

# PLANS FOR THE CONSTRUCTION OF PHASE TWO DEMOLITION IMPROVEMENTS

FOR

# BROOKHAVEN VILLAGE "BROOKS", "GREENBROOK" AND "THE ADDISON" TOWN OF ADDISON, TEXAS

PUBLIC WORKS # 2007-001

**OWNER/DEVELOPER:**

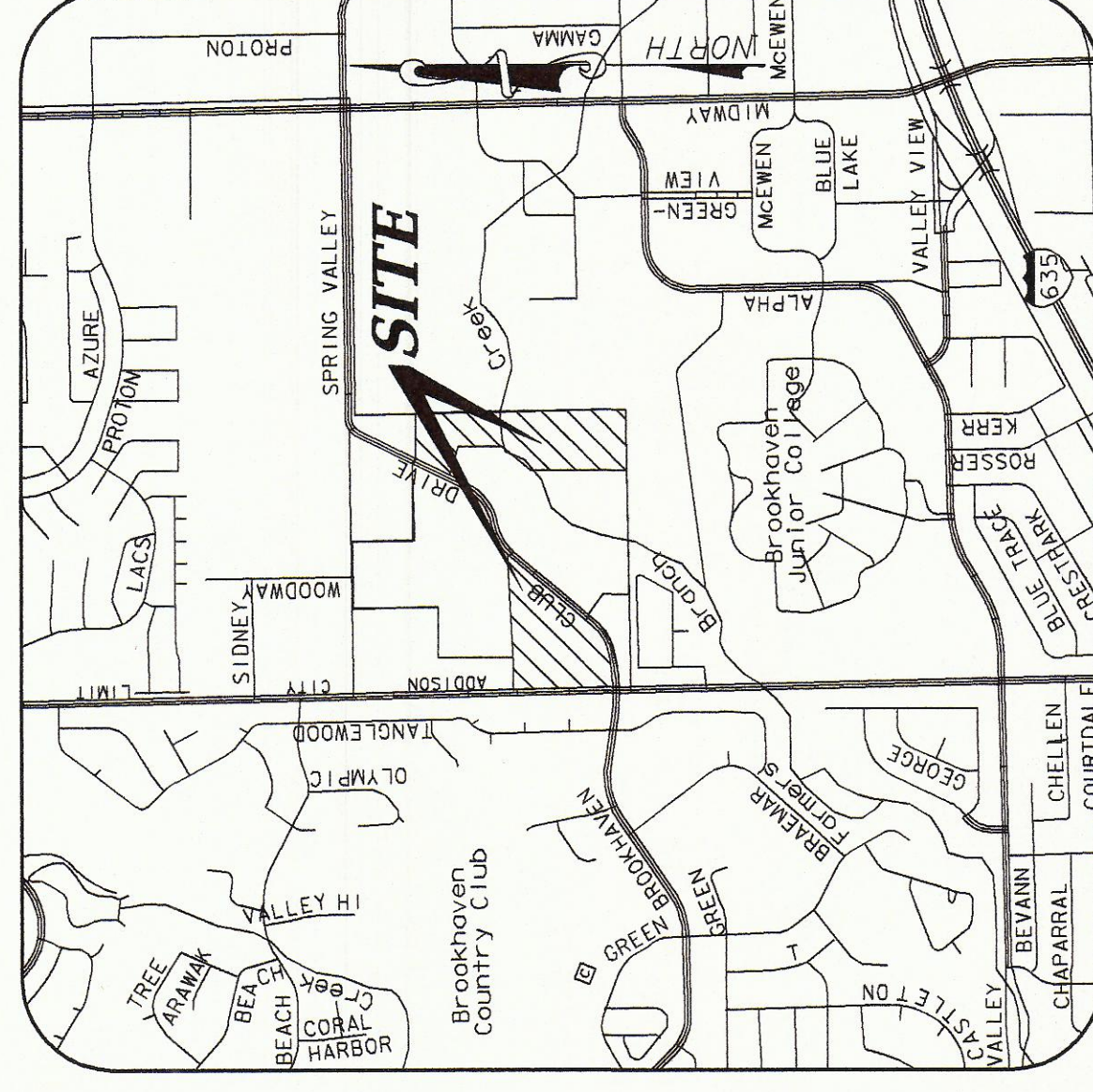
UDR  
THREE LINCOLN CENTRE  
5430 LBJ FREEWAY, SUITE 1250  
DALLAS, TEXAS 75240  
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FAX: (972) 866-0163  
CONTACT: MATT BRENDEL

**CIVIL ENGINEER:**

ICON CONSULTING ENGINEERS, INC.  
250 W. SOUTHLAKE BLVD., SUITE 117  
SOUTHLAKE, TEXAS 76092  
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CONTACT: BRUCE F. DUNNE, P.E.

**SURVEYOR:**

LANE'S SOUTHWEST SURVEYING, INC.  
2717 MOTLEY DRIVE, SUITE 'B'  
MESQUITE, TEXAS 95150  
PH: (972) 681-4442  
FAX: (972) 681-4829  
CONTACT: JIM LANE



**VICINITY MAP**

NOT TO SCALE  
(MAPSCO GRID 13 & 14)

APPROVED FOR  
CONSTRUCTION  
Town of Addison  
Public Works Department  
APPROVED BY: **CLAY BARRETT**  
DATE: **5-20-08**

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

**icon** Consulting Engineers, Inc.  
Civil Engineers - Designers - Planners

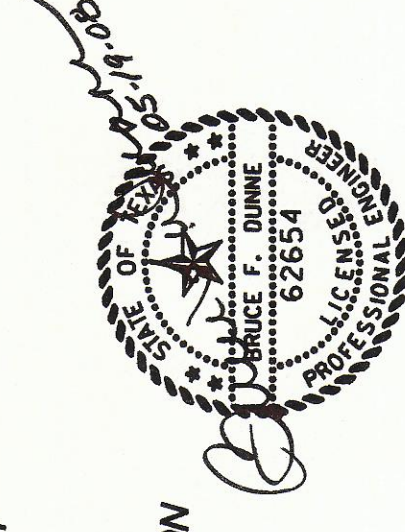
MAY 2008

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**NOTES:**

- DEVELOPER TO CONTACT TOWN OF ADDISON FINANCE DEPARTMENT AT 972-450-7080 TO DISCONNECT WATER SERVICES PRIOR TO DEMOLITION OF ANY BUILDINGS ON EACH SERVICE.
- METHODS OF DEMOLITION, REMOVAL OF PAVEMENT, STAGING OF DEBRIS, ETC. SHALL BE CONDUCTED SUCH THAT FIRE DEPARTMENT ACCESS WILL BE AVAILABLE AT ALL TIMES TO ANY REMAINING BUILDINGS. PARTIALLY DEMOLISHED STRUCTURES OR ACCUMULATIONS OF DEBRIS ON THE SITE.
- FIRE HYDRANTS SERVING THE SITE SHALL REMAIN OPERATIONAL AS LONG AS POSSIBLE AND NO HYDRANT SHALL BE RENDERED INOPERABLE WITHOUT THE PERMISSION OF THE FIRE DEPARTMENT.
- ANY TEMPORARY ACCESS ROADS SERVING THE SITE SHALL BE OF SUFFICIENT DESIGN AND CONSTRUCTION TO ACCOMMODATE A FIRE FIGHTING VEHICLE.



