

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

**Design Review Board**  
**July 24, 2015 @ 11:00 am**  
**Administrative Conference Room**  
**City Hall**  
**1101 Texas Avenue,**  
**College Station, Texas**



# **AGENDA**

## **DESIGN REVIEW BOARD**

**Friday, July 24, 2015 11:00 AM**  
**Administrative Conference Room**  
**1101 Texas Avenue**  
**College Station City Hall**  
**College Station, Texas, 77840**

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1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
  - June 30, 2015 meeting minutes.
3. Presentation, possible action, and discussion regarding building elevations and signage for Grand Station Entertainment located at 2400 Earl Rudder Freeway South in the WPC Wolf Pen Creek Design District. Case # WPC2015-000001 (J. Bullock)
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, July 24, 2015 at 11:00 a.m. at the Administrative Conference Room, 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](http://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](http://www.cstx.gov).



**Minutes  
Design Review Board  
June 30, 2015 - 11:30 a.m.  
Administrative Conference Room  
1101 Texas Avenue  
College Station, Texas, 77840**

**Board Members Present:** Chairperson Jane Kee, Steven Schloss, Ceci Mathews, and Mary Edwards (alternate)

**Board Members Absent:** Bill Mather, Rory Cannaday, Susan McGrail, and Elizabeth Natsios

**Staff Present:** Assistant Director, Molly Hitchcock, Principal Planner Jason Schubert, Staff Planner Madison Thomas and Staff Assistant Crystal Derkowski

**AGENDA ITEM NO. 1: Call to order.**

Chairperson Kee called the meeting to order at 11:35 a.m.

**AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for April 17, 2015**

Mr. Schloss, motioned to approve the minutes. Ms. Edwards seconded the motion which passed (4-0).

**AGENDA ITEM NO.3: Presentation, possible action, and discussion regarding the duties of the Design Review Board including background and requirements related to the Wolf Pen Creek and Northgate design districts and the non-residential architectural standards. (J. Schubert)**

Jason Schubert, Principal Planner, presented the board members with information on the Design Review Board duties and general information about the Wolf Pen Creek District, Northgate District and The Non-Residential Architectural Standards.

There was general discussion about the topic of the duties for the Design Review Board.

**AGENDA ITEM NO. 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.**

**AGENDA ITEM NO. 5: Adjourn**

**The meeting was adjourned 1:28 p.m.**

**APPROVED:**

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**Jane Kee, Chairperson**

**ATTEST:**

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**Crystal Derkowski, Staff Assistant**



**DESIGN REVIEW BOARD**  
**for**  
**Grand Station Entertainment**  
**WPC2015-000001**

**REQUEST:** Redesign building façade along Earl Rudder Freeway South and add additional signage.

**SCALE:** Building Elevation: 248 feet along Earl Rudder Freeway South and approximately 32 feet along the north and south facades  
Signage: additional 50 square feet for a total of 333 square feet of attached signage

**LOCATION:** 2400 Earl Rudder Freeway South

**ZONING DISTRICT:** WPC Wolf Pen Creek

**APPLICANT:** William Scarmardo, W.C. Scarmardo Architect Interiors

**PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the request.



**ITEM SUMMARY:** In 2008, the Design Review Board approved the installation of attached signage and a change in building colors. The applicant is requesting to redesign the east façade facing Earl Rudder Freeway South and 10 percent of the north and south facades. The applicant is also request to add additional signage of 50 square feet. As the building is located in the Wolf Pen Creek zoning district, the Design Review Board is required to approve building elevations and signage.

**REVIEW CRITERIA:**

The proposal meets the minimum technical requirements of the Unified Development Ordinance (UDO). In accordance with the UDO, the Design Review Board shall evaluate the building elevations and signage according to the following criteria:

1. **Lighting:** Building lighting will not project horizontally. The applicant proposes three different lighting types. Each pilaster will have a sconce as shown in detail 10. The walls will have sconces shown in detail 8. Each sign will have fixtures that direct light towards the sign. All fixtures are of neutral color.
2. **Building design:** The building is comprised of brick, EIFS, stone, and metal. Neutral colors are proposed for EIFS and existing brick will be cleaned and stained. Stone will be used as material for pilasters. The proposed canopy has a metal frame with vinyl canopy.  
  
In relation to the non-residential architectural standards, the building provides stone pilasters, a canopy, and wall plane projection with a four-foot in depth.
3. **Signage:** Total square footage of existing signage is 283 square feet. With 248 feet along the public entry façade, attached signage is limited to 500 square feet. The applicant is proposing an additional 50 square feet for a total of 333 square feet of attached signage. The additional “arcade” sign will match existing signage.

