



VICINITY MAP
NTS

OWNER: ROYCE PROPERTIES, LLC

ADDRESS: 817 N EARL RUDDER FWY
BRYAN, TEXAS 77802

ZONING: OFFICE DISTRICT (C-1),
ESTABLISHED THROUGH ORD. #2586

PLANNED USE:
OFFICE BUILDINGS

LEGAL DESCRIPTION:
PENNER PLACE, BLOCK 5, LOT 5,
ACRES 0.78 (NOW PARKWAY COMMONS)
PENNER PLACE, BLOCK 5, LOT 6, ACRES 0.59
(NOW PARKWAY COMMONS)

TOTAL SITE ACREAGE:
2.260 ACRES

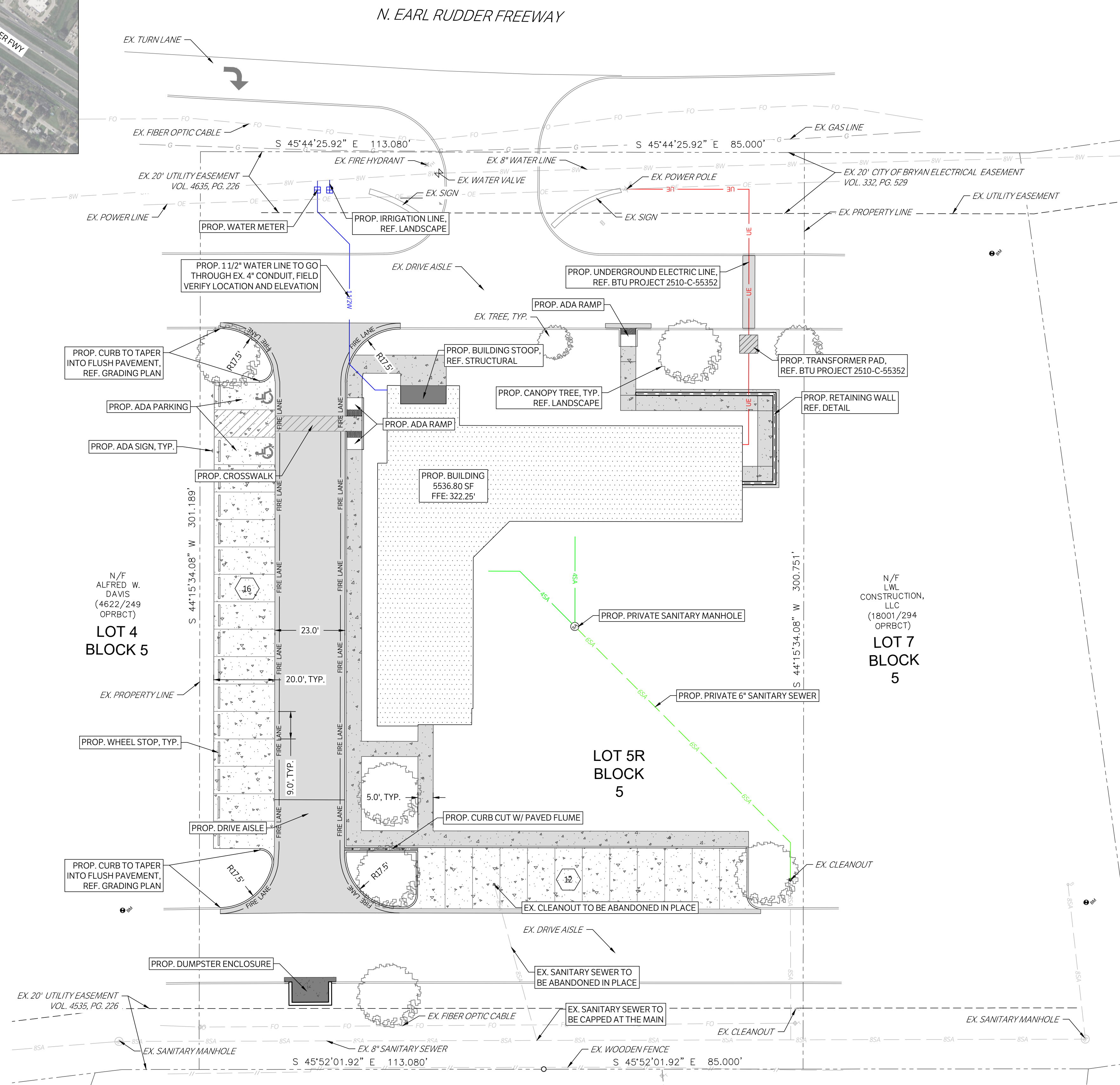
PROPOSED BUILDING HEIGHT:
25' - 10"