BOUNDARY EXHIBIT

PHASE TWO  
DEMOLITION PLANS  
BROOKHAVEN VILLAGE  
TOWN OF ADDISON, TX

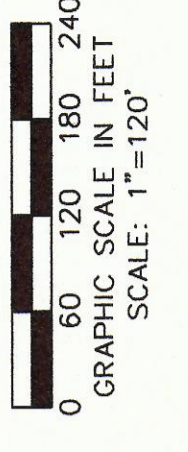


Date: 5/19/08  
Scale: AS SHOWN  
Drawn By: SAM  
Reviewed By: JAM  
Project: 5019-01d

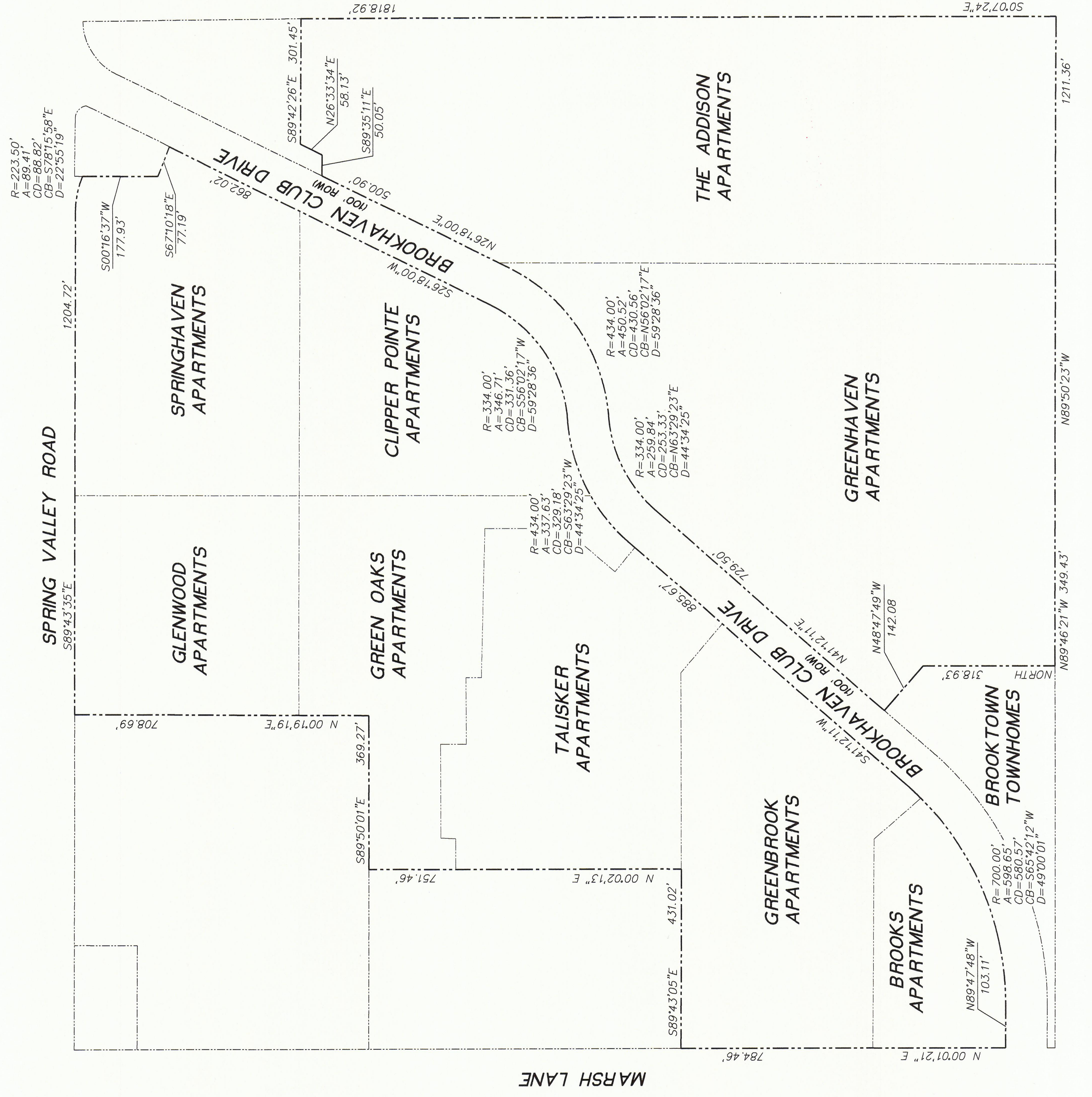
SHEET  
C0.1

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Southlake, TX 76092  
Phone: (817) 552-8210  
Fax: (817) 552-3126

NO.	REVISION	BY	DATE



**WARNING**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY SYSTEMS TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING OR UNKNOWN UTILITIES IN THE PROJECT AREA. MARK ALL EXISTING UTILITIES IN THE PROJECT AREA. MARK ALL EXISTING UTILITIES IN THE PROJECT AREA. MARK ALL EXISTING UTILITIES IN THE PROJECT AREA. MARK ALL EXISTING UTILITIES IN THE PROJECT AREA. MARK ALL EXISTING UTILITIES IN THE PROJECT AREA.



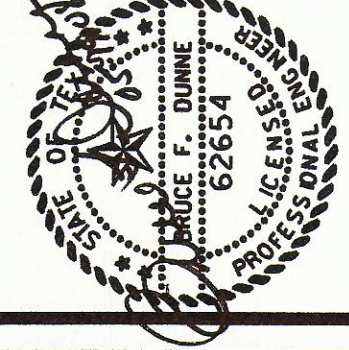


NO.	REVISION	DATE

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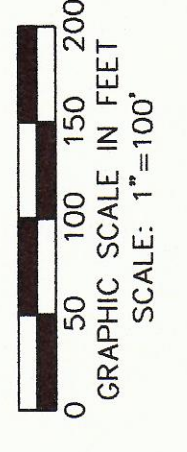
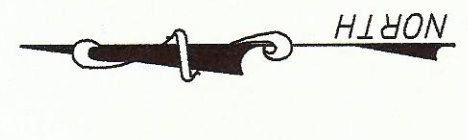
**OVERALL  
 DEMOLITION PLAN**

