

Maloney Apartments

Mitchell-Cavitt-Lawrence Subdivision

Block 4, Lot 1R - 0.362 AC

2700 Maloney Avenue.

Bryan, Brazos County, Texas



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ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details

OWNER/DEVELOPER:

Aggie Hawk, LLC
543 WD. Fitch Pkwy, Suite 115
College Station, TX 77845

ENGINEER:



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567

Preliminary Plans Only
Not for Construction

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Released for Review



October 2025

General Notes:

- The contractor shall promptly notify the engineer of any discrepancies between these plans and the actual site or drawing discrepancies if applicable.
- The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and may not be accurate. It is the responsibility of the contractor to not to be relied upon as being exact or complete. It is the contractor's responsibility to have the utility companies verify the location and/or elevation of the utility lines. Whether the utility is shown on these plans or not, the contractor shall notify the engineer of the location and/or elevation of the utility lines. The contractor shall also notify the engineer if design changes need to be made in the field.
- Contractor to verify all underground utilities in the field prior to construction.
- It is the responsibility of the contractor to comply with all state and federal regulations concerning the protection of the environment.
- The contractor shall be responsible for the protection of all existing utilities or services lines are not, broken, or damaged, the contractor shall repair or replace them in a timely manner and at no cost to the City of Bryan or better. This material and work shall be at the contractor's own expense.

- During the execution of the work, the contractor shall maintain the project site in an orderly condition. All debris resulting from the removal of materials or structures from the project area will be surplus and discarded materials, temporary structures, equipment, materials, tools, and other items shall be stored in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
- Contractor is responsible for OSHA established trench safety as described in the Federal OSHA 29 CFR 1926.500. Contractor shall provide all required training and a "competent person" appointed prior to any and all excavation operations exceeding 4' deep. The competent person shall be responsible for the safety of the workers and the engineer and shall be submitted to the City of College Station and consulting engineer for review.

- A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of original construction plans and a set of working drawings in a safe place and marked up as required by the engineer. Plastic pavement shall be cut out a minimum of 34' beyond proposed structures.

- The contractor shall be responsible for safeguarding and protection all material and equipment used in the performance of the work. The contractor shall store all materials in a safe and workmanlike manner to prevent injury during and after work hours.

- Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment to be stored overnight at locations as not to block a street or drive, and to be stored in a safe and workmanlike manner.

- Contractor shall cut remove and replace concrete pavement, and curb & gutter as required to accommodate proposed improvements.

- It shall be the responsibility of the contractor to pay for and obtain all required permits and approvals for the work to be performed.

- Any adjacent property or right-of-way disturbed during construction will be restored to its original condition or better. The contractor agrees to repair any damages to property right-of-way in accordance with the terms and conditions of the regulatory agency.

- All disturbed dirt surfaces shall be seeded, hydromulched, or sodded.

- The contractor shall not create a dirt, nuisance or safety hazard in any street or driveway. The pavement shall be cleaned daily.

- Adjudged drainage shall be maintained at all times during construction and any damage to property or structures disturbed during construction shall be restored to existing conditions or better.

- The contractor shall coordinate all fence removal and replacement with the Owner.

- The contractor shall protect all instruments, tree pits and property corners during construction.

- The contractor must provide construction staking from the information provided on the plans.

General Utility Note (Private & Public):

- All excavation for underground utilities shall be made true to grade. Excavation shall be made in a safe and workmanlike manner. All utility lines and structures shall be protected by a protective cover of at least 12" above the top of the utility. When the utility is to be disturbed, it shall be tamped by hand or mechanical means to the density of 95% of the original soil. All utility lines and structures shall be protected by a protective cover of at least 12" above the top of the utility.

- Minimum curb or curbs specified is to be measured from finish grades. Where utility line extend under pavement, the curb or corner shall be measured from the bottom of the curb or corner.

- Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under concrete, asphalt, or pervious pavers), utility installation shall be done in accordance with structural requirements. Final backfill in these areas shall be compacted by hand or mechanical means to the density of 95% of the original soil.

- Under otherwise stated, all dimensions are to the back of curb or edge of pavement, which ever is applicable.

- Grading Note:

- All utility areas shall be adequately graded to drain at a minimum of 1.00% slope. The electrode file and formation generally require 1.00% minimum slope. A contractor may request a steeper slope. When requested, it will be considered solely for the benefit of safety to which the addresser has a legitimate interest.

- Contractor shall be responsible for the protection of all utility lines and structures during construction. All utility lines and structures shall be protected by a protective cover of at least 12" above the top of the utility.

