currently located. The primary entrance façade of the proposed sanctuary is designed to orient towards Nagle Street. The UDO states, all buildings that have right-of-way frontage on Church Avenue must orient their primary entrance façade towards Church Avenue. Therefore, the applicant is requesting a waiver to allow the primary entrance façade of the sanctuary to orient towards Nagle Street instead of Church Avenue.

The lot was replatted in 2002 and a site plan for the future sanctuary has not yet been submitted for review.

REVIEW CRITERIA:

Building orientation and access: According to UDO Section 12-5.8.B.14 "Waivers," the Design Review Board (DRB) shall review waiver requests for certain deviations from the standards of the Northgate Districts. Relevant to this case, the DRB may allow alternatives to the requirements related to building orientation and access when physical characteristics limit the site or provide for unique orientation and access opportunities. The request is to allow the primary entrance façade for St. Mary's proposed sanctuary to orient towards Nagle Street instead of Church Avenue, as required by the UDO. The applicant has stated, "complying with the primary entrance façade towards Church Avenue does not allow St. Mary's to instigate, observe, and sustain the history and tradition of orienting a Catholic church's main entry towards the west and alter towards the east. This traditional orientation is the crux for the St. Mary's proposed new master plan."

This property is zoned NG-2 Transitional Northgate, which is intended to serve as a transition from suburban-style commercial development to high-density, mixed-use development. The regulations have been designed to aid mixed-use development, pedestrian circulation, and redevelopment with an urban character. The primary façade orientation requirement is required to help ensure a pedestrian friendly environment in close proximity to primary roads within Northgate including Church Avenue. Due to the unique location of this site at the intersection of two roads in Northgate, Nagle Street and Church Avenue, staff believes the intent of the ordinance would be met if the primary entrance façade is located on Nagle Street and a secondary public entrance is provided on Church Street. This will also allow the unique orientation of the sanctuary's primary entrance towards the west as desired by the applicant while keeping access via Church Avenue.

STAFF RECOMMENDATION:

Staff recommends approval of the waiver with the condition that a secondary entrance be oriented to Church Avenue. In addition, the waiver should be conditioned on the approval of the site plan as show in the preliminary master plan.

SUPPORTING MATERIALS:

1. Application
2. Preliminary Master Plan



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

DESIGN REVIEW BOARD APPLICATION

APPEALS & WAIVERS - NORTHGATE DISTRICT STANDARDS

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.
- Ten (10) samples of the proposed color (if applicable).
- Ten (10) copies of all alternative color/material schemes the chain or franchise has used (if applicable).
- Ten (10) copies of a letter from a licensed engineer or architect (if applicable).
- Ten (10) copies of the site plan showing the requested parking lot concept plan (if applicable).
- Ten (10) copies of the proposed mural (if applicable).
- Ten (10) copies of a parking study that supports a decrease in parking based upon reasonable assumptions of parking availability (if applicable).
- Additional materials may be required of the applicant such as material samples, elevations, site plans, and landscaping plans. The applicant shall be informed of any extra materials required.

Date of Optional Preapplication Conference _____

NAME OF PROJECT St. Mary's Catholic Center Development

ADDRESS 603 Church Avenue, College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 2-R of the Ramparts Subdivision

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

Name Christopher Craig E-mail ccraig@jacksonryan.com

Street Address Jackson & Ryan Architects, 2370 Rice Blvd., Suite 210

City Houston State Texas Zip Code 77005

Phone Number 713-526-5436 Fax Number 713-526-4241

PROPERTY OWNER'S INFORMATION:

Name St. Mary's Catholic Church E-mail ron-walker@austindiocese.org

Street Address care of The Chancellor, 6225 US Highway 290 East

City Austin State Texas Zip Code 78723-1025

Phone Number 512-949-2400 Fax Number 512-949-2520

Current zoning: Design District NG-1, Core Northgate, and NG-2, Transitional Northgate.

Applicable ordinance section being appealed/seeking waiver from:

Section 12-5.8. Design Districts, B Northgate Districts (NG), 4 Building Design Standards, a. Building Orientation and Access, 1) All buildings that have right-of-way frontage on Church Avenue shall orient their primary entrance façades toward Church Avenue.

NORTHGATE DISTRICT STANDARDS APPEALS/WAIVER REQUEST

1. The following specific alternative to/waiver from the ordinance is requested:

In regards to the proposed new St. Mary's Catholic Church located along the right-of-way of Church Ave and Nagle, this application requests permission to orient this proposed new Church's Primary Entrance facade in a location other than towards Church Ave.

2. The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than *financial hardship* is/are:

complying with the primary entrance facade towards Church Ave does not allow St. Mary's to instigate, observe, and sustain the history and tradition of orienting a Catholic Church's main entry towards the west and altar towards the east. This traditional orientation is the crux for St. Mary's proposed new Master Plan.

3. The following alternatives to the requested appeal/waiver are possible:

no other alternatives have been considered because the historic and traditional orientation for a Church does not feature alternatives.

IN ADDITION, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 5.6.B Northgate Districts for more information):

For the **substitution of building materials**, answer at least one of the following:

1. Describe how the building material is a new or innovative material that has not been previously available to the market or verify that the material is not listed as an allowed or prohibited material.

not applicable

2. Explain how the material is similar and comparable in quality and appearance to the allowed materials.

not applicable

3. Explain how the material is an integral part of a themed building (e.g., chrome on a 1950's-type diner).

not applicable

For **alternative materials on facade work on an existing building**, answer the following:

1. Explain why the allowed materials cannot be utilized without a structural alteration to the existing building.

not applicable

2. Provide copies of a letter from a licensed engineer or architect verifying that a structural alteration is required to apply the permitted facade materials to the building.

For waiver requests to building orientation and access, building transparency, sidewalk width, landscape, streetscape, and/or height requirements for existing buildings, describe the inherent site characteristics that constrain the proposed project from meeting ordinance requirements.

none

For alternative building orientation and access for new buildings or existing building expansions or additions, answer at least one of the following:

1. Describe the physical characteristics that limit the site from meeting ordinance requirements.

none

2. Describe the physical characteristics that provide unique orientation and access opportunities.

when the primary facade entrance of the proposed new St. Mary's Catholic Church is allowed to face west in lieu of towards Church Ave, this unique orientation affords the opportunity to: introduce of a new public entry plaza at the proposed west facing entry facade along the Nagle street sidewalk; minimize walking distance from the new Church's proposed new Porte Cochere to a public entrance for the disabled; and minimize the distance from the campus' proposed new parking garage to the proposed Church's primary entrance facade.

For alternative building transparency for new construction, describe how the proposal substantially provides a level of uniqueness to the building at the pedestrian scale.

