

VICINITY MAP  
1" = 500'

**DEVELOPMENT NAME:** LEGAL MONKEYS OFFICE BUILDING  
**LEGAL DESCRIPTION:** CITY OF BRYAN TOWNSITE BLOCK 262, LOT 1-2 & PT OF 3 OLD CITY BANK BLDG 0.377 ACRES, VOL: 12943, PG: 083  
**CURRENT ZONING:** DOWNTOWN NORTH  
**PLANNED USE:** COMMERCIAL  
**OWNER:** 301 N MAIN LLC 100 W WM J BRYAN PKWY BRYAN, TX 77803-3222  
**ENGINEER:** BLEYL & ASSOCIATES 1722 BROADMOOR, STE. 210 BRYAN, TX 77802 PH: (979) 268-1125  
**ARCHITECT:** BBA ARCHITECTS LP 1702 SOUTH MARKET ST BRENHAM, TX 77833 PH: (979) 836-0523

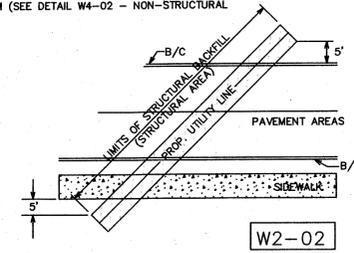
- GENERAL NOTES:**
- CLEAN ALL EXISTING CONCRETE, REMOVE VEGETATION AND CLEAN OUT ALL JOINTS. RESEAL JOINTS WITH JOINT SEALER AND PAINT STRIPING AS NOTED.
  - LOCATION OF EX. UTILITIES SHOWN ON E. 24TH STREET ARE APPROXIMATE LOCATIONS AND NEED TO BE VERIFIED BEFORE CONSTRUCTION BEGINS.
  - REMOVE EXISTING CONCRETE WITHIN PROPOSED ADDITION FOOTPRINT.
  - PER FIRM 48041C0215F, NO PART OF THE PROPERTY LIES WITHIN ANY SPECIAL FLOOD HAZARD AREAS.
  - THIS SITE WILL UTILIZE AN EXISTING CITY DUMPSTER AS DESIGNATED BY SOLID WASTE.
  - 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
  - NOTE: DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

- KEYED NOTES:**
- 4" WIDE PAINTED STRIPING WITH 9' WIDE SPACES ON EXISTING CONCRETE.
  - NEW 4.5" THICK CONCRETE SIDEWALK AND CURB. PROVIDE #3 BARS AT 15" O.C.E.W. ON COMPACTED SUBGRADE.
  - 4" WIDE PAINTED STRIPING DESIGNATING OUTDOOR WORKOUT SPACE.
  - 4" WIDE PAINTED STRIPING WITH 10' WIDE SPACES ON EXISTING CONCRETE.
  - SAWCUT CLEAN LINE ON EACH SIDE OF EXISTING PATCHED CONCRETE WATER & GAS LINES. PLACE NEW CONCRETE, DOWELED INTO EXISTING CONCRETE. CONTRACTOR SHALL TEST EX. GAS LINE BEFORE IT IS PUT INTO SERVICE.
  - EXTEND CONCRETE CURB UP TO END OF PARKING AISLE.

**LEGEND**

- EXISTING CONTOURS ---314---
- PROPOSED CONTOURS ---314---
- PROPERTY BOUNDARY - - - - -
- ROAD C ---
- (A) R5-1
- (B) R6-2L