**PHASE TWO  
 DEMOLITION PLANS  
 BROOKHAVEN VILLAGE  
 TOWN OF ADDISON, TX**



Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-01d

**SHEET  
 C2.0**



**WARNING**

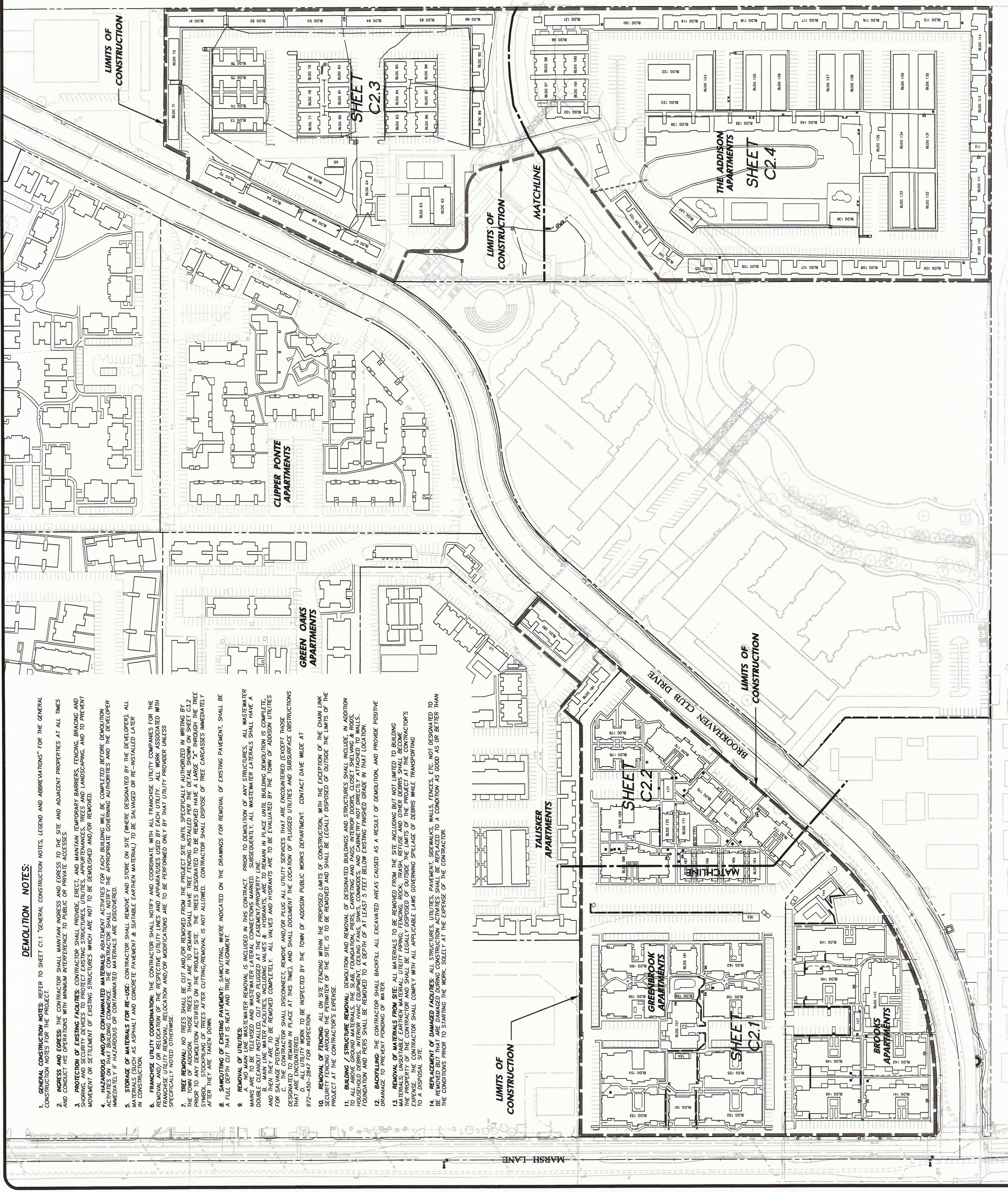
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL (800) 368-5898 TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND FOR DETECTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PROJECT BENCHMARKS**

**BM #1 REF. ELEVATION = 559.47**  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, MARSH LANE  
 712' NORTH OF BROOKHAVEN CLUB DRIVE.

**BM #2 REF. ELEVATION = 547.84**  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

--- LIMITS OF CONSTRUCTION



**DEMOLITION NOTES:**

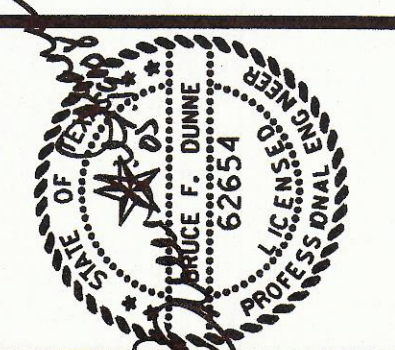
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMAL INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
- PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APURTANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
- HAZARDOUS AND/OR CONTAMINATED MATERIALS: ABATEMENT ACTIVITIES FOR EACH BUILDING WILL BE COMPLETED BEFORE DEMOLITION ACTIVITIES ON THAT BUILDING COMMENCE. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
- STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE PAVEMENT & SUITABLE EARTHEN MATERIAL) TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
- FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUS USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIALLY NOTED OTHERWISE.
- TREE REMOVAL: NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IN WRITING OF ANY TREE REMOVAL. THE TREE REMOVAL SHALL BE COMPLETED PRIOR TO ANY DEMOLITION ACTIVITIES ON THE PROJECT SITE. THE TREES DESIGNATED TO BE REMOVED HAVE A LARGE "X" THROUGH THE TREE SYMBOL. STOCKPILING OF TREES AFTER CUTTING/REMOVAL IS NOT ALLOWED. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.
- SAWING/CUTTING OF EXISTING PAVEMENT, SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
- REMOVAL OF UTILITIES:
  - NO MAIN LINE WASTEWATER REMOVAL IS INCLUDED IN THIS CONTRACT. PRIOR TO DEMOLITION OF ANY STRUCTURES, ALL WASTEWATER MAINS ARE TO BE TELEVIEWED AND WASTEWATER LATERAL CONNECTIONS MARKED. SUBSEQUENTLY, ALL WASTEWATER LATERALS SHALL HAVE A DOUBBIE TO BE REMOVED AND WASTEWATER LATERALS SHALL HAVE A DOUBBIE TO BE REMOVED.
  - MAIN LINE WATER FACILITIES, INCLUDING VALVES & HYDRANTS, ARE TO REMAIN IN PLACE UNTIL BUILDING DEMOLITION IS COMPLETE, AND THEN THEY ARE TO BE REMOVED COMPLETELY. ALL VALVES AND HYDRANTS ARE TO BE EVALUATED BY THE TOWN OF ADDISON UTILITIES FOR SALVAGE POTENTIAL.
  - PLUGGING AND/OR DISCONNECT, REMOVE AND/OR PLUG ALL UTILITY SERVICES THAT ARE ENCOUNTERED (EXCEPT THOSE DESIGNATED TO REMAIN IN PLACE AT THIS TIME), AND SHALL DOCUMENT THE LOCATION OF PLUGGED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
  - WORK TO BE INSPECTED BY THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. CONTACT DAVE WILDE AT 972-430-2847 FOR INSPECTION.
- REMOVAL OF FENCING: ALL ON SITE FENCING WITHIN THE PROPOSED LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF THE CHAIN LINK FENCING AT THE PERIMETER OF THE SITE, IS TO BE REMOVED AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE.
- BUILDING STRUCTURE REMOVAL: DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO HOUSEHOLD DEBRIS, INTERIOR HVAC EQUIPMENT, CEILING FANS, SINKS, COMMODES, AND CABINETS, NOT DIRECTLY ATTACHED TO WALLS, FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
- BACKFILLING: THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
- REMOVAL OF MATERIALS FROM SITE: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO BUILDING MATERIALS; UNSUITABLE EARTHEN MATERIAL, UTILITY PIPING, FENCING, ROCK, TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS OF CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- REPLACEMENT OF DAMAGED FACILITIES: ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.



NO.	REVISION	BY	DATE

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**DEMOLITION PLAN -  
 "BROOKS" &  
 "GREENBROOK" (EAST)  
 TOWN OF ADDISON, TX**



Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SHM  
 Reviewed By: JAM  
 Project: 5019-01d  
**SHEET  
 C2.2**