not applicable

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

JACKSON & RYAN
ARCHITECTS

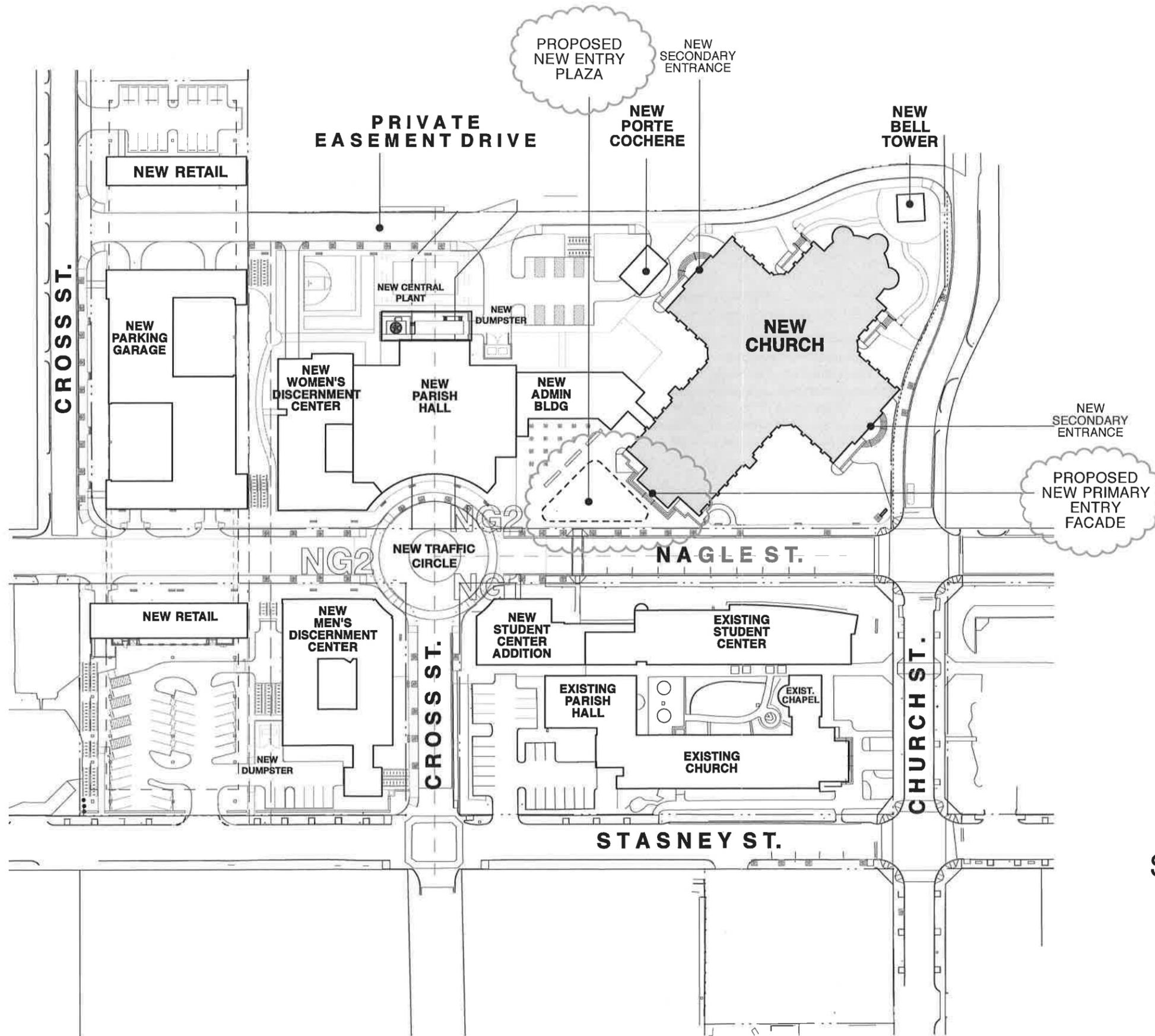
CHRISTOPHER CRAIG AIA
PRINCIPAL

Print Form

JACKSON & RYAN
ARCHITECTS
CHRISTOPHER CRAIG AIA
2370 RICE BOULEVARD
SUITE 210
HOUSTON TEXAS 77005
713 526 5436

ccraig@jacksonryan.com

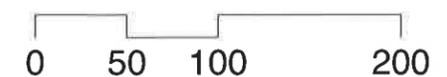
19 DEC 2013



Primary Entrance Facade Orientation Waiver Request

St. Mary's Catholic Campus
19 December 2013
College Station, Texas

Jackson & Ryan Architects
13015





**DESIGN REVIEW BOARD
for
Wellborn Business Park
13-00900276**

REQUEST: Appeal to UDO Section 12-7.7 "Buffer Requirements"

SCALE: 4.16 acres

LOCATION: 3803 McCullough Road

ZONING DISTRICT: R Rural

APPLICANT: Ken Tripp

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the request that a fence or wall not be required with the condition that:

- The standard 15-foot buffer yard with plantings be provided along the western property line as there is not existing vegetation on this site; and
- Maintain the 30-foot buffer along the southern property line with additional plantings added to create 100% opacity with existing vegetation.



DESIGN REVIEW BOARD
Case: 13-276

WELLBORN BUSINESS PARK
3803 MCCULLOUGH RD

DEVELOPMENT REVIEW



ITEM SUMMARY: The applicant is requesting to reduce buffering requirements between the subject property and the abutting parcel that is developed as single-family residential. Based on the proposed commercial land use for Wellborn Business Park, the required buffering to the adjacent property is a 15-foot landscaped buffer with a 6-foot masonry wall. A fence may be substituted for a wall if the buffer width and plantings are doubled. The proposal is to utilize the existing vegetation as a 15-foot buffer with no fence or wall to separate the properties.

ITEM FOR REVIEW:

Section 12-7.7.4.H “Appeals” of the UDO states that the DRB may authorize to appeal alternative buffer standards for a specific property of a waiver to the Buffer Requirements of this Section when such standards or variance will not be contrary to the public interest where, owing to unique and special conditions not normally found in like areas, a strict enforcement of the provisions of the ordinance by the Administrator would result in unnecessary hardship, and so that the spirit of this Section shall be observed and substantial justice done.

ITEM BACKGROUND: The Wellborn Business Park began development discussions prior to annexation of the Wellborn area in 2011. In 2012, the applicant submitted a site plan application for Staff’s review which was approved in October 2013. This approved plan provides a 30-foot landscaped buffer and 6-foot fence as an approved substitute for the 15-foot landscaped buffer and masonry wall. Since then, the applicant has stated concern with the buffering requirement outlined in UDO Section 7.7 “Buffer Requirements”. Due to the opacity of the existing vegetation adjacent to the western property line and on the southern property line of the site, it is the applicant’s opinion that the required 15-foot landscaped buffer width and masonry wall along the property line should not be required. The existing vegetation along the western property line is not located on the subject property but on the adjacent property.

The Wellborn Community Plan was adopted in April 2013. Through the Plan process, this area was designated as Wellborn Estate on the Comprehensive Plan which is generally for areas that should have limited development activities. These areas will tend to consist of low-density single-family residential lots of three acres or more. To that end, single-family development has been expressed as a designation that area residents and property owners have a desire to protect. Other uses shall be buffered from single-family development or land use through UDO Section 7.7 “Buffering Requirements”.

If approved by the DRB, the applicant must submit a revised site plan and landscape plan to be reviewed and approved by Staff.

STAFF RECOMMENDATION:

Staff recommends approval of the request that a fence or wall not be required with the condition that:

- The standard 15-foot buffer yard with plantings be provided along the western property line as there is not existing vegetation on this site; and
- Maintain the 30-foot buffer along the southern property line with additional plantings added to create 100% opacity with existing vegetation.

SUPPORTING MATERIALS:

1. Application
2. Approved site and landscape plans
3. Conceptual site plan
4. Supporting documentation
5. Site photographs



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-276</u>
DATE SUBMITTED:	<u>12-17-13</u>
TIME:	<u>2:22 pm</u>
STAFF:	<u>CDD</u>

DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$350 Design Review Board Application Fee.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Ten (10) samples of the proposed color (if applicable).
<input checked="" type="checkbox"/>	Additional materials may be required of the applicant such as material samples, elevations, site plans, and landscaping plans. The applicant shall be informed of any extra materials required.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Wellborn Business Park

ADDRESS 3808 McCullough Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1 Wellborn Business Park

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

Name Ken Tripp E-mail kenripp@suddenlink.net

Street Address 1393 Seamist Lane

City College Station State Texas Zip Code 77845

Phone Number 979-219-2774 Fax Number 979-690-0235

PROPERTY OWNER'S INFORMATION:

Name The Tripp Family Trust E-mail kenripp@suddenlink.net

Street Address 1393 Seamist Lane

City College Station State Texas Zip Code 77845

Phone Number 979-219-2774 Fax Number 979-690-0235

Current zoning Rural

APPEAL/WAIVER REQUESTED (circle one):

- | | |
|---------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Buffer Requirements | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> WPC Parking | <input type="checkbox"/> Krenek Tap Corridor Overlay District |
| <input type="checkbox"/> Site Plan Review Criteria | <input type="checkbox"/> Other _____ |

Applicable ordinance section being appealed/seeking waiver from:

UDO Section 12-7.7 Buffer Requirements

Explanation of appeal/waiver request:

This waiver request is to reduce the buffer requirements for the Wellborn Business Park, Lot 1, Block 1 as further defined in the supporting information for this request.