**SUPPORTING MATERIALS:**

1. Applicable Review Criteria
2. Application
3. Proposed Building Elevations with Signage
4. Existing Elevations with Signage

## Applicable Review Criteria

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

The following supplemental standards apply to this project:

### 1. Lighting.

- a. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Light fixtures shall be compatible with fixtures used elsewhere in the district.

### 2. Building Design.

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents.
- i. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

### 3. Signs.

#### a. Sign Standards.

- i. Non-residential projects shall follow the requirements of allowed signage for the zoning district appropriate for the specific use in addition to meeting the standards listed below.

#### b. Design Criteria.

- i. The Design Review Board shall evaluate all proposed signage according to the following criteria:
  - 1) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.

- 2) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- 3) The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- 4) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- 5) Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- 6) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.



<b>FOR OFFICE USE ONLY</b>	
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).
- Six (6) folded copies of site plan.
- One (1) folded copy of the landscape plan.
- One (1) copy of the following for building review (if applicable).
  - Building elevations to scale for all buildings.
  - A list of building materials for all facade and screening.
  - Color samples for all buildings or list colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable).
- 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).
- 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:

- 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 Grand Station Entertainment

ADDRESS 2400 Earl Rudder Freeway

LEGAL DESCRIPTION (Lot, Block, Subdivision) Eastmark Phase 2

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

Name William Scarmardo E-mail bill@scarmardo.com

Street Address 3200 Crane Ave.

City Bryan State Texas Zip Code 77801

Phone Number 979-779-3336 Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION:

Name Mike Logan E-mail mike@grandstationent.com

Street Address 2400 Earl Rudder Freeway

City College Station State Texas Zip Code 77845

Phone Number 936.661.5093 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: \_\_\_\_\_

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

Proposed use of property Entertainment

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 333 sf

Square footage of freestanding sign existing

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

Site Lighting:

Solid Waste:

Relationship of building(s) to site:

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

Building footprint design:

Miscellaneous structures and street hardware:

Landscaping:

Site Maintenance:

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

Building Lighting:

Solid Waste Screening:

*Not Applicable*

Relationship of building(s) to site:

*Not Applicable*

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

*Not Applicable*

Building design:

*Added new facade that brings the finishes and design to be more compliant with use of structure. takes it away from the Metal building style*

Maintenance (as related to Building design):

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

Signs:

*All signs are Existing but relocated with the additoin of one new sign (Arcade)*

Maintenance:

*Low maintentence Channel letters*

*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 \_\_\_\_\_ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
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, \_\_\_\_\_ 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

\_\_\_\_\_  
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, \_\_\_\_\_, 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

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

C. I, \_\_\_\_\_, 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

\_\_\_\_\_  
Date

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

**Residential Structures:**

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:**

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: \_\_\_\_\_



**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:
  - 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.
- 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).
- Water Design Report and/or Fire Flow Report (if applicable).
- 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

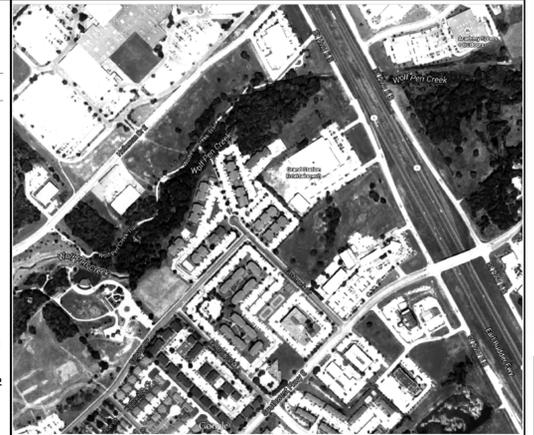
- Common open spaces sites
- Loading docks
- Detention ponds
- Retaining walls
- Sites for solid waste containers with screening. Locations of dumpsters are accessible but not visible from streets or residential areas. Gates are discouraged and visual screening is required. (Minimum 12 x 12 pad required.)
- 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:**