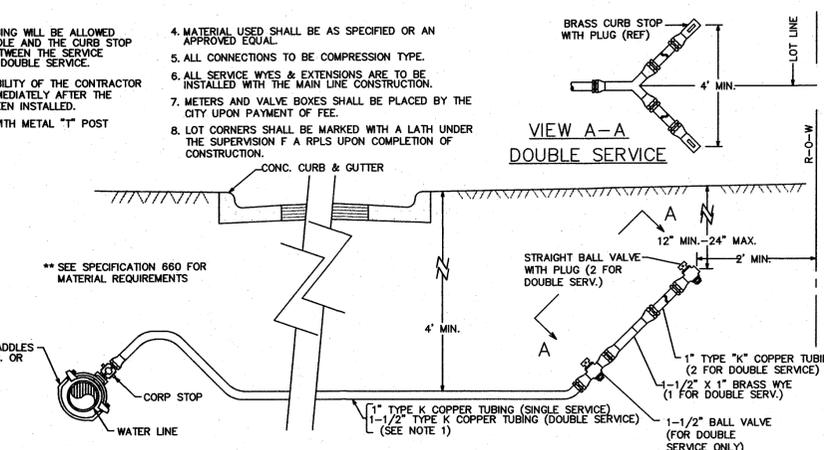
STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED (SEE DETAIL W4-02 - AREAS TO BE PAVED) OR EXCAVATED SOIL COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +4% MET OF OPTIMUM (SEE DETAIL W4-02 - NON-STRUCTURAL AREAS)



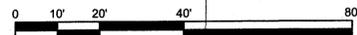
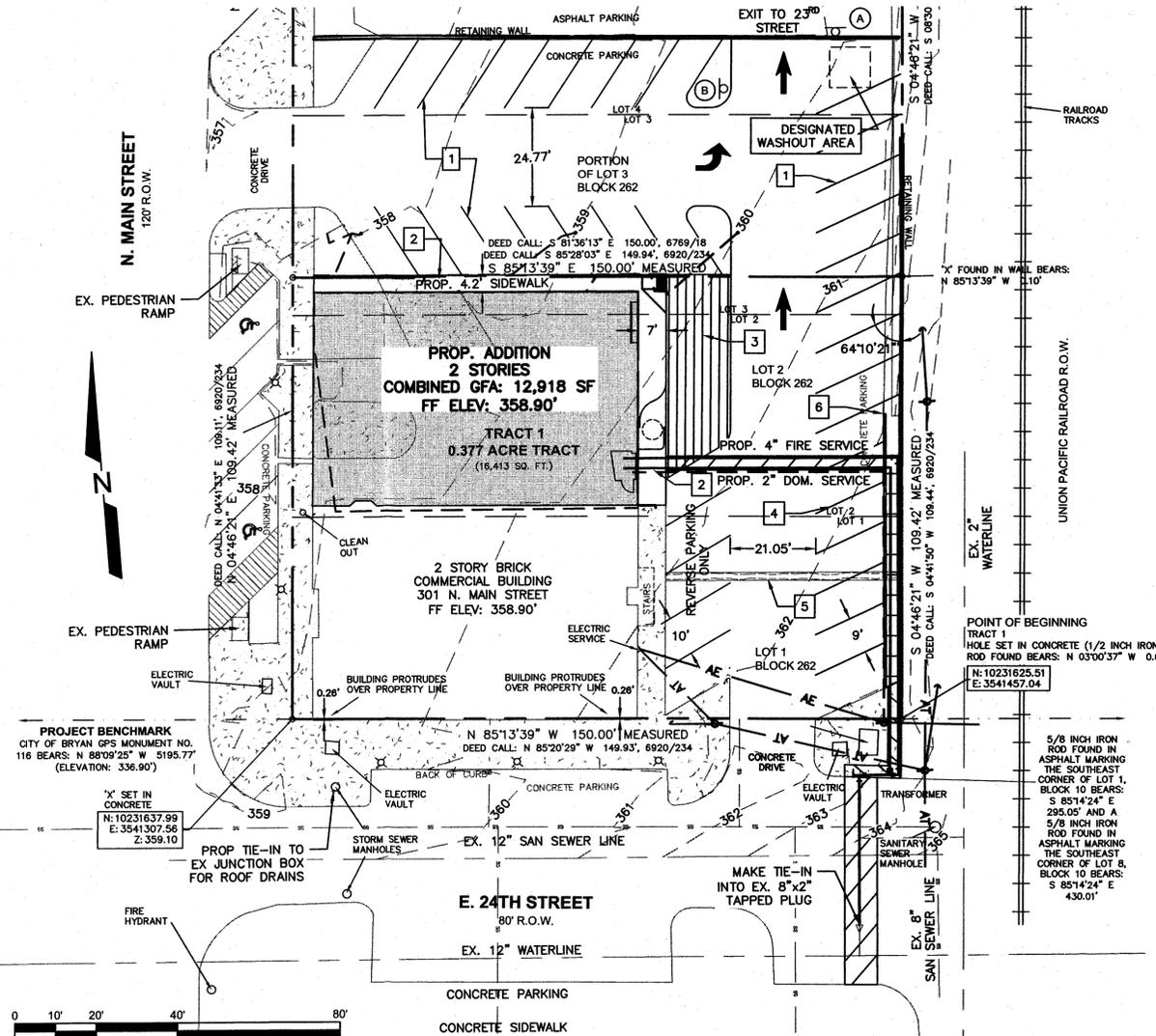
**STRUCTURAL BACKFILL AREA**