GENERAL APPEALS/WAIVER REQUEST

1. The following specific alternative to/waiver from the ordinance is requested:

A waiver to the buffer requirements such that the proposed buffer for this site will be 15' in width with only existing vegetation for screening, no wall or fence would be required along the boundary of the property.

2. The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

The property was annexed during the planning of the project and buffer requirements which became effective upon annexation reduced the usable area of the tract. The shape of the property results in a significant buffer yard length along the adjoining tracts. The Proposed Site Plan Exhibit shows the buffer.

3. The following alternatives to the requested appeal/waiver are possible:

The existing vegetation will provide screening instead of buffer landscape plantings and a fence or wall.

IN ADDITION, FOR ALTERNATIVE MATERIALS IN THE KRENEK TAP OVERLAY DISTRICT, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 5.8 Overlay Districts for more information):

1. For existing buildings, describe existing facade materials.

2. For new construction, describe how this material(s) meet or exceeds the material standards for the KTO.

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

Keith C. Meyer Trustee

Signature and title

16 Dec 2013

Date

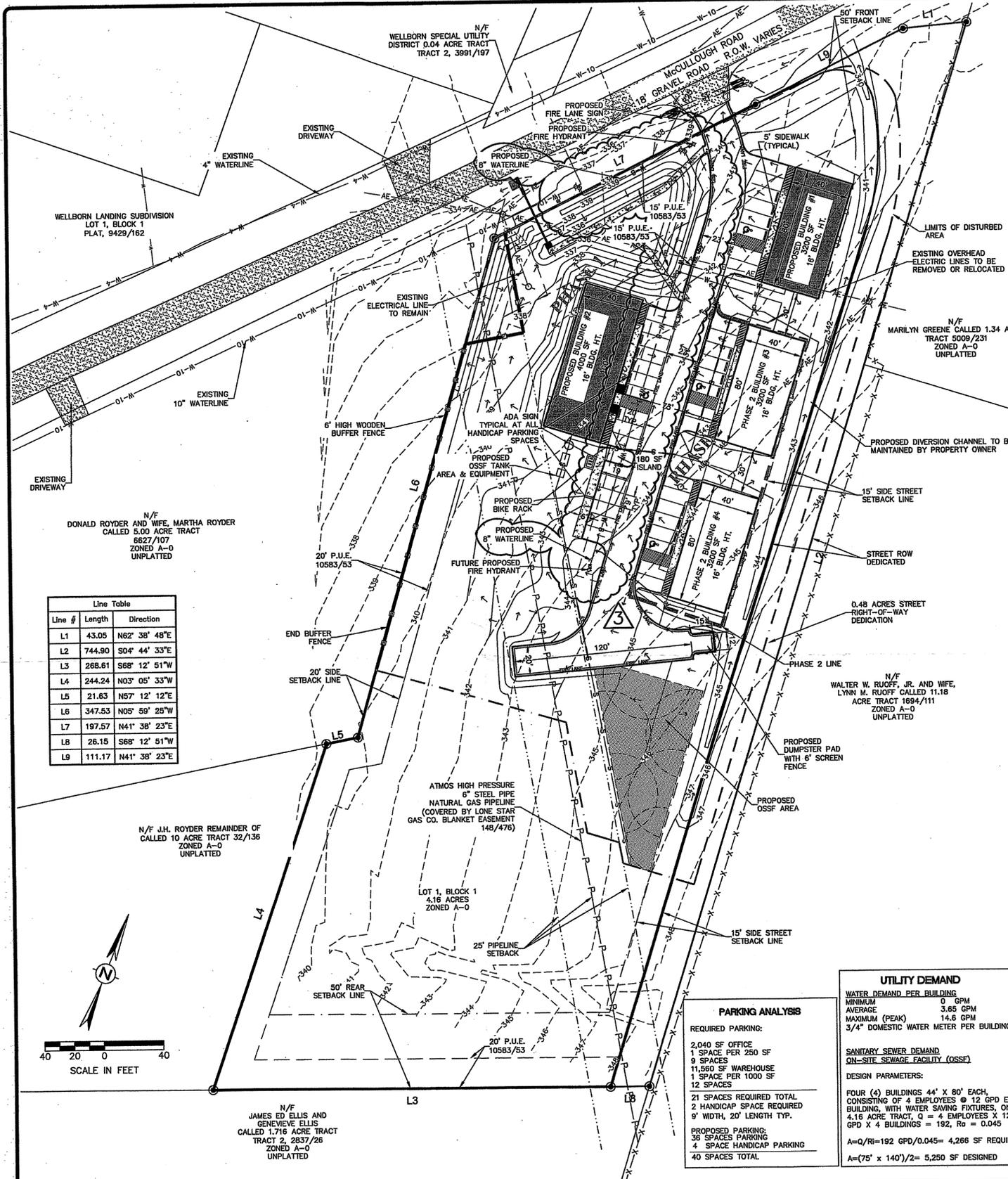
SUPPORTING INFORMATION FOR WAIVER REQUEST TO BUFFER REQUIREMENTS

WELLBORN BUSINESS PARK – LOT 1, BLOCK 1

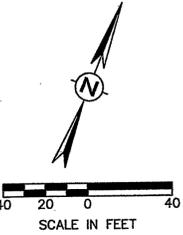
The “Proposed Site Plan” shows the layout of the Office/Warehouse development proposed for this tract. The future public street right of way dedication and the existing pipeline easement reduce the usable area of the tract.

The buffer yard requirements for a commercial development adjacent to a residential property are a 15’ wide buffer yard and a 6’ high wall. A 6’ high fence can be used if the buffer yard width is increased by an additional 15’ and the landscape plantings in the buffer yard are doubled. The “Usable Area Exhibit” shows the location and area of the buffer yards. The owner of the development would prefer to leave the existing vegetation along the property line and not construct a fence or a wall. The existing vegetation would serve as a buffer between this project and the adjacent tracts. The “Photo Exhibit” shows the location of the 6 photos which show the existing vegetation. The photos were taken facing the adjacent tracts.

The waiver request is to allow the Wellborn Business Park to provide a 15’ buffer with no wall, fence or landscape plantings in the buffer. The owners of the adjacent tracts are in support of this request and letters from them are included in this request.