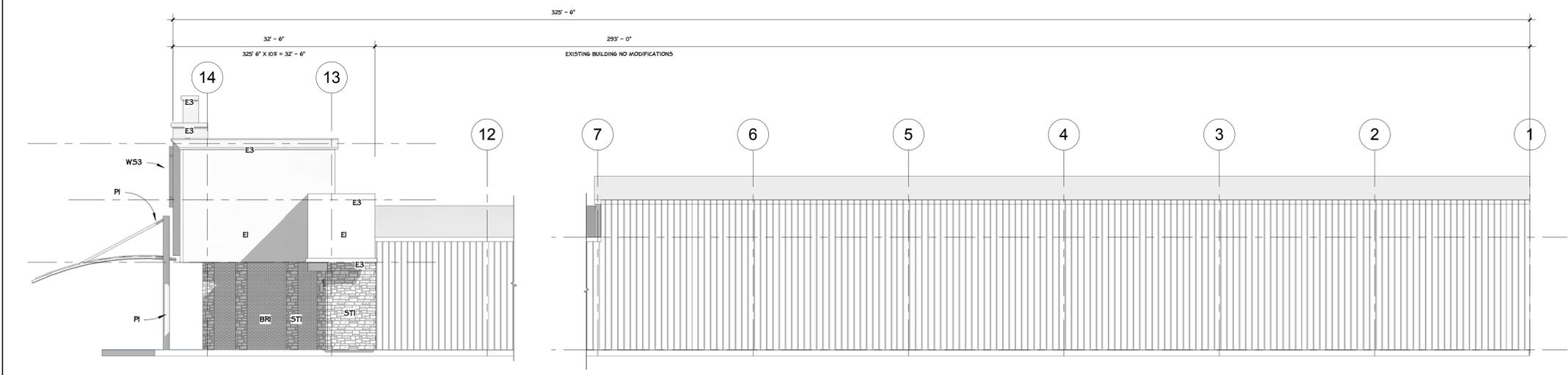
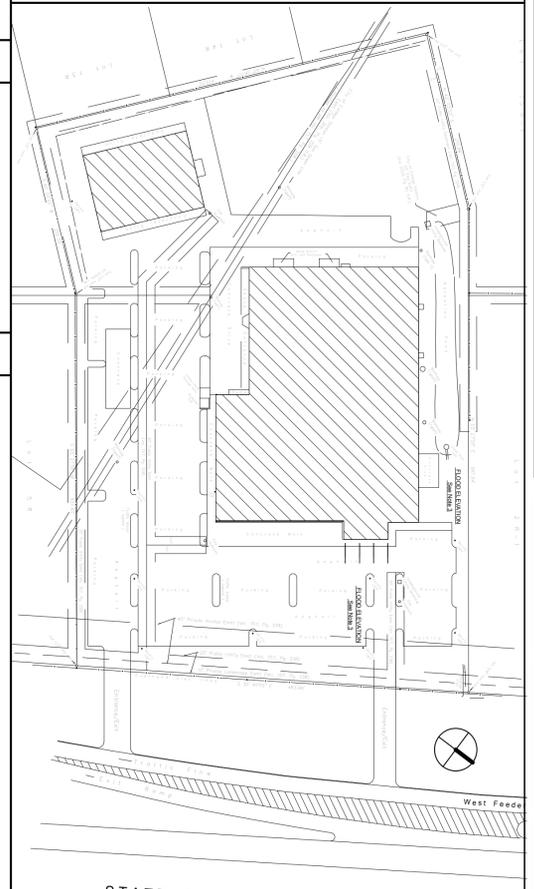
**Refer to UDO Section 7.9 Non-Residential Architectural Standards, as appropriate.**

- Sheet size - 24" x 36" (minimum).
- 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.



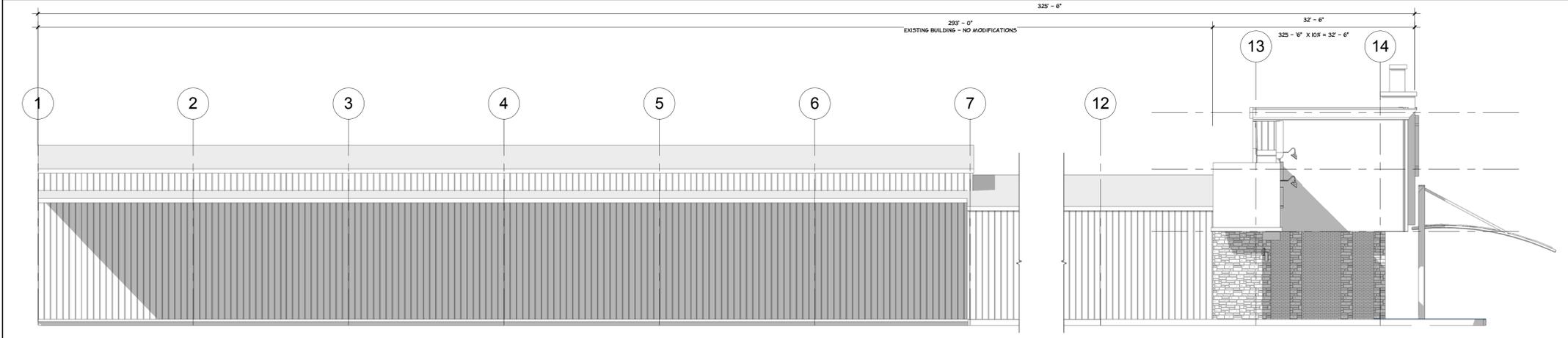
**1 EAST ELEVATION**  
 1" = 10'-0"