**NOTES:**

- NO SPLICES IN COPPER TUBING WILL BE ALLOWED BETWEEN THE SERVICE SADDLE AND THE CURB STOP FOR SINGLE SERVICE OR BETWEEN THE SERVICE SADDLE AND THE WYE FOR DOUBLE SERVICE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESSURE TEST LINE IMMEDIATELY AFTER THE STREET CROSSINGS HAVE BEEN INSTALLED.
- MARK EACH SERVICE END WITH METAL "T" POST PAINTED BLUE.
- MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
- ALL CONNECTIONS TO BE COMPRESSION TYPE.
- ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
- METERS AND VALVE BOXES SHALL BE PLACED BY THE CITY UPON PAYMENT OF FEE.
- LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A RPLS UPON COMPLETION OF CONSTRUCTION.



**NEW WATER SERVICE**  
(SHORT AND LONG SIDE)

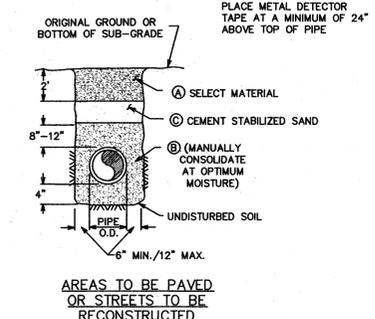
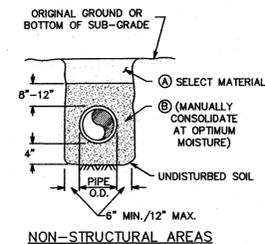


- NOTES:**
- SELECT MATERIAL MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (i.e., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.
  - GRANULAR MATERIAL MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:  

MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MINIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

 THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.
  - CEMENT STABILIZED SAND

- FOR BEDDING AND TRENCHING WITHIN ALL PAVED AREAS SEE DETAILS FOR OPEN CUT STREETS.
- EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIAL DEPENDING ON EMBEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.
- ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANS/AWWA STANDARDS FOR PVC PIPE.
- ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANS/AWWA C150/A21.50
- COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
- RELATIVE COMPACTION SHALL BE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
- DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR.
- ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY.



