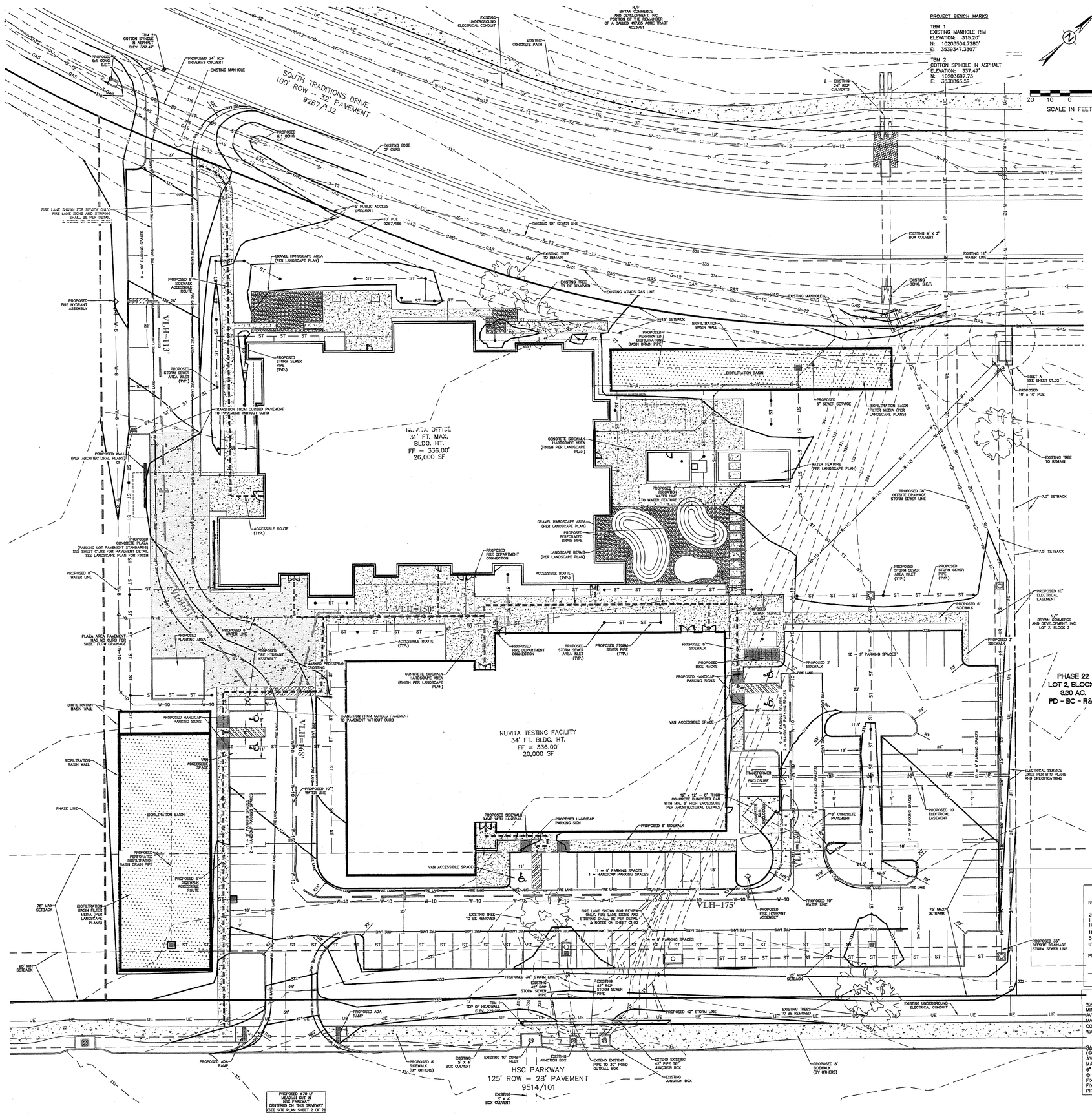


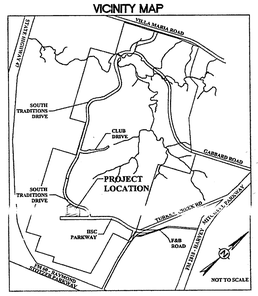
PROJECT BENCH MARKS

TBM 1
EXISTING MANHOLE RIM
ELEVATION: 315.20'
N: 10203504.7280'
E: 3539347.3307'

TBM 2
COTTON SPINDLE IN ASPHALT
ELEVATION: 337.47'
N: 10203697.73
E: 3538863.59

SCALE IN FEET: 20 10 0 20

VICINITY MAP



SITE NOTES:

1. THE OWNER OF THIS PROPERTY IS DCMP REAL ESTATE 1, LLC. THE SUBJECT PROPERTY IS LOT 1, BLOCK 1 OF THE TRADITIONS SUBDIVISION PHASE 22. THIS PROPERTY IS ZONED PD-BC PLANNED DEVELOPMENT-BIOCORRIDOR.
2. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE ADOPTED BY BOTH THE CITY OF COLLEGE STATION AND THE CITY OF BRYAN.
3. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
4. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
5. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
8. DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
10. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
11. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
12. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
13. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
14. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
15. ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
16. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18'. THE PARKING LOT DRIVE AISLES ARE 26' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
17. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
18. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
19. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
20. TOTAL LOT AREA IS 8.00 ACRES. THE PROPOSED DEVELOPED AREA IS 4.74 ACRES.
21. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE PAVEMENT PLAN FOR DETAILS.
22. ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
23. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE IIB OF 47,000 SF IS 4,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50 % (2,250 GPM). TWO FIRE HYDRANTS ARE REQUIRED. DUE TO THE SIZE OF THE PROJECT, THREE HYDRANTS ARE PROPOSED.
24. ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
25. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
27. DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' x 12' CLEAR INTERIOR OPENING MIN. 6' TALL.

LEGEND

- 284 — EXISTING CONTOUR
- 284 — PROPOSED CONTOUR
- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING ROADSIDE DITCH FLOWLINE
- GAS — EXISTING GAS LINE
- S-12 — EXISTING SEWER LINE
- W-12 — EXISTING WATER LINE
- UE — EXISTING UNDERGROUND ELECTRICAL
- P — EXISTING PIPELINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF PAVEMENT
- FUTURE HSC PARKWAY
- EXISTING STORM INLET
- EXISTING CONCRETE PATH
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER STRUCTURE
- PROPOSED SIDEWALK (BY OTHERS)
- ST — PROPOSED STORM SEWER
- W-10 — PROPOSED WATER LINE
- S-6 — PROPOSED SEWER LINE
- FIRE LANE — PROPOSED FIRE LANE STRIPING
- PROPOSED PERFORATED UNDERDRAIN
- ACCESSIBLE ROUTE
- PROPOSED PHASE LINE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED GRATE INLET
- PROPOSED JUNCTION BOX
- PROPOSED AREA INLET
- PROPOSED SIDEWALK
- PROPOSED PLAZA PAVEMENT (SEE DETAIL SHEET C1.02) FINISH PER LANDSCAPE PLAN
- PROPOSED BIOFILTRATION POND
- PROPOSED GRAVEL AREAS

PARKING ANALYSIS

REQUIRED PARKING:

26,000 SF OF OFFICE
1 SPACE PER 250 SF
104 SPACES REQUIRED

104 TOTAL SPACES REQUIRED
5 ACCESSIBLE SPACES REQUIRED
9' WIDTH, 18' LENGTH TYP.

PROPOSED PARKING:

102 SPACES PROVIDED
5 ACCESSIBLE SPACES PROVIDED
107 TOTAL SPACES PROVIDED

UTILITY DEMAND

WATER DEMAND PER BUILDING

MINIMUM	0 GPM
AVERAGE	32 GPM
MAXIMUM (PEAK)	128 GPM

COMBINATION FIRE/DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

AVERAGE	20 GPM
MAXIMUM (PEAK)	79 GPM

6" SANITARY SEWER LINE @ 1.04% MIN. SLOPE
FIXTURE UNITS = 268
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

NUVITA HEADQUARTERS

8.00 ACRES
(5.8 ACRES DISTURBED)
BLOCK 1, LOT 1
TRADITIONS SUBDIVISION
PHASE 22
VOL. 11143 PG. 276
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'

FEBRUARY 2013

OWNER/DEVELOPER:
DCMP REAL ESTATE 1, LLC
715 NORTH MAIN STREET
BRYAN, TX 77803
(979)820-2784

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Avenue
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
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College Station, Texas 77845
TBPE NO. 12327 979.764.3900

DEVEN L. DOYEN
TX. STATE LICENSE # 109835
STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED
PROFESSIONAL ENGINEER
3/15/13
FIRM # 12327
SCHULTZ ENGINEERING, LLC
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E. LICENSE NO. 109835
MARCH 15, 2013
ISSUED FOR CONSTRUCTION
SEAL DATE

CURRENT SUBMISSION: PERMIT

#	DATE	SUBMISSION
A	3/15/2013	PERMIT

NUVITA HEADQUARTERS

SITE PLAN
SHEET 1 OF 2

167023
JOB NO.

C1.01
SHEET