

BioCorridor Planned Development District Site Plan Application



Minimum Submittal Requirements

- Site Plan application fee – refer to City where development will be located
- Application completed in full. This application form provided must be used and may not be adjusted or altered
- Development Permit Application/Public Infrastructure Review and Inspection Fee – if required.
- Fourteen (14) folded copies of site plan
- Four (4) folded copies of the landscape plan
- Two (2) copies of the following for Building Design Standards review
 - Building elevations to scale for all buildings
 - A list of building materials for all façades and screening
 - Color samples for all buildings or list colors to be used from the approved color palette
- One (1) copy of lighting plan in accordance with Section 9.13 of the BioCorridor Ordinance.
- Electronic copy of Site Plan e-mailed to _____
- 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

Property Owner Information

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____
E-mail Address _____

Applicant Information

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____
E-mail Address _____

Agent or Engineer Information

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____
E-mail Address _____

Site Information

Address _____

R Number _____

Legal Description _____

Total Acreage _____

Current Use _____

Proposed Use _____

Current Zoning _____

Proposed Zoning _____

Is any of the property in the floodplain? _____ Yes _____ No

Certification

I hereby certify that I am the owner of the above described property for the purposes of this application. I am respectfully requesting processing and approval of the above referenced request. I agree to comply with the requirements in all applicable codes. I agree to provide all necessary information concerning this request. I certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance.

Owner's Signature Owner's Printed Name

I also hereby authorize the Applicant, Agent, and/or Engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the City in processing this application.

Owner's Signature Owner's Printed Name

Applicant's Signature Applicant's Printed Name

Agent/Engineer's Signature Agent/Engineer's Printed Name

Site Plan Minimum Submittal Requirements

- The site plan shall not exceed 24 inches by 36 inches nor be less than 8 ½ inches by 11 inches. The site plan shall be drafted at an appropriate engineering scale.
- Property lines of the subject site and all adjoining parcels, platted or unplatted. Platted and unplatted parcels shall be identified with the legal description and the owner's name.
- Boundaries of the property with dimensions, and with building setback lines on all sides.
- Existing and proposed streets, alleys, lots, reservations, public and private easements and areas dedicated to public use. Easements shall be labeled as to type and volume and page as applicable. In addition, the site plan shall show all driveways, rights-of-way, and street intersections that are adjacent to or directly across from the subject site.
- The location and design of all means of vehicular access to and from the site onto public rights-of-way, indicating the location and size of all driveways (including those on the adjacent property and the opposite side of the street), curb return radii, curb cuts and location and size of sidewalks and ambulatory ramps when and where required. For any development abutting frontage roads, all entrance and exit ramps shall be shown on the vicinity map.
- Location of existing and proposed buildings-number of stories, gross square footage of buildings; solid line indicating slab location and dashed lines indicating line of roof overhangs; AC unit pads and covered entries; retaining walls, fences, culverts, bridges, roadways, etc. The structures to be removed or abandoned shall be shown with dotted lines.
- Location of existing and proposed storm drainage structures, storm sewers, grates, inlets, detention ponds, etc., with pipe sizes, grades and direction of flow and associated drainage easements, if any.
- Limits of existing flood hazard areas within and adjacent to the property, accurately showing the limits of building encroachments and earth fill within this area, with 100-year water surface elevations and proposed finished floor elevations denoted. For any encroachment of buildings or fill in the flood hazard area, the developer must have previously met the requirements set forth in the ordinance.
- Location of existing and proposed utilities (water, sanitary sewer, cable television, gas, electric and telephone) with service sizes, tap and meter locations, service types, grades and direction of flow. Also, related easements that will accommodate more than one utility shall be shown and described.
- Location of power poles, guy wires, pad mount transformers, and other major electrical equipment.
- Location of existing and proposed fire hydrants and the vehicle lay-of-hose distance.
- Location of existing and proposed contour lines with spot elevations for proposed top-of-curb and parking lot slabs. The city engineer will determine the extent to which this information will be shown in accordance with the city ordinance.
- Location and screening or other description to indicate control and handling of solid waste. Indicate location and size of dumpster pad when dumpster is to be used.



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- The planned use or uses of the site.
- The location and design of any off-street parking areas, including handicapped parking and loading areas, showing size and location of spaces, bays, isles, ramps and barriers in compliance with city standards and Texas Accessibility Standards. All customer parking areas must be clearly defined on the site plan and must be separate from areas to be used for display.
- Name of development, legal description of property, north arrow, scale, acreage name and address of record owner and engineer, draftsman, architect and land planner.
- Both vicinity map and site plan shall be oriented with parallel north arrows.
- North arrow shall be oriented generally upward.
- Zoning designation as determined by the official zoning map.
- Landscaping plan as required by per ordinance.
- Address of property as assigned by planning and development services.
- Area designated for placement of debris during construction and wash out area for concrete trucks.
- Location and pavement type for temporary access for vehicles during construction, per ordinance.
- Location of all waste water pre-treatment devices and sampling well, as applicable.
- All existing and proposed signage, including height, square footage, setbacks, and landscaping.
- Additional information or engineering data, in such form and content as necessary, to determine that the site plan meets the standards of the city.

Building Design Standards Minimum Submittal Requirements

Please refer to Article 10 of the BioCorridor Planned Development District Ordinance for the Building Design Guidelines of the district.



- Sheet size - 11" x 17"
- 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.
- Color samples.
- List of materials to be utilized.
- Elevations of each building and screening structure, to reflect the color and material placement on the structure(s).
- Graphic representation and/or description of existing buildings (if any) in building plot to show material, color, and architectural harmony.