**LEGEND**

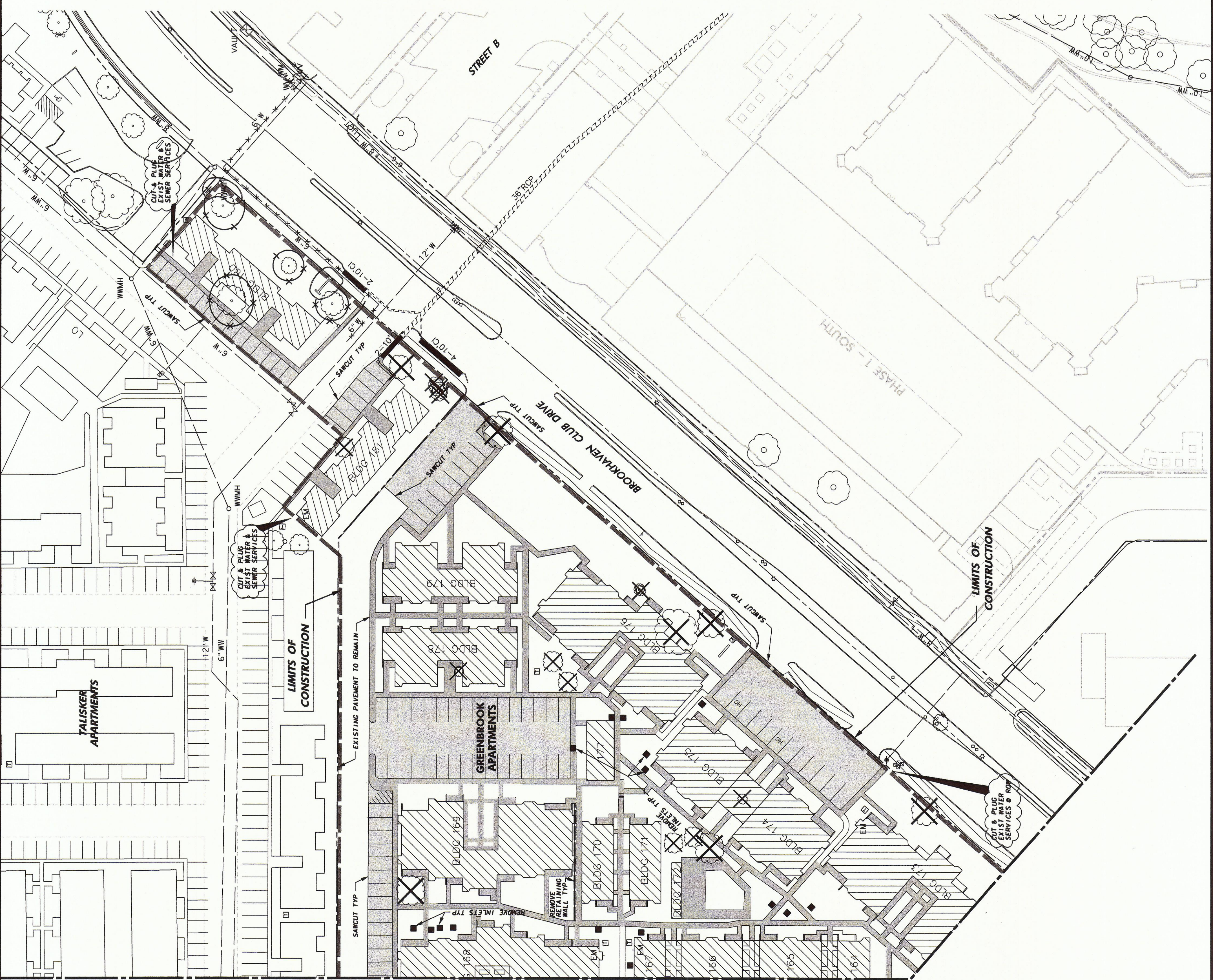
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED AT END OF PROJECT (SEE NOTE 14)
- EXISTING BUILDING TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE

**WARNING**  
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PROJECT BENCHMARKS**  
 BM #1 REF. ELEVATION = 559.47  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, MARSH LANE  
 7127' NORTH OF BROOKHAVEN CLUB DRIVE.  
 BM #2 REF. ELEVATION = 547.84  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

GRAPHIC SCALE IN FEET  
 SCALE: 1"=40'

NORTH



- DEMOLITION NOTES:**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
  - INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
  - PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCINGS, BRACKENS AND SHOPPING AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPOINTMENTS, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
  - HAZARDOUS AND/OR CONTAMINATED MATERIALS: ABANDONED ACTIVITIES FOR EACH BUILDING WILL BE COMPLETED BEFORE DEMOLITION ACTIVITIES ON THAT BUILDING COMMENCE. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
  - STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE PAVEMENT & SUITABLE EARTHEN MATERIAL) TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
  - FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUS USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
  - TREE REMOVAL: NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE TOWN OF ADDISON. THOSE TREES THAT ARE TO REMAIN SHALL HAVE TREE FENCING INSTALLED PER THE DETAIL SHOWN ON SHEET C3.2. CONTRACTOR SHALL NOTIFY THE TOWN OF ADDISON IMMEDIATELY IF ANY TREES ARE TO BE REMOVED HAVE A LARGE TREE (THROUGH THE TREE SYMBOL), STOCKING OF TREES, AFTER CUTTING/REMOVAL IS NOT ALLOWED. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.
  - SANICUTTING OF EXISTING PAVEMENT, SANICUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
  - REMOVAL OF UTILITIES:
    - NO MAIN LINE WASTEWATER REMOVAL IS INCLUDED IN THIS CONTRACT. PRIOR TO DEMOLITION OF ANY STRUCTURES, ALL WASTEWATER MAINS ARE TO BE TELEVIEWED AND WASTEWATER LATERAL CONNECTIONS MARKED. SUBSEQUENTLY, ALL WASTEWATER LATERALS SHALL HAVE A DOUBLE CLEANOUT INSTALLED, CUT AND PLUGGED AT THE EASEMENT/PROPERTY LINE. MAIN IN PLACE UNTIL BUILDING DEMOLITION IS COMPLETE AND THEN THEY ARE TO BE REMOVED COMPLETELY. ALL VALVES AND HYDRANTS ARE TO BE EVALUATED BY THE TOWN OF ADDISON UTILITIES FOR SALVAGE POTENTIAL.
    - CONTRACTOR SHALL DISCONNECT REMOVE AND/OR PLUG ALL UTILITY SERVICES THAT ARE ENCOUNTERED (EXCEPT PHASES DESIGNATED TO REMAIN IN PLACE AT THIS TIME), AND SHALL DOCUMENT THE LOCATION OF PLUGGED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
    - CONTRACTOR SHALL DISCONNECT REMOVE AND/OR PLUG ALL UTILITY SERVICES THAT ARE ENCOUNTERED (EXCEPT PHASES DESIGNATED TO REMAIN IN PLACE AT THIS TIME), AND SHALL DOCUMENT THE LOCATION OF PLUGGED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
    - ALL UTILITY WORK TO BE INSPECTED BY THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. CONTACT DAVE WILDE AT 972-450-2847 FOR INSPECTION.
  - REMOVAL OF FENCING: ALL ON SITE FENCING WITHIN THE PROPOSED LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF THE CHAIN LINK FENCING LOCATED AT THE INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE.
  - BUILDING STRUCTURE DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO THE STRUCTURE, ALL INTERIOR AND EXTERIOR FINISHES, CEILING, FLOORING, PARTITIONS, WALLS, ROOFING, MECHANICAL, ELECTRICAL, PIPING, HOUSEHOLD DEBRIS, INTERIOR HVAC EQUIPMENT, CEILING FANS, SINKS, COUNTERS, AND CABINETS AND ALL OTHER ITEMS AND MATERIALS. FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
  - BACKFILLING: THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT FLOODING OF WATER.
  - REMOVAL OF MATERIALS FROM SITE: ALL MATERIALS TO BE REMOVED FROM THE SITE, INCLUDING BUT NOT LIMITED TO, BUILDING MATERIALS, UNSUITABLE EARTHEN MATERIAL, UTILITY PIPING, FENCING, ROCK, TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
  - REPLACEMENT OF DAMAGED FACILITIES: ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO REMAIN SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION. ALL MATERIALS TO BE REPLACED SHALL BE IN A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