Line #	Length	Direction
L1	43.05	N62° 38' 48"E
L2	744.90	S04° 44' 33"E
L3	268.61	S68° 12' 51"W
L4	244.24	N03° 05' 33"W
L5	21.63	N57° 12' 12"E
L6	347.53	N05° 59' 28"W
L7	197.57	N41° 38' 23"E
L8	26.15	S68° 12' 51"W
L9	111.17	N41° 38' 23"E



PARKING ANALYSIS

REQUIRED PARKING:

2,040 SF OFFICE
1 SPACE PER 250 SF
9 SPACES
11,500 SF WAREHOUSE
1 SPACE PER 1000 SF
12 SPACES

21 SPACES REQUIRED TOTAL
2 HANDICAP SPACE REQUIRED
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:
36 SPACES PARKING
4 SPACE HANDICAP PARKING
40 SPACES TOTAL

UTILITY DEMAND

WATER DEMAND PER BUILDING

MINIMUM 0 GPM
AVERAGE 3.65 GPM
MAXIMUM (PEAK) 14.6 GPM
3/4" DOMESTIC WATER METER PER BUILDING

SANITARY SEWER DEMAND

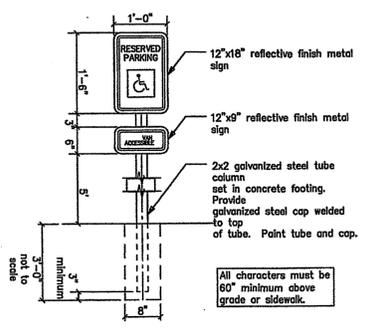
ON-SITE SEWAGE FACILITY (OSSF)

DESIGN PARAMETERS:

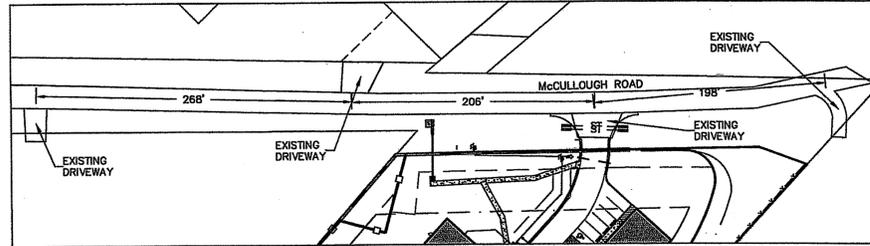
FOUR (4) BUILDINGS 44' X 80' EACH, CONSISTING OF 4 EMPLOYEES @ 12 GPD EACH BUILDING, WITH WATER SAVING FIXTURES, ON A 4.16 ACRE TRACT, Q = 4 EMPLOYEES X 12 GPD X 4 BUILDINGS = 192, R₀ = 0.045

A=Q/R₀=192 GPD/0.045= 4,266 SF REQUIRED

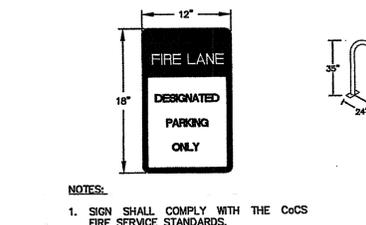
A=(75' x 140')/2= 5,250 SF DESIGNED



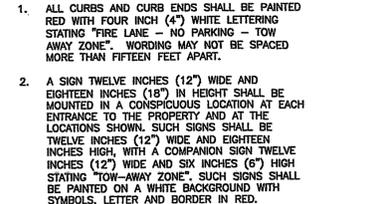
ADA SIGN DETAIL
N.T.S.



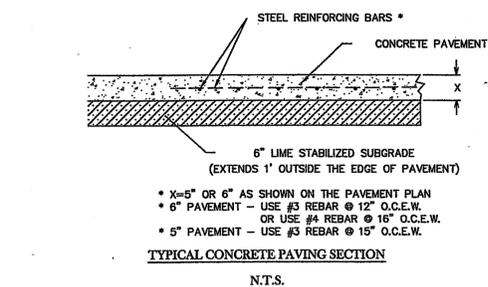
SKETCH OF EXISTING DRIEWAYS
N.T.S.



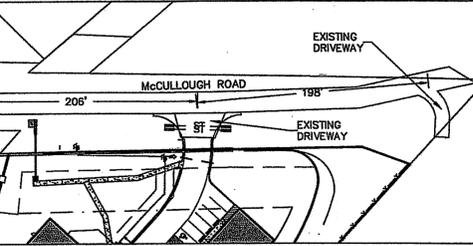
BIKE RACK DETAIL
N.T.S.



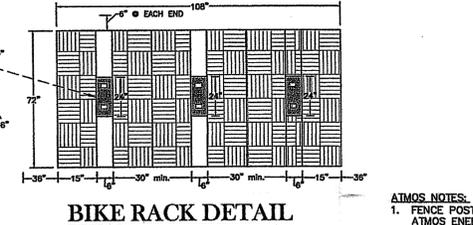
TYPICAL CURB DETAIL
N.T.S.



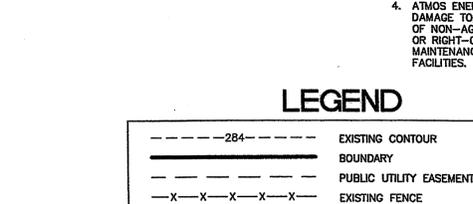
TYPICAL CONCRETE PAVING SECTION
N.T.S.



SKETCH OF EXISTING DRIEWAYS
N.T.S.



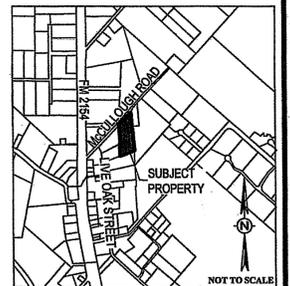
BIKE RACK DETAIL
N.T.S.



TYPICAL CURB DETAIL
N.T.S.

- SITE SPECIFIC NOTES:**
1. THE OWNER OF THE PROPERTY IS THE TRIPP FAMILY TRUST THE SUBJECT PROPERTY IS LOT 1, BLOCK 1 OF THE WELLBORN BUSINESS PARK, PROPERTY IS ZONED AO - AGRICULTURE OPEN.
 2. THE DISTURBED AREA FOR THIS PROJECT (PHASE 1 & 2) IS 2.73 ACRES (119,111 SF).
 3. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE GRADING PLAN & DRAINAGE REPORT.
 4. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS.
 5. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO C.O.
 6. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE IV-B (WOOD CONSTRUCTION) OF 4,000 SF IS 1,750 GALLONS PER MINUTE.
 7. TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
 8. 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 AN 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.
 9. THIS LOT WILL BE SEWERED BY ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 10. ELECTRICAL SERVICE FOR THIS SITE IS PROVIDED BY BRYAN TEXAS UTILITIES, BTU.
 11. NO HAZARDOUS MATERIAL MAY BE DISPOSED IN THIS SITE'S SANITARY SYSTEM.
 12. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48041C0200C EFFECTIVE JULY 2, 1992, THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
 13. PUBLIC WATER IMPROVEMENTS SHALL BE PER CONSTRUCTION DRAWINGS TITLED, "CONSTRUCTION DRAWINGS FOR PROPOSED PUBLIC WATERLINE IMPROVEMENTS WELLBORN BUSINESS PARK."
 14. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 15. ALL PAVEMENT SHALL BE CONCRETE. REFER TO THE PAVEMENT PLAN FOR PAVEMENT DEPTHS.
 16. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 17. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, VERIZON, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 18. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 19. 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 5 FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 20. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO.

- ATMOS NOTES:**
1. FENCE POSTS SHALL BE NO CLOSER THAN 36" TO ATMOS ENERGY FACILITIES AND SHALL NOT BE SET AT A DEPTH OF MORE THAN 24".
 2. POSTS FOR FENCING SHALL BE EITHER WOOD OR STEEL.
 3. CONCRETE PIERS SHALL NOT BE PLACED WITHIN THE EASEMENT OR RIGHT-OF-WAY.
 4. ATMOS ENERGY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO, INCLUDING REPLACEMENT AFTER REMOVAL OF NON-AGRICULTURAL FENCING WITHIN THE EASEMENT OR RIGHT-OF-WAY AS A RESULT OF OPERATION, MAINTENANCE OR CONSTRUCTION OF ATMOS ENERGY FACILITIES.