**BEDDING AND TRENCH FOR DI PIPE & PVC PIPE**

W4-02

REV	DATE	BY	APP	COMMENT
1				
2				
3				

SCALE: AS SHOWN  
 DATE: March 23, 2016  
 DRAWN BY: SMR  
 PROJECT MANAGER: SAM J. VERNON

PREPARED FOR:  
 DARREN HEINE  
 1702 SOUTH MARKET STREET  
 BRENHAM, TX 77833

**Bleyl & Associates**  
 Planning • Engineering • Management

1722 Broadmoor Dr. Suite 210  
 Bryan, Texas 77802  
 Phone: (979) 268-1125  
 Fax: (979) 260-3849

Texas Board of Professional Engineers F-079

**B & A**

**SITE PLAN**

**LEGAL MONKEYS OFFICE BUILDING**

0.38 ACRES  
 BRYAN, TEXAS

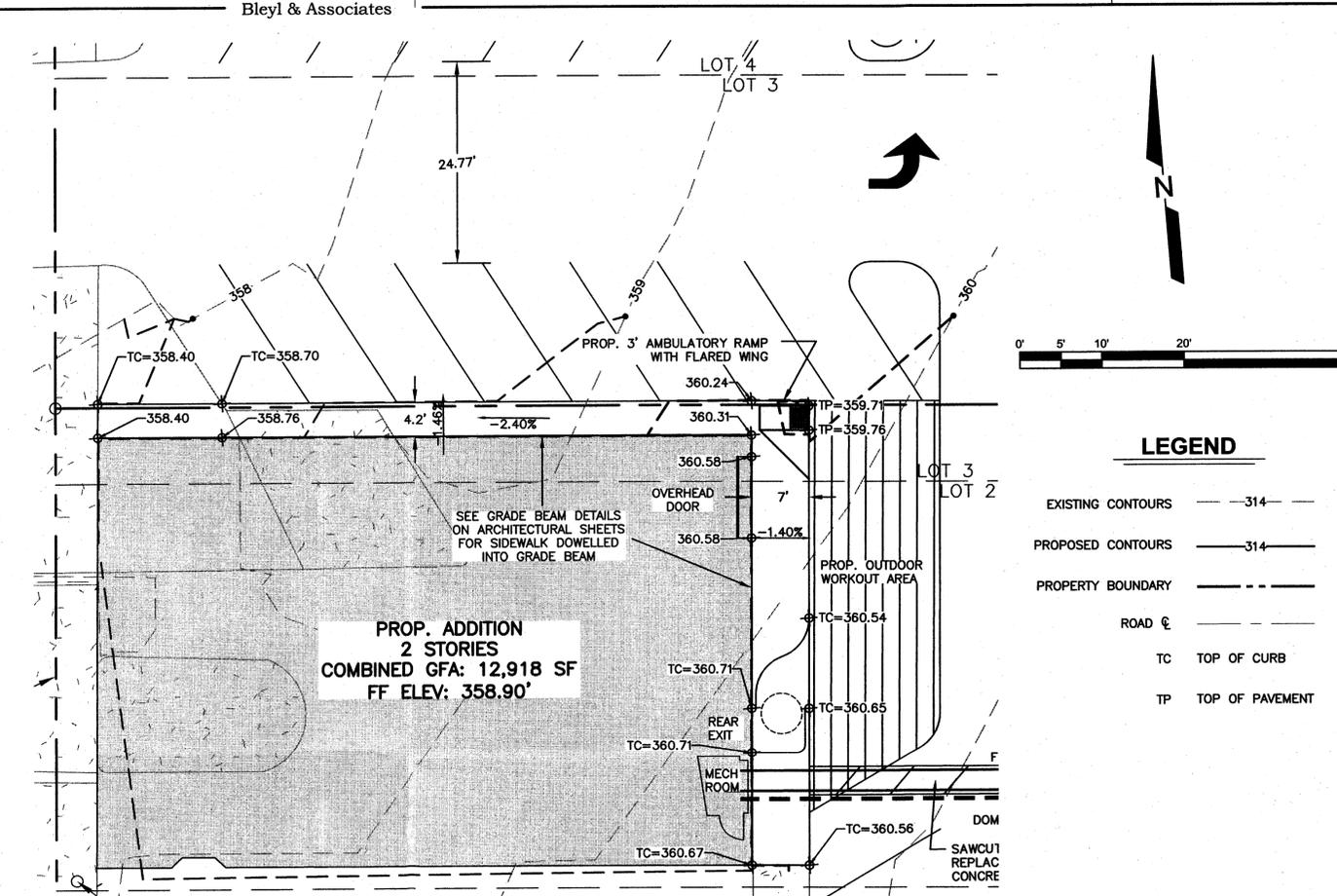
STATE OF TEXAS  
 SAM J. VERNON  
 LICENSED PROFESSIONAL ENGINEER  
 99353

3/23/2016

PROJECT NUMBER  
**11745**

FILE NAME:  
 11745-SITE PLAN.DWG

SHEET:  
**01 of 02**



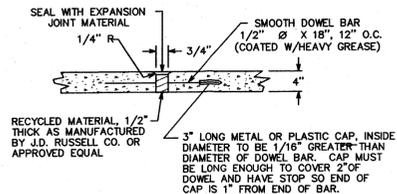
**PROP. ADDITION  
2 STORIES  
COMBINED GFA: 12,918 SF  
FF ELEV: 358.90'**

**LEGEND**

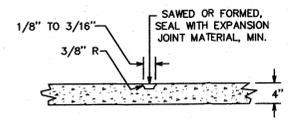
EXISTING CONTOURS	---	314
PROPOSED CONTOURS	---	314
PROPERTY BOUNDARY	---	
ROAD	---	
TC	---	TOP OF CURB
TP	---	TOP OF PAVEMENT

**PROPOSED SIDEWALK**

- NOTES:
- SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/C/S UNIFIED DESIGN GUIDELINES.
  - FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C. CONTRACTION JOINTS @ 4' O.C.
  - DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
  - COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
  - A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY T&S AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