MATCHLINE SHEET C2.1

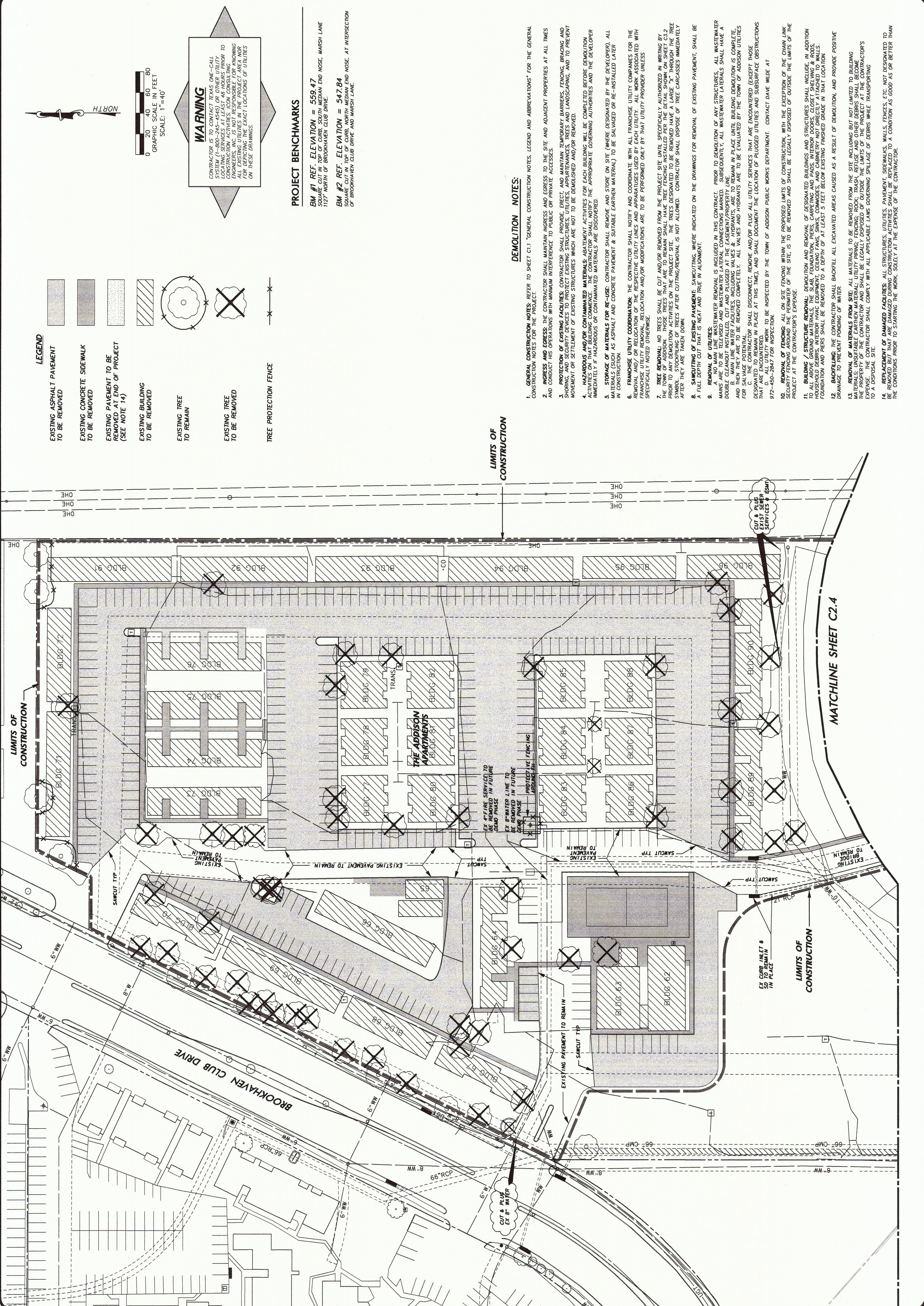
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**PHASE TWO  
 DEMOLITION PLANS  
 BROOKHAVEN VILLAGE  
 TOWN OF ADDISON, TX  
 "THE ADDISON" (NORTH)  
 DEMOLITION PLAN -**

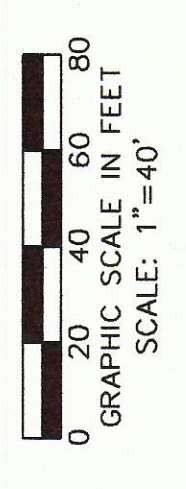


Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-01d  
**SHEET  
 C2.3**



**LEGEND**

- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED AT END OF PROJECT (SEE NOTE 14)
- EXISTING BUILDING TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE



**WARNING**

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY SYSTEM PROVIDERS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PROJECT BENCHMARKS**

**BM #1 REF ELEVATION = 559.47**  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE  
 1127 NORTH OF BROOKHAVEN CLUB DRIVE.

**BM #2 REF ELEVATION = 547.84**  
 SQUARE CUT IN TOP OF CURB, WITH MARSH LANE,  
 OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

**DEMOLITION NOTES:**

- GENERAL CONSTRUCTION NOTES REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
- PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING TO PROTECT EXISTING UTILITIES, STRUCTURES, AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
- HAZARDOUS AND/OR CONTAMINATED MATERIALS: ABATEMENT ACTIVITIES FOR EACH BUILDING WILL BE COMPLETED BEFORE DEMOLITION IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
- STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE) AND CONCRETE PAVEMENT TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
- FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUS USED BY EACH UTILITY ALL WORK ASSOCIATED WITH SPECIFICALLY NOTED OTHERWISE.
- TREE REMOVAL: NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE TOWN OF ADDISON. THOSE TREES THAT ARE TO REMAIN SHALL HAVE TREE FENCING INSTALLED PER THE DETAIL SHOWN ON SHEET C3.2 PRIOR TO ANY DEMOLITION ACTIVITIES ON THE PROJECT SITE. THE TREES DESIGNATED TO BE REMOVED HAVE A LARGE "X" THROUGH THE TREE PRIOR TO ANY DEMOLITION ACTIVITIES AFTER CUTTING/REMOVAL IS NOT ALLOWED. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.
- SAWING OF EXISTING PAVEMENT: SAWING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEARLY AND TRUE IN ALIGNMENT.
- REMOVAL OF UTILITIES: ALL TEMPERATURE REMOVAL IS INCLUDED IN THIS CONTRACT. PRIOR TO DEMOLITION OF ANY STRUCTURES, ALL WASTEWATER MAINS ARE TO BE TELEVIEWED AND WASTEWATER LATERAL CONNECTIONS MARKED. SUBSEQUENTLY, ALL WASTEWATER LATERALS SHALL HAVE A DOUBLE CLEANOUT INSTALLED, CUT AND PLUGGED AT THE EASEMENT/PROPERTY LINE. ALL VALVES AND HYDRANTS ARE TO REMAIN IN PLACE UNTIL BUILDING DEMOLITION IS COMPLETE, AND THEN THEY ARE TO BE REMOVED COMPLETELY. ALL VALVES AND HYDRANTS ARE TO BE EXPLAINED BY THE TOWN OF ADDISON UTILITIES FOR SALVAGE POTENTIAL.
- THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR PLUG ALL UTILITY SERVICES THAT ARE ENCOUNTERED (EXCEPT THOSE THAT ARE ENCOUNTERED IN PLACE AT THIS TIME), AND SHALL DOCUMENT THE LOCATION OF PLUGGED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
- ALL UTILITY WORK TO BE INSPECTED BY THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. CONTACT DAVE WALDE AT 972-450-2847 FOR INSPECTION.
- REMOVAL OF FENCING: ALL ON SITE FENCING WITHIN THE PROPOSED LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF THE CHAIN LINK SECURITY FENCING AROUND THE PERMITTER OF THE SITE, IS TO BE REMOVED AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE.
- BUILDING / STRUCTURE REMOVAL: DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO THE REMOVAL OF THE BUILDING, THE SLAB, FOUNDATION, PERS, CHIMNEY AND PADS, INTERIOR DOORS, CLOSET SHELVING & RODS, HOUSEHOLD APPLIANCES, FURNITURE, AND ALL OTHER ITEMS. ALL FOUNDATION AND PERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
- BACKFILLING: THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
- REMOVAL OF MATERIALS FROM SITE: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO BUILDING MATERIALS, UNSUITABLE EARTHWORK MATERIALS, UTILITIES, AND ALL OTHER MATERIALS SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- REPLACEMENT OF DAMAGED FACILITIES: ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED OR DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SELECT AT THE EXPENSE OF THE CONTRACTOR.