LEGEND

---	284	EXISTING CONTOUR
---		BOUNDARY
-X-X-X-X-X-		PUBLIC UTILITY EASEMENT
-X-X-X-X-X-		EXISTING FENCE
-W-W-		EXISTING WATERLINE
-S-S-S-		PROPOSED PRIVATE SEWER LINE
-W-W-		PROPOSED WATER LINE
-P-P-P-		PIPELINE SETBACK
---	284	ATMOS HIGH PRESSURE GAS PIPELINE
---		PROPOSED CONTOUR
---		PROPOSED WATER LINE SLEEVES
-AE-AE-AE-AE-		AERIAL ELECTRICAL
⊕		FIRE HYDRANT
⊕		GATE VALVES
⊕		WHEEL STOP
---		PHASE LINE
---		LIMITS OF DISTURBANCE
---		ON-SITE SEWAGE FACILITY (OSSF)
---		SPRAY AREA
---		SIDEWALK
---		VEHICLE ACCESS AREA INTO BUILDING

WELLBORN BUSINESS PARK

4.16 ACRES
BLOCK 1, LOT 1
VOL. 10583 / PG. 58

3808 McCULLOUGH ROAD
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ANDREW MCMAHAN SURVEY, A-167

SCALE: 1"=40'

OWNER/DEVELOPER:
Kerr Surveying, LLC
505 General Avenue
College Station, TX 77841
(979) 268-3195

APRIL 2012
REV. MAY 2013

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
505 General Avenue
College Station, TX 77841
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO Box 11995
College Station, TX 77842
(979) 764-3900

ELEVATION CERTIFICATE

REQUIRED: +1'
 +2'
 +3'
 +4'

NOT REQUIRED: 0'

DATE: OCT 10 2013

BY: MTH

MARK	REVISION	BY	DATE
3	RESIZE WATERLINE		4/26/13
2	CITY COMMENTS/BUILDING REVISIONS		6/18/12
1	ATMOS & CITY COMMENT REVISIONS		4/27/12

Schultz Engineering, LLC

2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900

TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	11-167	REV. SEPTEMBER 2013

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 68889 ON SEPTEMBER 30, 2013. ISSUED FOR CONSTRUCTION



WELLBORN BUSINESS PARK

PHASE 1 & 2

3808 McCULLOUGH ROAD
COLLEGE STATION, TEXAS

SITE PLAN

SCALE

VERTICAL: _____

HORIZONTAL: 1:40

PLACING SCALE: 1:1

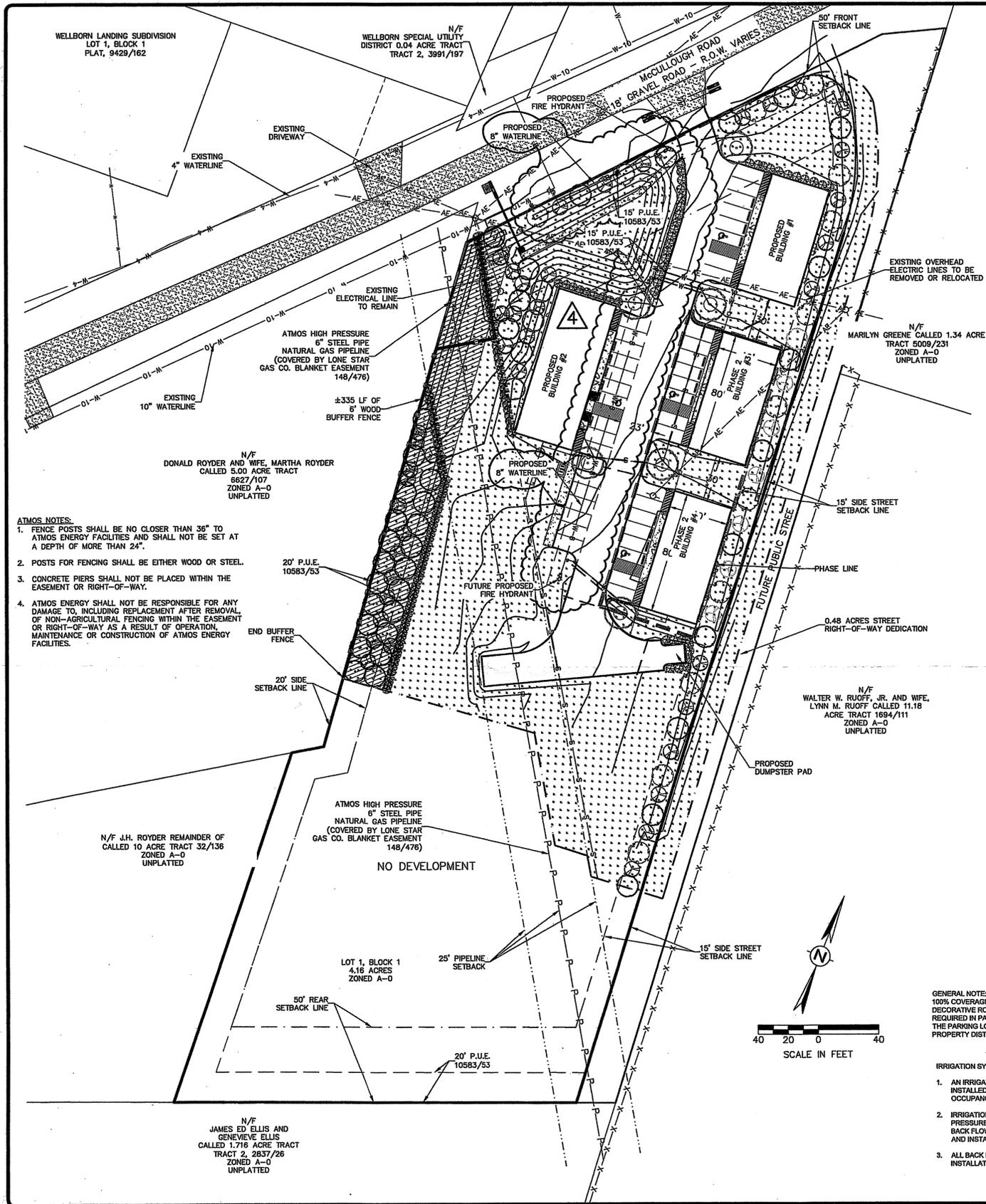
FILE NAME: 11-167

SHEET

1 / 5

12-50
10-9-13
940

~Planning File Copy~



PLANTING LEGEND

LANDSCAPE & STREETSCAPE POINTS (PHASE 1)					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
⊙	3.5' & LARGER	LIVE OAK (Quercus virginiana) CANOPY	6	300	1800
⊙	1.25' - 3.4' CAL	LIVE OAK (Quercus virginiana) CANOPY	4	150	600
⊙	1.25' CAL	CREPE MYRTLE (Lagerstroemia Indica) NON-CANOPY	21	40	840
⊙	5 GAL.	WAXLEAF LIGUSTRUM (Iigustrum japonicum) SHRUB	46	10	460
TOTAL:					3700

PLANTING LEGEND

LANDSCAPE & STREETSCAPE POINTS (PHASE 2)					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
⊙	3.5' & LARGER	LIVE OAK (Quercus virginiana) CANOPY	0	300	0
⊙	1.25' - 3.4' CAL	LIVE OAK (Quercus virginiana) CANOPY	1	150	150
⊙	1.25' CAL	CREPE MYRTLE (Lagerstroemia Indica) NON-CANOPY	6	40	240
⊙	5 GAL.	WAXLEAF LIGUSTRUM (Iigustrum japonicum) SHRUB	0	10	0
TOTAL:					390

STREETSCAPE TREES (PHASE 1)

SYMBOL	SIZE	NAME & TYPE	QUANTITY	TOTAL POINTS
⊙	2.1' - 3.4' CAL	CHINESE PISTACHE (Pistacia chinensis) CANOPY	11	1650
⊙	2.1' - 3.4' CAL	LIVE OAK (Quercus virginiana) CANOPY	10	1500
TOTAL CANOPY:			21	3150