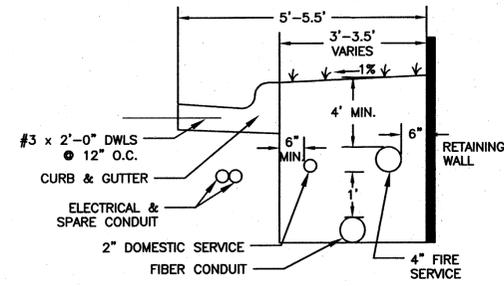
**SIDEWALK EXPANSION**



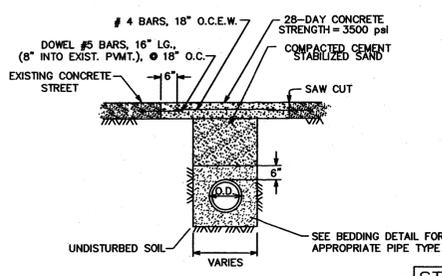
**SIDEWALK CONTRACTION JOINT**

**CONCRETE SIDEWALK**

SW1-02

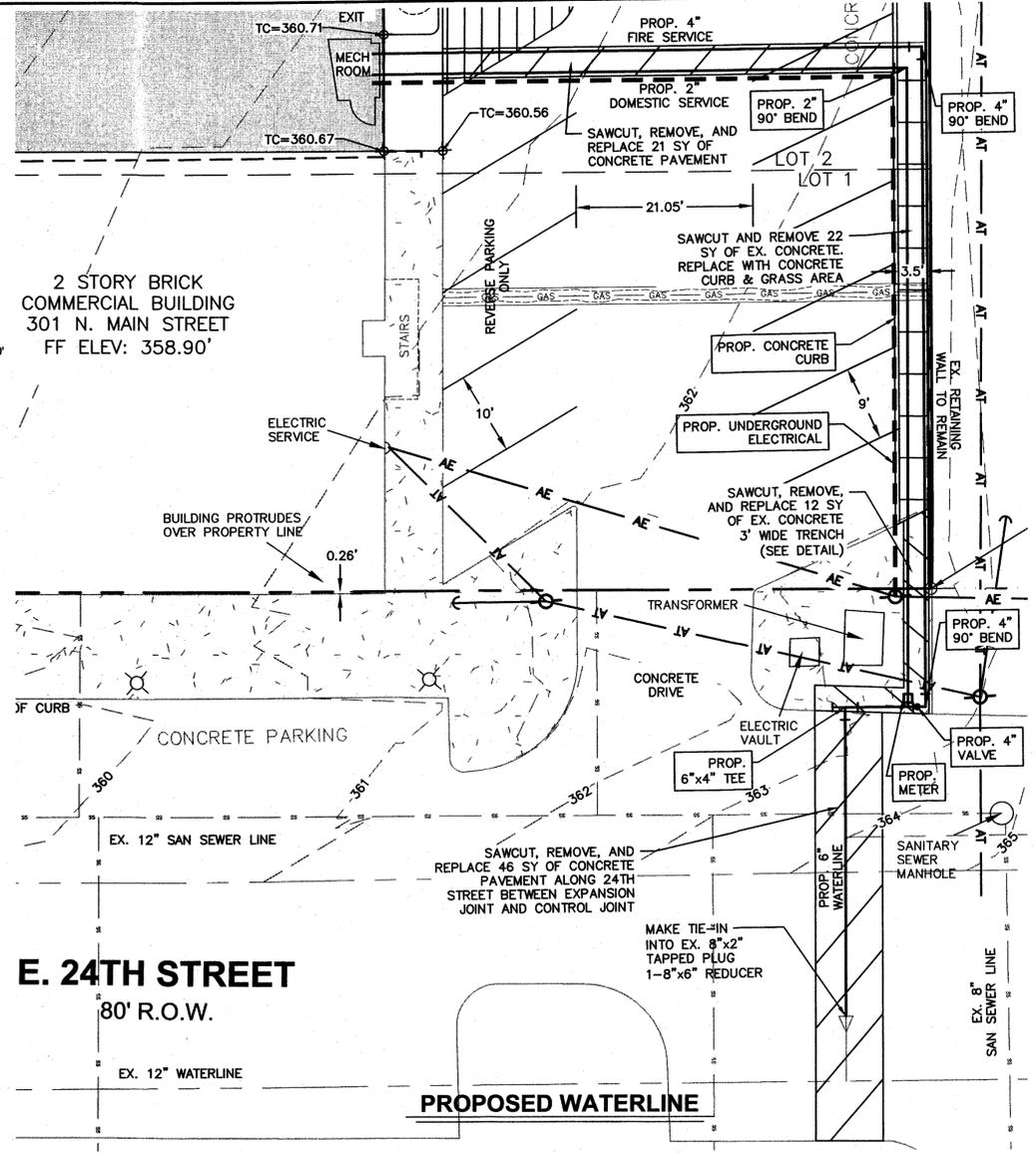


**TRENCH DETAIL**



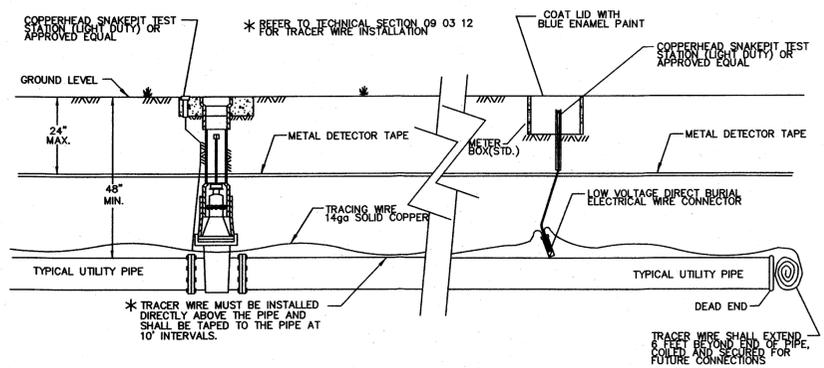
**OPEN CUT CONCRETE STREET**

ST4-02



**E. 24TH STREET  
80' R.O.W.**

**PROPOSED WATERLINE**



**UTILITY PIPE LOCATION MATERIALS**

W1-03

REV	DATE	BY	APP	COMMENT
1				
2				
3				

SCALE: AS SHOWN  
DATE: March 23, 2016  
DRAWN BY: SMR  
PROJECT MANAGER: SAM J. VERNON

PREPARED FOR:  
LEGAL MONKEYS  
1702 SOUTH MARKET STREET  
BIRMGHAM, TX 77633

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Texas Board of Professional Engineers F-678

**B & A**

**SIDEWALK AND UTILITY PLAN**

**LEGAL MONKEYS OFFICE BUILDING**

0.38 ACRES  
BRYAN, TEXAS



3/23/2016

PROJECT NUMBER  
**11745**

FILE NAME:  
11745-SITE PLAN.DWG

SHEET:  
**02 OF 02**

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