- Contractor shall coordinate all utility installation so that non-grade critical elements (i.e. storm drain, water main, etc.) do not conflict with non-grade critical elements (i.e. storm drain, water main, etc.).

- The contractor shall furnish all materials, equipment, and labor for excavation, boring, and backfilling of utility lines and related appurtenances, as shown on the plans.

- The leading and trailing edges of all pipe and other accessories shall be in accordance with the applicable codes and standards. The contractor shall take care to avoid any damage to the materials. The contractor shall locate and protect all existing materials and structures during construction.

- Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.

- This project shall be built by means of open cut except as noted on the drawings. Contractor shall determine the locations of bare piles in the field subject to the Inspector's approval.

- Structural backfill will be required for all excavation within 5 feet of public roadway property lines.

- The contractor shall install the private property utility lines in accordance with local codes, local municipal plumbing codes, and all applicable state and local laws. Other specific requirements shall be determined by the engineer or the utility company's specifications. Should these drawings and specifications differ with other utility company's specifications, the two shall be resolved.

- It shall be the responsibility of the contractor to pay for and obtain all required permits and approvals for all work shown.

- The contractor shall provide all installations of service lines, conduits, meters, etc. with the appropriate utility company.

Water Line Notes (Public & Private):

- All domestic water line pipe shall be constructed out of PVC (Sch 40). Public or fire water pipe shall be constructed out of CSD-DR4 and public services shall be copper.

Storm Sewer Notes (Private):

- All 10 inch & 12 inch storm sewer pipe shall be constructed out of reinforced concrete pipe (RCP, CCA, CCA, except as noted).
- All 4 inch & 6 inch storm sewer pipe may be HDPE. HDPE-SR-25, ASTM D-324, PVC pipe may be used in place of HDPE pipe.

- Contractor shall provide a minimum of 12 inch clearance at storm sewer and water line intersections. This includes 12 inches of head clearance at storm sewer and sanitary sewer crossings.

- Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench drawings in these construction drawings.

Demolition & Construction Notes:

- Demolition of existing structures and improvements shall include all work contained on these plans, but shall not be limited to the items specifically identified. Any materials or structures removed from the site shall be removed in a safe and orderly manner.

- Existing structures and improvements shall be demolished immediately after completion of their associated improvements. Mist protection barriers shall be installed around existing structures and improvements to be demolished and protected with mist bags, replacing the hay bales or silk fencing once the protection is in place. Mist bags shall be applied to the entire structure and will withstand damage areas are fully stabilized.

- The contractor shall be responsible for removing sediment control devices after the site has been leveled and/or graded, and ground cover has taken root.

- The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized and protected from erosion. Sediment control devices shall be placed to control runoff and prevent erosion. Sediment control devices shall be hydro-matched seeded. These stabilized areas shall be seeded with a minimum of 100 square feet per linear foot of disturbed area over 30 days of completion or if sediments cease for 14 days.

- When hydro-mulching is required, contractor shall keep mulch moist after installation until new grass grows.

- Excavation control measures shall be implemented prior to any excavation or demolition work.

Sidewalk & Curb Notes:

- Sidewalks shall be constructed into and to the property structure adjacent to sidewalk (existing curb height) #4 x 12" here is 12" O.C.

- ADA ramp shall be constructed per the Americans with Disabilities Act on the pavement shown in these plans. All ramps shall have a detectable warning surface for the visually impaired.

- The contractor shall field verify and locate all existing utilities on site prior to demolition.

- The contractor shall perform demolition activities as noted and shown on these plans and as directed by the owner's developer.

- It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolitions and disposal from the appropriate authorities.

- The contractor shall install all erosion and sediment control devices prior to completion of the demolition.

- The contractor is responsible for the protection of all utility that are to remain in place during demolition.

- The contractor shall take all precautions to avoid damage to any existing road surfaces.

- All existing areas that are to remain in place which are damaged during construction shall be restored to original condition, or better, at the sole expense of the contractor.

- Should any existing utility lines show or appear irregularly on this plan be found on site, the contractor shall contact the engineer immediately to discuss any possible contamination or damage to the utility lines.

- An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

Dimensional Control Notes:

- The contractor may obtain an electronic copy of these plans for construction purposes.

- The electrode file and formation generally require 1.00% minimum slope. A contractor may request a steeper slope. When requested, it will be considered solely for the benefit of safety to which the addresser has a legitimate interest.

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- Grading Note:

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