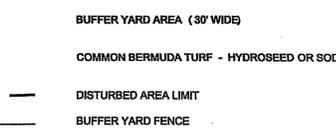
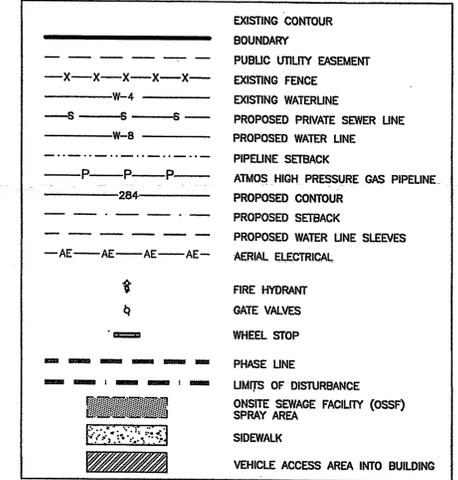
STREETSCAPE TREES (PHASE 2)

SYMBOL	SIZE	NAME & TYPE	QUANTITY	TOTAL POINTS
⊙	2.1' - 3.4' CAL	CHINESE PISTACHE (Pistacia chinensis) CANOPY	3	450
⊙	2.1' - 3.4' CAL	LIVE OAK (Quercus virginiana) CANOPY	4	600
TOTAL CANOPY:			7	1050

BUFFER TREES

SYMBOL	SIZE	NAME & TYPE	QUANTITY
⊙	2.1' - 3.4' CAL	LIVE OAK (Quercus virginiana) CANOPY	24
⊙	1.25' CAL	CREPE MYRTLE (Lagerstroemia Indica) NON-CANOPY	20
⊙	5 GAL. (3' TALL MIN.) 1 PER 3 LINEAR FEET	WAXLEAF LIGUSTRUM (Iigustrum japonicum) SHRUB	100

LEGEND



POINTS PER PROJECT AREA:
 109,043 SQUARE FEET OF SITE AREA
 109,043 SF - 9,240 SF (BUFFER YARD) / 1,000 = 99.8
 99.8 x 30 = 2,994 POINTS

ADDITIONAL LANDSCAPE POINTS FOR STREETSCAPE:
 MCCULLOUGH ROAD (285-25/ 50) x 300 POINTS = 1,650 POINTS
 FUTURE ROAD (PHASE 1) (367/50) x 300 POINTS = 2,202 POINTS
 FUTURE ROAD (PHASE 2) (220/ 50) x 300 POINTS = 1,320 POINTS

TOTAL POINTS REQUIRED: 8,076 POINTS
 TOTAL POINTS PROPOSED: 9,280 POINTS (6,750 POINTS FROM CANOPY TREES = 81%)

MCCULLOUGH ROAD STREETSCAPE:
 CANOPY TREES (1 PER 32'): 280' = 9 CANOPY TREES REQUIRED

FUTURE STREET STREETSCAPE (PHASE 1):
 CANOPY TREES (1 PER 32'): 367' = 12 CANOPY TREES REQUIRED

FUTURE STREET STREETSCAPE (PHASE 2):
 CANOPY TREES (1 PER 32'): 220' = 7 CANOPY TREES REQUIRED

BUFFER:
 (30' WIDE BUFFER YARD AND 6' WOOD FENCE WILL BE SUBSTITUTED FOR BUFFER MASONRY WALL & 15' BUFFER YARD)

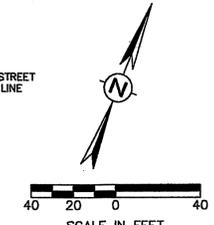
BUFFER LENGTH: 300'
 CANOPY TREES (2 PER 25'): 300' = 24 TREES
 NON CANOPY TREES (1 PER 15'): 300' = 20 TREES
 SHRUBS 3' HIGH (1 PER 3'): 300' = 100 SHRUBS

* BUFFER YARD PLANTINGS NOT MET IN ATMOS GAS EASEMENT.

GROUND COVER: 72,444 SF

GENERAL NOTE:
 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

- IRRIGATION SYSTEM NOTES:
1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 2. 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.
 3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.



MARK	REVISION	BY	DATE
4	RESIZE WATERLINE		4/26/13
3	CITY COMMENTS/BUILDING REVISIONS		6/18/12
2	LANDSCAPE CALCULATION REVISIONS		5/25/12
1	ATMOS & CITY COMMENT REVISIONS		4/27/12

Schultz Engineering, LLC
 2730 Longmire, Suite A
 College Station, Texas 77845
 979.764.3900

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	11-167	REV. MAY 2013

WELLBORN BUSINESS PARK
PHASE 1 & 2
 3808 McCULLOUGH ROAD
 COLLEGE STATION, TEXAS

LANDSCAPE PLAN

SCALE
 VERTICAL _____
 HORIZONTAL 1:40
 PLOTTING SCALE: 1:1
 FILE NAME: 11-167

SHEET
L1

WELLBORN BUSINESS PARK
4.16 ACRES
BLOCK 1, LOT 1
VOL. 10583/ PG. 53
3808 McCULLOUGH ROAD
ANDREW MCMAHAN SURVEY, A-167
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
 APRIL 2012
 REV. MAY 2013
 SURVEYOR:
 Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 605 Church Avenue
 College Station, TX 77841
 (979) 288-3195

OWNER/DEVELOPER:
 JAMES ED ELLIS AND
 GENEVIEVE ELLIS
 CALLED 1.716 ACRE TRACT
 TRACT 2, 2837/26
 ZONED A-0
 UNPLATTED

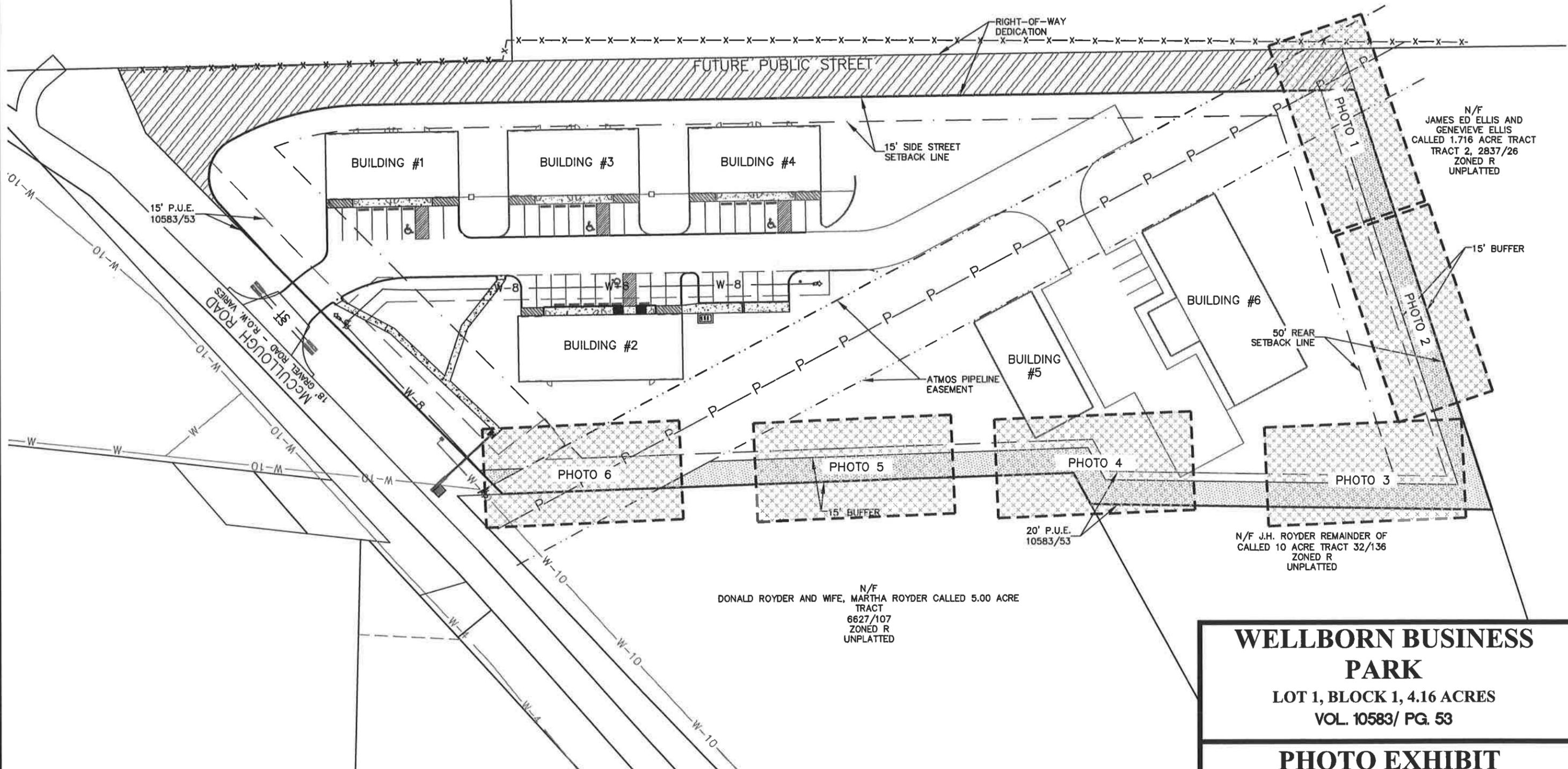
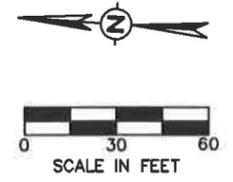
COMPLIANCE
 OCT 10 2013 MTH
 ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 PO Box 11995
 College Station, TX 77842
 (979) 764-3900