<p><b>13 EIFS</b> 1/4" = 1'-0"</p> <p>texture for all colors to be FINE TEXTURE</p> <p>E2 Vanilla SW 6371 SYNERGY EIFS, STUCCO D-BASF</p> <p>E1 Paper White SW 7105</p>	<p><b>12 Cultured Stone</b> 1/4" = 1'-0"</p> <p>MONTECITO ELDORADO STONE ST1</p>	<p><b>11 Brick stain Color</b> 1/4" = 1'-0"</p> <p>Existing Brick Stain Color</p> <p>Sherwin Williams SW 7599 Brick Paver (BR1)</p>	<p><b>10 Wall Sconce</b> 1/4" = 1'-0"</p> <p>KICHLER - 9246 color black (WS2) Back Caviar SW 6990</p>	<p><b>9 Wall Sconce</b> 1/4" = 1'-0"</p> <p>Color - White High Reflective White - SW7757</p> <p>RRLD COMMERCIAL LIGHTING (WS3)</p>	<p><b>8 Wall Sconce</b> 1/4" = 1'-0"</p> <p>ENC Entri LED COOPER INDUSTRIES Color - Black (WS1) Back Caviar SW 6990</p>	<p><b>7 Teno Shade</b> 1/4" = 1'-0"</p> <p>TENOSHADE structure and vinyl</p> <p>Vinyl - White Structure - Sherwin Williams SW 7599 Brick Paver</p>	<p><b>5 Wall Materials - East</b></p> <p>EAST ELEVATION - Wall Area Calculators                  Total Wall Area = 6943 SF</p> <table border="1"> <thead> <tr> <th>Material</th> <th>Area in SF</th> <th>% of overall facade</th> </tr> </thead> <tbody> <tr> <td>STONE / PTD BRICK</td> <td>2636 SF</td> <td>38%</td> </tr> <tr> <td>STUCCO</td> <td>3842 SF</td> <td>55%</td> </tr> <tr> <td>ARCHITECTURAL METAL GLAZING</td> <td>148 SF</td> <td>2%</td> </tr> <tr> <td></td> <td>315 SF</td> <td>5%</td> </tr> <tr> <td>NET AREA</td> <td>6943 SF</td> <td>100%</td> </tr> </tbody> </table>	Material	Area in SF	% of overall facade	STONE / PTD BRICK	2636 SF	38%	STUCCO	3842 SF	55%	ARCHITECTURAL METAL GLAZING	148 SF	2%		315 SF	5%	NET AREA	6943 SF	100%
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**2 NORTH ELEVATION**  
 1" = 10'-0"

**6 Site**  
 1" = 100'-0"



**3 SOUTH ELEVATION**  
 1" = 10'-0"

**MATERIALS LEGEND**

MANUFACTURERS AND TRADE NAMES LISTED BELOW ESTABLISH A REFERENCE FOR COLOR OR PATTERN ONLY

- BR1 EXISTING BRICK - CLEAN AND STAIN
- E1 EIFS - SYNERGY - COLOR "GAUZE"
- E2 EIFS - SYNERGY - COLOR "HONEYBUCKLE"
- E3 EIFS - SYNERGY - COLOR "JUTE"
- FG-1 METAL GUTTER AND FACIA - "MBCI" - POLAR WHITE
- P1 PAINT STEEL CANOPY STRUCTURE - COLOE SW7599
- P2 PAINT FLAT EXTERIOR - TO MATCH E3
- P3 TEXTURED PAINT
- P4 PAINT BLACK GLOSS
- ST-1 STOREFRONT - DARK BRONZE
- ST1 CAST STONE - ELDARADO STONE - "MONTECITO"
- WS1 WALL SCONCE - "COOPER" - ENC ENTRI LED - BLACK
- WS2 WALL SCONCE - "KICHLER" - 9246 - BLACK
- WS3 WALL SCONCE - "RRLD COMERSIAL LIGHTING -

**4 Material Legend**  
 1/4" = 1'-0"

W.C. Scarmardo  
 architect • interiors  
**WCS**

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 College Station, Texas  
 77840  
 Subdivision - Eastmark  
 Ph 2

NRA Review

NRA REVIEW

**East Elevation**



**South Elevation**



**North Elevation**