**MATCHLINE SHEET C2.4**

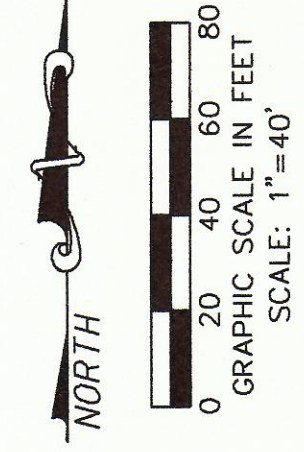
NO.	REVISION	BY	DATE

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**PHASE TWO  
 DEMOLITION PLANS  
 BROOKHAVEN VILLAGE  
 TOWN OF ADDISON, TX**  
**DEMOLITION PLAN -  
 "THE ADDISON" (SOUTH)**



Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-01d  
**SHEET  
 C2.4**



**WARNING**  
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING OR UNKNOWN UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

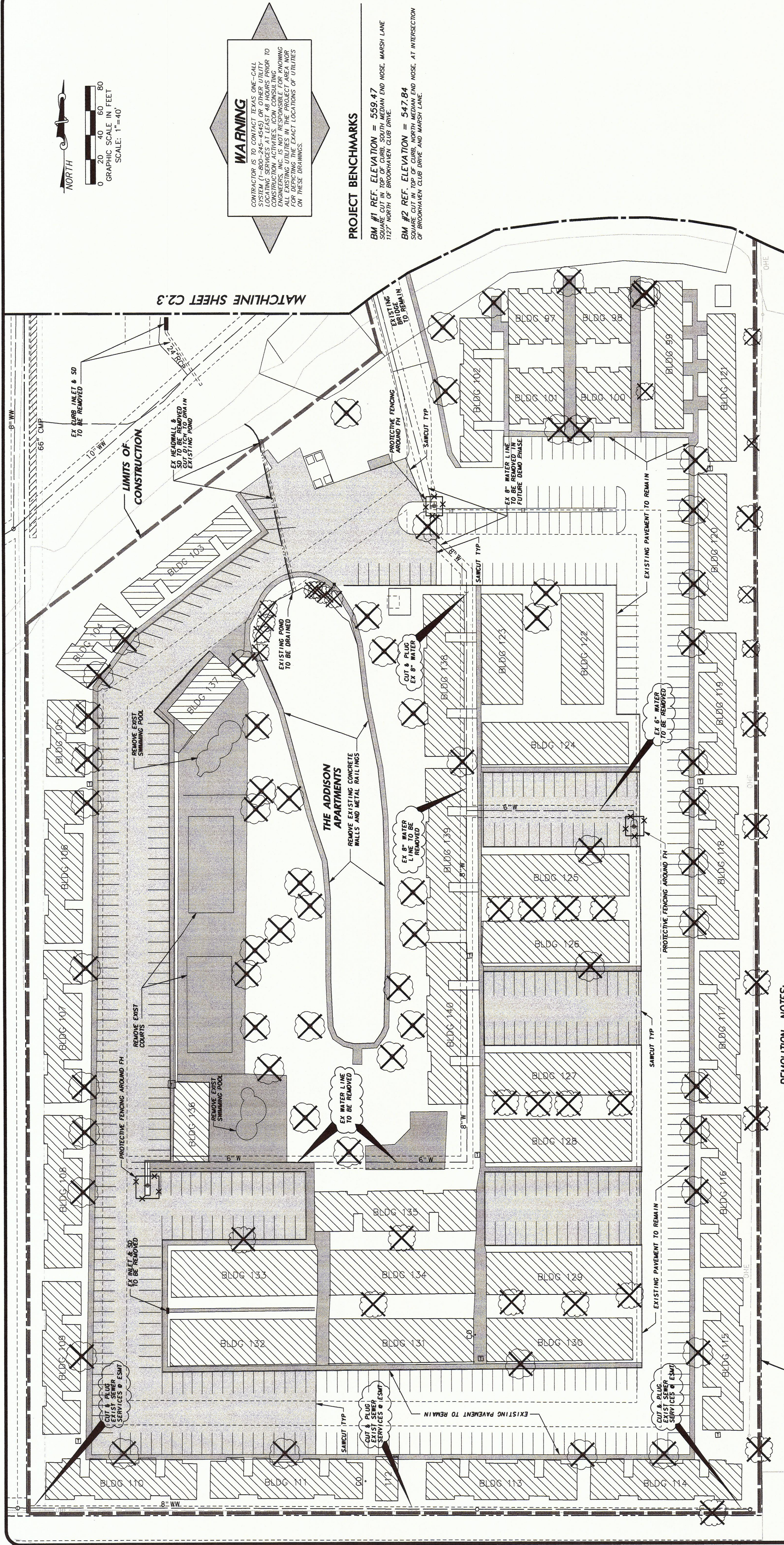
**PROJECT BENCHMARKS**

**BM #1 REF. ELEVATION = 559.47**  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE  
 1127 NORTH OF BROOKHAVEN CLUB DRIVE.

**BM #2 REF. ELEVATION = 547.84**  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION  
 OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

**LEGEND**

	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING CONCRETE SIDEWALK TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED AT END OF PROJECT (SEE NOTE 14)
	EXISTING BUILDING TO BE REMOVED
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE



- DEMOLITION NOTES:**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
  - INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
  - PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
  - HAZARDOUS AND/OR CONTAMINATED MATERIALS: ABATEMENT ACTIVITIES FOR EACH BUILDING WILL BE COMPLETED BEFORE DEMOLITION ACTIVITIES ON THAT BUILDING COMMENCE. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
  - STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE PAVEMENT & SUITABLE EARTHEN MATERIAL) TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
  - FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPURTENANCES AND/OR WORKS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
  - TREE REMOVAL: NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED BY WRITING BY THE TOWN OF ADDISON. THOSE TREES THAT ARE TO REMAIN SHALL HAVE TREE FENCING INSTALLED PER THE DETAIL SHOWN ON SHEET C3.2 PRIOR TO ANY DEMOLITION ACTIVITIES ON THE PROJECT SITE. THE TREES DESIGNATED TO BE REMOVED HAVE A LARGE "X" THROUGH THE TREE SYMBOL. STOCKPILING OF TREES AFTER CUTTING/REMOVAL IS NOT ALLOWED. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.
  - SAWCUTTING OF EXISTING PAVEMENT: SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
  - REMOVAL OF UTILITIES: MAIN AND MAIN LINE WASTEWATER REMOVAL IS INCLUDED IN THIS CONTRACT. PRIOR TO DEMOLITION OF ANY STRUCTURES, ALL WASTEWATER MAINS ARE TO BE CUT AND PLUGGED AT THE INTERSECTION MARKED. SUBSEQUENTLY, ALL WASTEWATER LATERALS SHALL HAVE A DOUBLE CLEANOUT INSTALLED, CUT AND PLUGGED AT THE EASEMENT/PROPERTY LINE.
  - MAIN LINE WATER FACILITIES INCLUDING VALVES & HYDRANTS, ARE TO REMAIN IN PLACE UNTIL BUILDING DEMOLITION IS COMPLETE, FOR SAKE OF POTENTIAL RE-USE. ALL VALVES AND HYDRANTS ARE TO BE EVALUATED BY THE TOWN OF ADDISON UTILITIES FOR SAKE OF POTENTIAL RE-USE.
  - THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR PLUG ALL UTILITY SERVICES THAT ARE ENCOUNTERED (EXCEPT THOSE DESIGNATED TO REMAIN IN PLACE AT THIS TIME), AND SHALL DOCUMENT THE LOCATION OF PLUGGED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
  - ALL UTILITY WORK TO BE INSPECTED BY THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. CONTACT DAVE WILDE AT 972-450-2847 FOR INSPECTION.
- 10. REMOVAL OF FENCING:** ALL ON SITE FENCING WITHIN THE PROPOSED LIMITS OF CONSTRUCTION, WITH THE EXCEPTION OF THE CHAIN LINK SECURITY FENCING AROUND THE PERIMETER OF THE SITE, IS TO BE REMOVED AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE.
- 11. BUILDING / STRUCTURE REMOVAL:** DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE GROUND MATERIALS, THE SLAB, FOUNDATION, PIERS, CARPETING AND PAIS, INTERIOR DOORS, CLOSET SHELVING & ROADS, CEILING, INSULATION, INTERIOR WALLS, INTERIOR PARTITIONS, INTERIOR FLOORING, INTERIOR FINISHES, INTERIOR LIGHT FIXTURES, INTERIOR WALLS, FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
- 12. BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT FLOODING OF WATER.
- 13. REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO BUILDING MATERIALS; UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; FENCING; ROCK; TRASH; REFUSE; AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- 14. REPAIR AND RESTORATION OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT REASONED TO BE REMOVED THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