12-30
 940
 10-9-13

N/F
 MARILYN GREENE CALLED 1.34 ACRE
 TRACT 5009/231
 ZONED R
 UNPLATTED

PROPOSED BUFFER REQUIREMENTS FOR WELLBORN BUSINESS PARK:
 • 15' WIDE BUFFER WITH EXISTING VEGETATION AS SCREENING
 • NO FENCE OR WALL

N/F
 WALTER W. RUOFF, JR. AND WIFE,
 LYNN M. RUOFF CALLED 11.18
 ACRE TRACT 1694/111
 ZONED R
 UNPLATTED



N/F
 JAMES ED ELLIS AND
 GENEVIEVE ELLIS
 CALLED 1.716 ACRE TRACT
 TRACT 2, 2837/26
 ZONED R
 UNPLATTED

N/F
 DONALD ROYDER AND WIFE, MARTHA ROYDER CALLED 5.00 ACRE
 TRACT
 6627/107
 ZONED R
 UNPLATTED

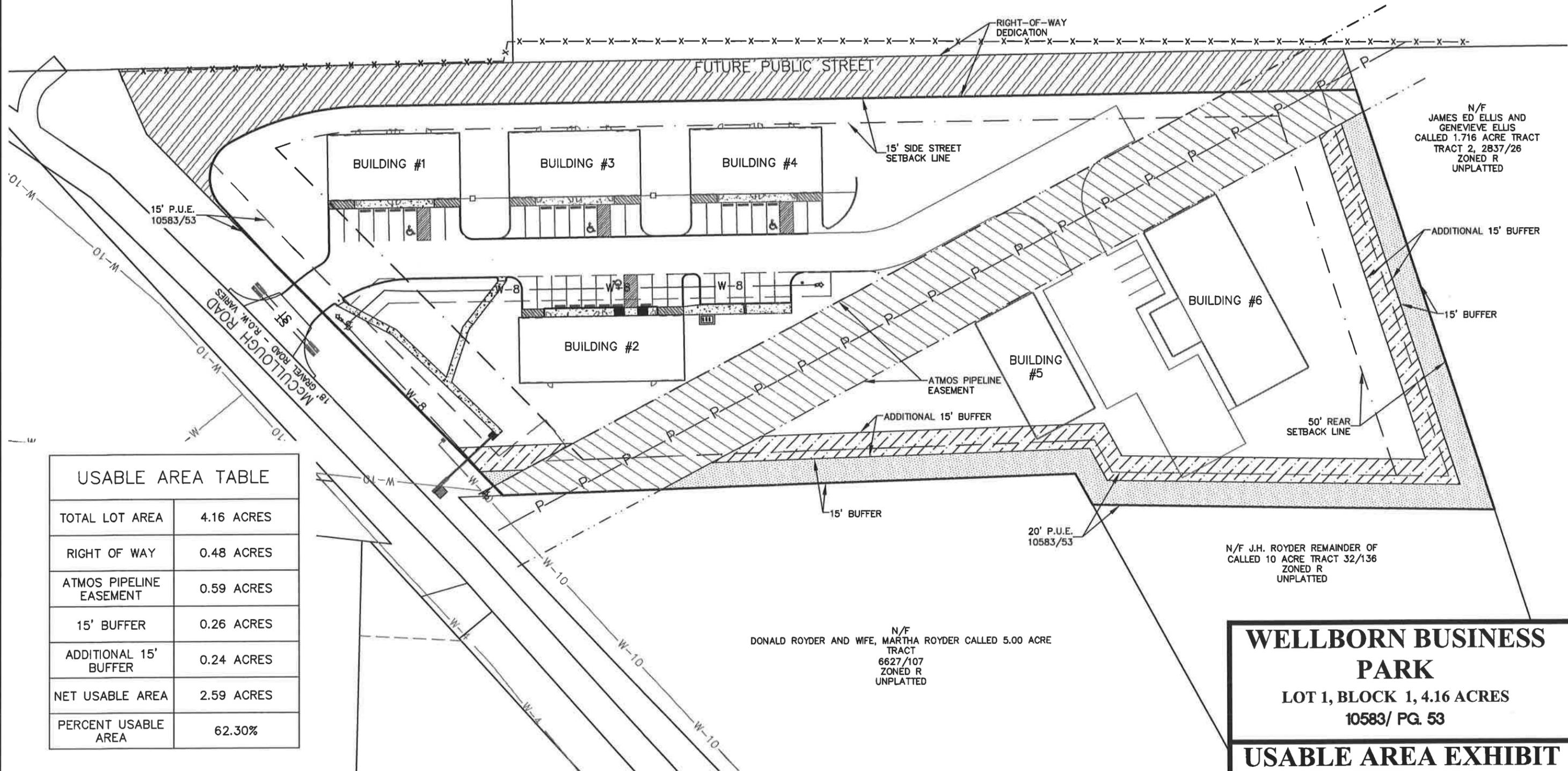
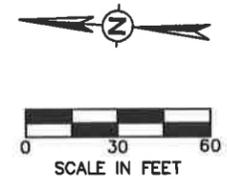
**WELLBORN BUSINESS
 PARK**

