





VICINITY MAP SCALE: 1" = 1000'

PROJECT LOCATION MAP SCALE: 1" = 600'

NOTES:

- 1. CURRENT AND PROPOSED ZONING OF SUBJECT SITE: PD-B
- 2. CURRENT SITE USE: COULTER AIRFIELD OUTDOOR PATIO AREA
- 3. PROPOSED SITE USE: BUSINESS CENTER BUILDING 4. NO ADDITIONAL PARKING IS PROPOSED WITH THIS SITE PLAN
- 5. NO ADDITIONAL LANDSCAPING IS PROPOSED WITH THIS SITE PLAN
- 6. THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0205F (REVISED DATE APRIL 2, 2014).
- 7. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- 8. <u>SANITARY SEWER:</u> SANITARY SEWER SERVICE FOR THIS PROPERTY SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ON SITE. 979-209-5030
- 9. <u>DOMESTIC WATER SERVICE:</u> THE DOMESTIC WATER SERVICE FOR THIS PROPERTY SHALL BE PROVIDED BY THE EXISTING WICKSON CREEK SUD WATER MAIN INFRASTRUCTURE ALONG STATE HIGHWAY 21. 979-589-3030
- 10. <u>ELECTRICAL SERVICE:</u> BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS PROPERTY. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES.
- 11. THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
- 12. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 13. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

SITE PLAN NOT FOR RECORD

BUSINESS CENTER COULTER AIRFIELD

6120 E. STATE HWY. 21 **BRYAN, TEXAS 77808**

CITY OF BRYAN (COULTER AIRFIELD) **SFA #10, BLOCK 2, LOT 1 269.061 ACRE TRACT**

FEBRUARY 26, 2024

OWNER/DEVELOPER CITY OF BRYAN FINANCE DEPT.

ACCTS. PAYABLE P.O. BOX 1000 BRYAN, TEXAS 77805

SURVEYOR STRONG SURVEYING 1722 BROADMOOR DR. SUITE 105 BRYAN, TEXAS 77802

979-776-9836

ENGINEER JBS ENGINEERING & ENVIRONMENTAL, LLC. 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TX 77802

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