MATCHLINE SHEET C2.3



NO.	REVISION	BY	DATE

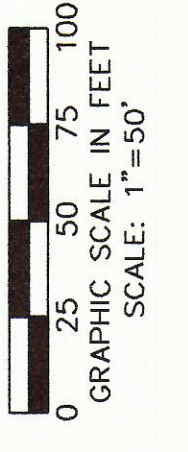
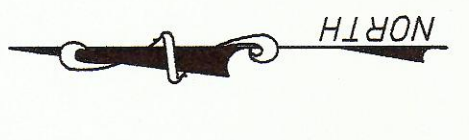
**icon**  
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**EROSION & SEDIMENT CONTROL PLAN - "BROOKS" & "GREENBROOK" TOWN OF ADDISON, TX**

**PHASE TWO DEMOLITION PLANS BROOKHAVEN VILLAGE**



Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-01d  
**SHEET C3.1**



**WARNING**  
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4945) OR OTHER UTILITY LOCATING SERVICE PRIOR TO ANY WORK TO CONDUCT CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING OR UNKNOWN UTILITIES OR LOCATIONS OF UTILITIES ON THESE DRAWINGS.

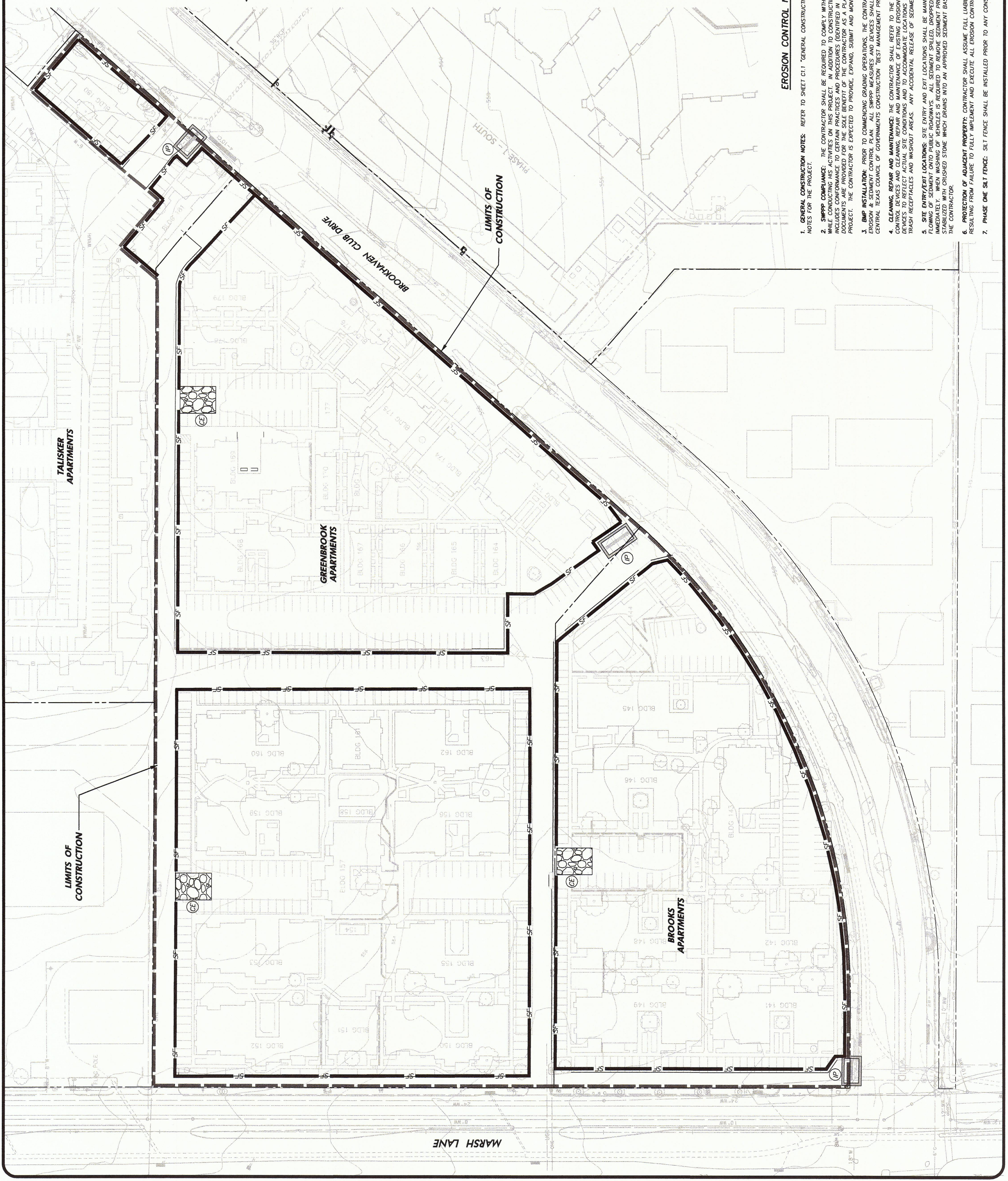
**PROJECT BENCHMARKS**

**BM #1 REF. ELEVATION = 559.47**  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE  
 1127 NORTH OF BROOKHAVEN CLUB DRIVE.

**BM #2 REF. ELEVATION = 547.84**  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

**LEGEND**

- SILT FENCE
- EXISTING SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- VEGETATED BUFFER



**EROSION CONTROL NOTES:**

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE SWPPP SHALL BE REVIEWED AND APPROVED BY THE TOWN OF ADDISON PRIOR TO CONSTRUCTION. THE SWPPP SHALL BE MAINTAINED ON THE PROJECT AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.
3. BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION CONTROL PLAN. SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
4. CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL RELOCATE AND/OR ADD EROSION CONTROL DEVICES AS REQUIRED TO MAINTAIN PROTECTION OF ADJACENT AREAS, INCLUDING RECEPTILES, TRASH RECEPTILES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
5. SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOODING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. PUBLIC ROADWAYS SHALL BE STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
7. PHASE ONE SILT FENCE: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE.