DUMPSTER ENCLOSURE B/C/S CITY NOTES

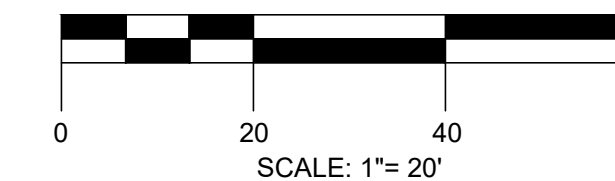
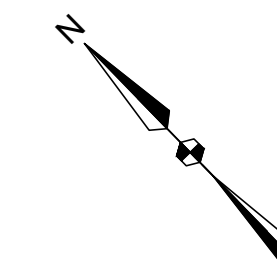
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
- THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
- AN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
- THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE

NOTES:

- CALL CITY OF BRYAN PUBLIC WORKS AT (979) 209-5900 TO LOCATE ALL CITY OF BRYAN UTILITIES IN THE AREA PRIOR TO CONSTRUCTION.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION
- PER FEMA FIRM NUMBER 48041C0215F DATED APRIL 2, 2014, THE SUBJECT SITE IS CLASSIFIED AS ZONE X AND IS LOCATED OUTSIDE THE 100-YR AND 500-YR FLOODPLAIN.
- ALL SIGNAGE IS TO BE PERMITTED SEPARATELY.



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK: ● BM

TBM #1
"X" IN SQUARE SET IN BACK OF CURB
NORTHING = 10229744.95'
EASTING = 3552395.35'
ELEVATION = 326.82'

TBM #2
"X" IN SQUARE SET IN BACK OF CURB
NORTHING = 10229746.59'
EASTING = 3552623.87'
ELEVATION = 319.13'

TBM #3
"X" IN SQUARE SET IN BACK OF CURB
NORTHING = 10229700.87'
EASTING = 3552750.07'
ELEVATION = 317.37'

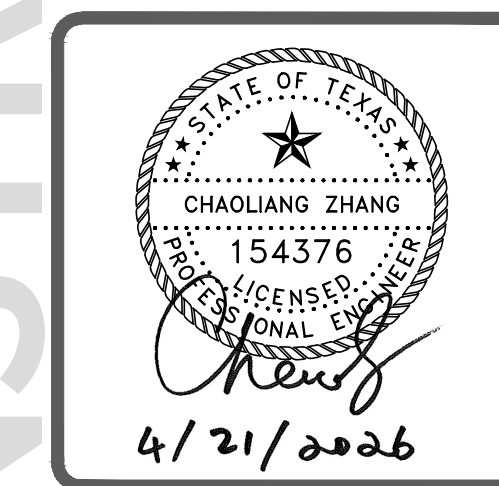
LEGEND	
[Pattern]	PROPOSED 4" CONCRETE PAVEMENT
[Pattern]	PROPOSED 5" CONCRETE PAVEMENT
[Pattern]	PROPOSED 7" CONCRETE PAVEMENT
[Pattern]	PROPOSED 8" CONCRETE PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	PROP. STRUCTURAL PAVEMENT, REF. STRUCTURAL
[Pattern]	PROP. TRANSFORMER PAD, REF. BTU
[Line]	EXISTING PAVEMENT EDGE
[Line]	PROPERTY LINE
[Line]	EXISTING EASEMENT
[Line]	PROPOSED EASEMENT
[Line]	EXISTING CONTOURS
[Line]	PROPOSED CONTOURS
[Line]	EX. PROP. WATER LINE
[Line]	EX. PROP. SANITARY SEWER LINE
[Line]	EX. PROP. GAS LINE
[Line]	EX. PROP. DATA/TELECOM
[Line]	EX. PROP. UNDERGROUND ELECTRIC
[Line]	EX. PROP. FIBER OPTIC
[Line]	EX. PROP. OVERHEAD ELECTRIC
[Symbol]	EX. PROP. FIRE HYDRANT
[Symbol]	EX. PROP. WATER METER
[Symbol]	EX. PROP. GATE VALVE
[Symbol]	EX. IRRIGATION CONTROL VALVE
[Line]	PROP. FIRE LANE
[Symbol]	EX. PROP. SANITARY SEWER MANHOLE
[Symbol]	EX. PROP. SANITARY SEWER CLEANOUT
[Symbol]	EX. PROP. LIGHT POLE
[Symbol]	PROPOSED PUBLIC ACCESS EASEMENT
[Symbol]	PROPOSED UTILITY EASEMENT

REQUIRED PARKING:
1 SPACE / 300 SQ. FT OFFICE SPACE
OFFICE SPACE = 5,537 SQ. FT
REQUIRED SPACES = 18.46 - 19 SPACES
PROVIDED SPACES = 28 SPACES



CIVIL | CMT | GEOTECHNICAL
LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
1-877-GESSNER (437-7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910



FOR PERMIT

ROYCE PROPERTIES, LLC
817 N EARL RUDDER FWY
BRYAN TX, 77802

CIVIL SITE PLAN

ISSUE DATE: 04/21/2026
DRAWN BY: PG
CHECKED BY: CS
PROJECT #: 25-0568

REVISIONS	
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▲	
▲	
▲	
▲	
REV.	DATE DESCRIPTION

C100

PRELIMINARY NOT FOR CONSTRUCTION