LOT 1, BLOCK 1, 4.16 ACRES
 VOL. 10583/ PG. 53

PHOTO EXHIBIT

N/F
 MARILYN GREENE CALLED 1.34 ACRE
 TRACT 5009/231
 ZONED R
 UNPLATTED

N/F
 WALTER W. RUOFF, JR. AND WIFE,
 LYNN M. RUOFF CALLED 11.18
 ACRE TRACT 1694/111
 ZONED R
 UNPLATTED



N/F
 JAMES ED ELLIS AND
 GENEVIEVE ELLIS
 CALLED 1.716 ACRE TRACT
 TRACT 2, 2837/26
 ZONED R
 UNPLATTED

N/F J.H. ROYDER REMAINDER OF
 CALLED 10 ACRE TRACT 32/136
 ZONED R
 UNPLATTED

N/F
 DONALD ROYDER AND WIFE, MARTHA ROYDER CALLED 5.00 ACRE
 TRACT
 6627/107
 ZONED R
 UNPLATTED

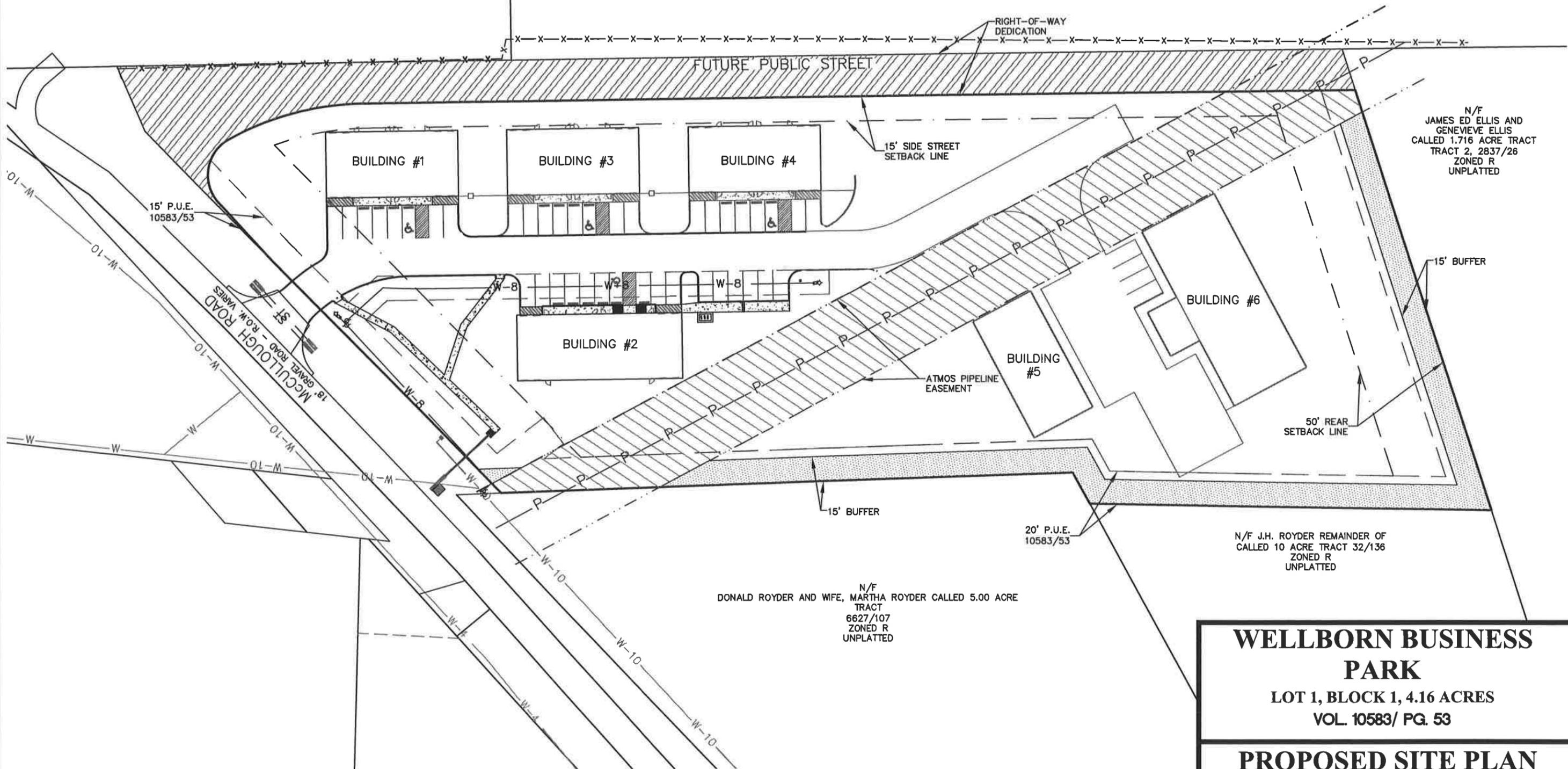
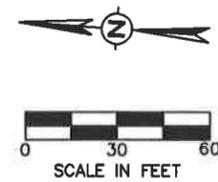
USABLE AREA TABLE	
TOTAL LOT AREA	4.16 ACRES
RIGHT OF WAY	0.48 ACRES
ATMOS PIPELINE EASEMENT	0.59 ACRES
15' BUFFER	0.26 ACRES
ADDITIONAL 15' BUFFER	0.24 ACRES
NET USABLE AREA	2.59 ACRES
PERCENT USABLE AREA	62.30%

WELLBORN BUSINESS PARK
 LOT 1, BLOCK 1, 4.16 ACRES
 10583/ PG. 53
USABLE AREA EXHIBIT

N/F
MARILYN GREENE CALLED 1.34 ACRE
TRACT 5009/231
ZONED R
UNPLATTED

PROPOSED BUFFER REQUIREMENTS FOR WELLBORN BUSINESS PARK:
• 15' WIDE BUFFER WITH EXISTING VEGETATION AS SCREENING
• NO FENCE OR WALL

N/F
WALTER W. RUOFF, JR. AND WIFE,
LYNN M. RUOFF CALLED 11.18
ACRE TRACT 1694/111
ZONED R
UNPLATTED



N/F
JAMES ED ELLIS AND
GENEVIEVE ELLIS
CALLED 1.716 ACRE TRACT
TRACT 2, 2837/26
ZONED R
UNPLATTED

WELLBORN BUSINESS PARK

LOT 1, BLOCK 1, 4.16 ACRES
VOL. 10583/ PG. 53

PROPOSED SITE PLAN

Ken Tripp
Wellborn Business Park
1939 Seamist Lane
College Station, TX 77845

Re: Wellborn Business Park

Dear Mr. Tripp:

This letter is in support of your request to the City of College Station for a waiver to the Buffer Requirements for your proposed Commercial Development Improvements on the Lot 1, Block 1, of the Wellborn Business Park.

If you have any questions, please do not hesitate to call.

Very truly yours,

Donald Royer 12-12-13
Signature Date

DONALD ROYER
Printed Name

POB 243 WELLBORN TX 77881
Address

979-690-0365
Phone Number or email

Ken Tripp
Wellborn Business Park
1939 Seamist Lane
College Station, TX 77845

Re: Wellborn Business Park

Dear Mr. Tripp:

This letter is in support of your request to the City of College Station for a waiver to the Buffer Requirements for your proposed Commercial Development Improvements on the Lot 1, Block 1, of the Wellborn Business Park.

If you have any questions, please do not hesitate to call.

Very truly yours,

Martha Royder 12-12-13
Signature Date

MARTHA Royder
Printed Name

Address

Phone Number or email

SUPPORTING INFORMATION FOR WAIVER REQUEST TO BUFFER REQUIREMENTS

WELLBORN BUSINESS PARK – LOT 1, BLOCK 1

The “Proposed Site Plan” shows the layout of the Office/Warehouse development proposed for this tract. The future public street right of way dedication and the existing pipeline easement reduce the usable area of the tract.

The buffer yard requirements for a commercial development adjacent to a residential property are a 15’ wide buffer yard and a 6’ high wall. A 6’ high fence can be used if the buffer yard width is increased by an additional 15’ and the landscape plantings in the buffer yard are doubled. The “Usable Area Exhibit” shows the location and area of the buffer yards. The owner of the development would prefer to leave the existing vegetation along the property line and not construct a fence or a wall. The existing vegetation would serve as a buffer between this project and the adjacent tracts. The “Photo Exhibit” shows the location of the 6 photos which show the existing vegetation. The photos were taken facing the adjacent tracts.

The waiver request is to allow the Wellborn Business Park to provide a 15’ buffer with no wall, fence or landscape plantings in the buffer. The owners of the adjacent tracts are in support of this request and letters from them are included in this request.

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

