



- SITE NOTES:**
- THE OWNER OF THIS PROPERTY IS DCP REAL ESTATE, L.L.C. THE SUBJECT PROPERTY IS LOT 1, BLOCK 1 OF THE TRADITIONS SUBDIVISION PHASE 22. THIS PROPERTY IS ZONED PD-BC PLANNED DEVELOPMENT-BOCCORRIDGE.
  - MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE BOCCORRIDGE PLANNED DEVELOPMENT DISTRICT ORDINANCE ADOPTED BY BOTH THE CITY OF COLLEGE STATION AND THE CITY OF BRYAN.
  - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THESE ARE UNPROCESSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
  - 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.
  - NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - 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.
  - 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.
  - 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.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48014022B-2, EFFECTIVE DATE MAY 14, 2012.
  - SEWERING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN C.P.S. MONUMENTS.
  - REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
  - REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
  - ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
  - ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
  - ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18'. THE PARKING LOT DRIVE AISLES ARE 20' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE DONE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 202, TYPE 2 MARKING MATERIAL.
  - SEWERING SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - TOTAL LOT AREA IS 8.00 ACRES. THE PROPOSED DEVELOPMENT AREA IS 4.02 ACRES.
  - 6" 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.
  - ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
  - THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING (BY TYPE) IS 4,000 GPM. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW BY 50% (2,000 GPM). TWO FIRE HYDRANTS ARE REQUIRED. DUE TO THE SIZE OF THE PROJECT, THREE HYDRANTS ARE PROPOSED.
  - ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
  - ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL SITE SIGNAGE WILL BE PROVIDED SEPARATELY.
  - DUMPSTER GATE WALL OPEN 180 DEGREES. A 4" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS BY 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
---	EXISTING GAS LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRICAL
---	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)
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	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

DEVEN L. DOYEN  
TX STATE LICENSE # 109835

ISSUED FOR CONSTRUCTION  
SEAL DATE

DATE	SUBMISSION	PERMIT
3/15/2013	PERMIT	

**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**  
(@ 80% OF WATER DEMAND)  
MINIMUM 0 GPM  
AVERAGE 20 GPM  
MAXIMUM (PEAK) 79 GPM  
6" SANITARY SEWER LINE @ 1.04% MIN. SLOPE  
FITTURE UNITS = 268  
FITTURE UNITS ALLOWED = 700  
PIPE SLOPE OK

**NUVITA HEADQUARTERS**

8.00 ACRES  
(5.8 ACRES DISTURBED)  
BLOCK 1, LOT 1  
TRADITIONS SUBDIVISION  
PHASE 22  
VOL. 1143 PG. 276  
ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'  
FEBRUARY 2013

OWNER/DEVELOPER:  
DCP REAL ESTATE, L.L.C.  
715 NORTH MAIN STREET  
BRYAN, TX 77803  
(979)828-2784

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
PO BOX 1198  
COLLEGE STATION, TX 77842  
(979)764-3900

NUVITA HEADQUARTERS

DATE: 3/15/2013  
SHEET 1 OF 2