NO.	REVISION	BY	DATE

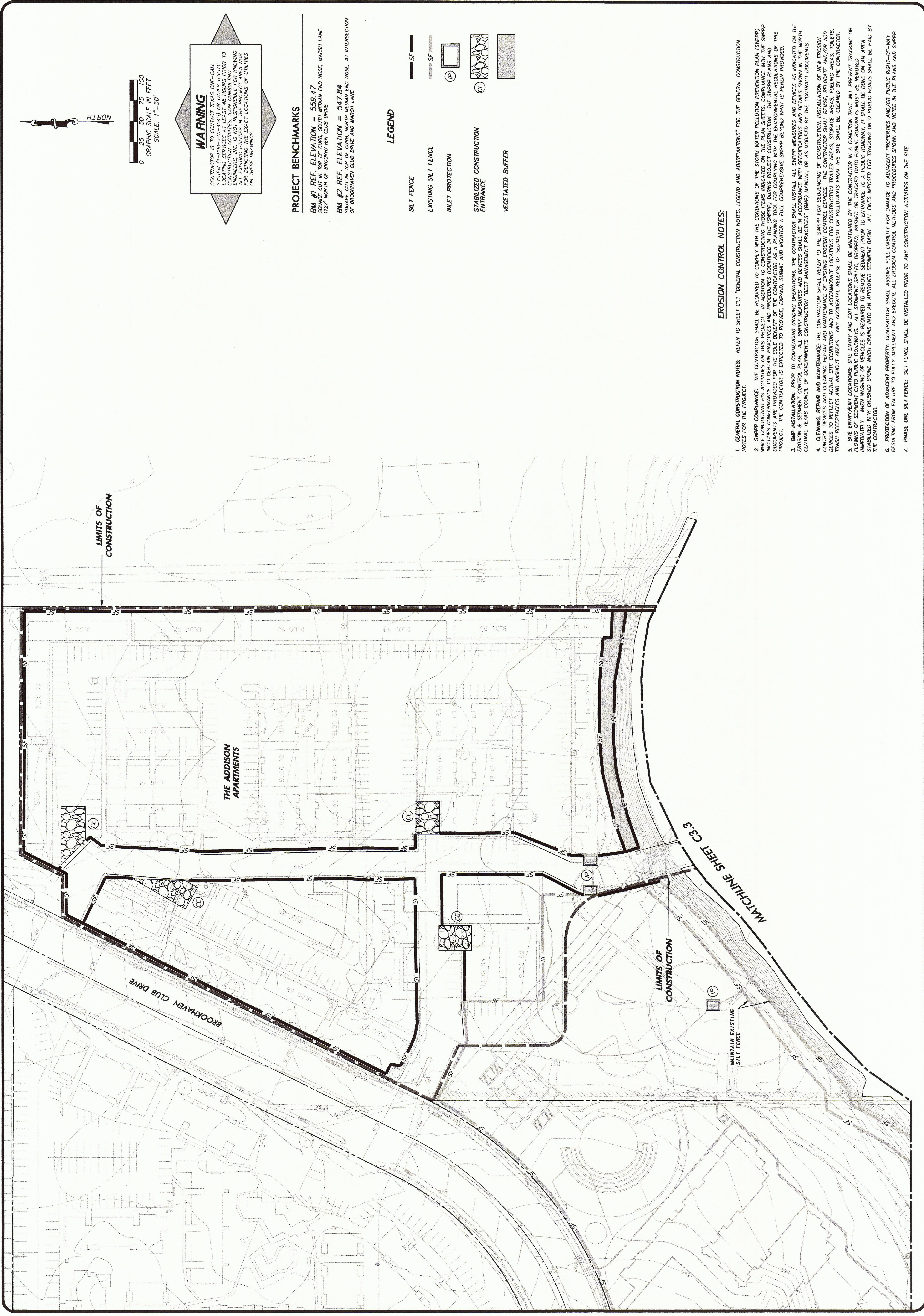
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**EROSION & SEDIMENT CONTROL PLAN - "THE ADDISON" (NORTH)**  
 TOWN OF ADDISON, TX

**PHASE TWO  
 DEMOLITION PLANS  
 BROOKHAVEN VILLAGE  
 TOWN OF ADDISON, TX**

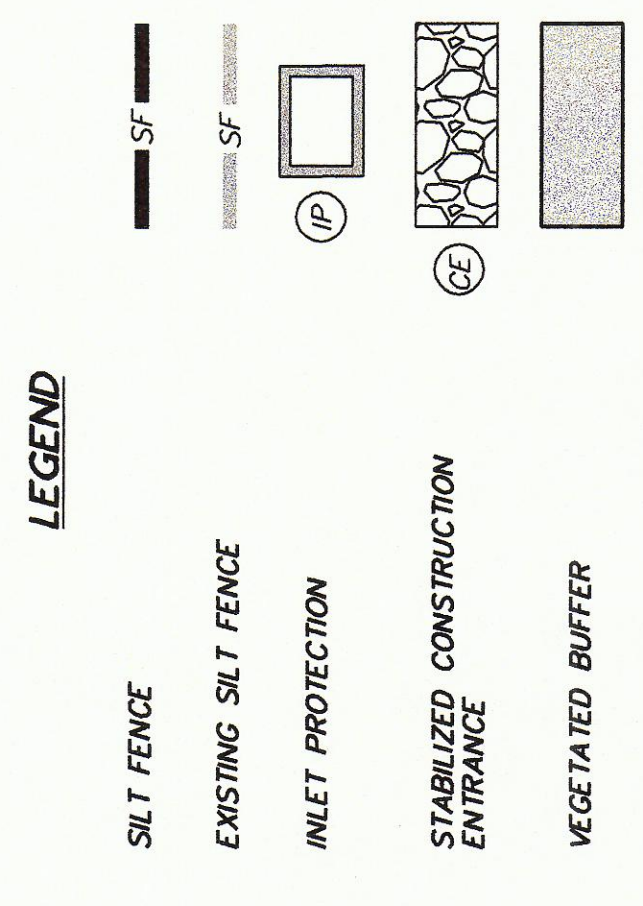


Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-01d  
**SHEET C3.2**



**WARNING**  
 CONTRACTOR TO VERIFY TEXAS ONE-CALL SYSTEM (800-4-A-CALL) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES IN THE PROJECT AREA AND FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PROJECT BENCHMARKS**  
 BM #1 REF. ELEVATION = 559.47  
 SQUARE CUT IN TOP OF CURB SOUTH MEDIAN END NOSE, MARSH LANE  
 1127' NORTH OF BROOKHAVEN CLUB DRIVE  
 BM #2 REF. ELEVATION = 547.84  
 SQUARE CUT IN TOP OF CURB NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.



**EROSION CONTROL NOTES:**

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE SWPPP SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE SWPPP SHALL BE REVIEWED AND APPROVED BY THE TOWN OF ADDISON. THE SWPPP SHALL INCLUDE CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (DETAILED IN THE SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.
3. BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
4. CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SWPPP MEASURES AND DEVICES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF NEW EROSION CONTROL DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEIPTABLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
5. SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
7. PHASE ONE SILT FENCE: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE.

NO.	REVISION	BY	DATE

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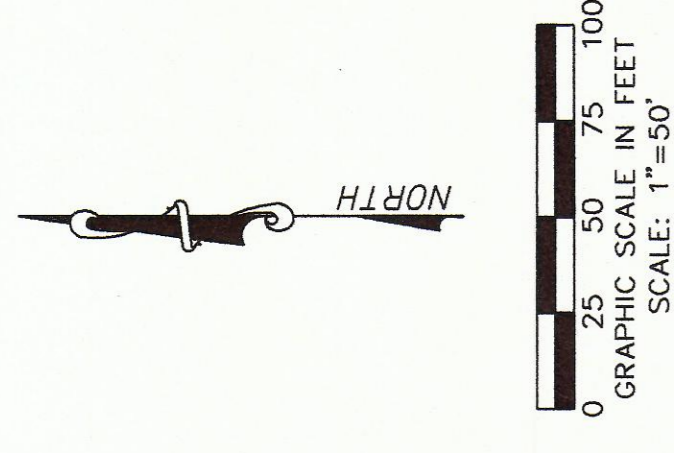
**EROSION & SEDIMENT CONTROL PLAN - "THE ADDISON" (SOUTH)**

**PHASE TWO DEMOLITION PLANS BROOKHAVEN VILLAGE TOWN OF ADDISON, TX**



Date: 5/19/08  
 Scale: AS SHOWN  
 Drawn By: SAM  
 Reviewed By: JMM  
 Project: 5019-01d

**SHEET C3.3**

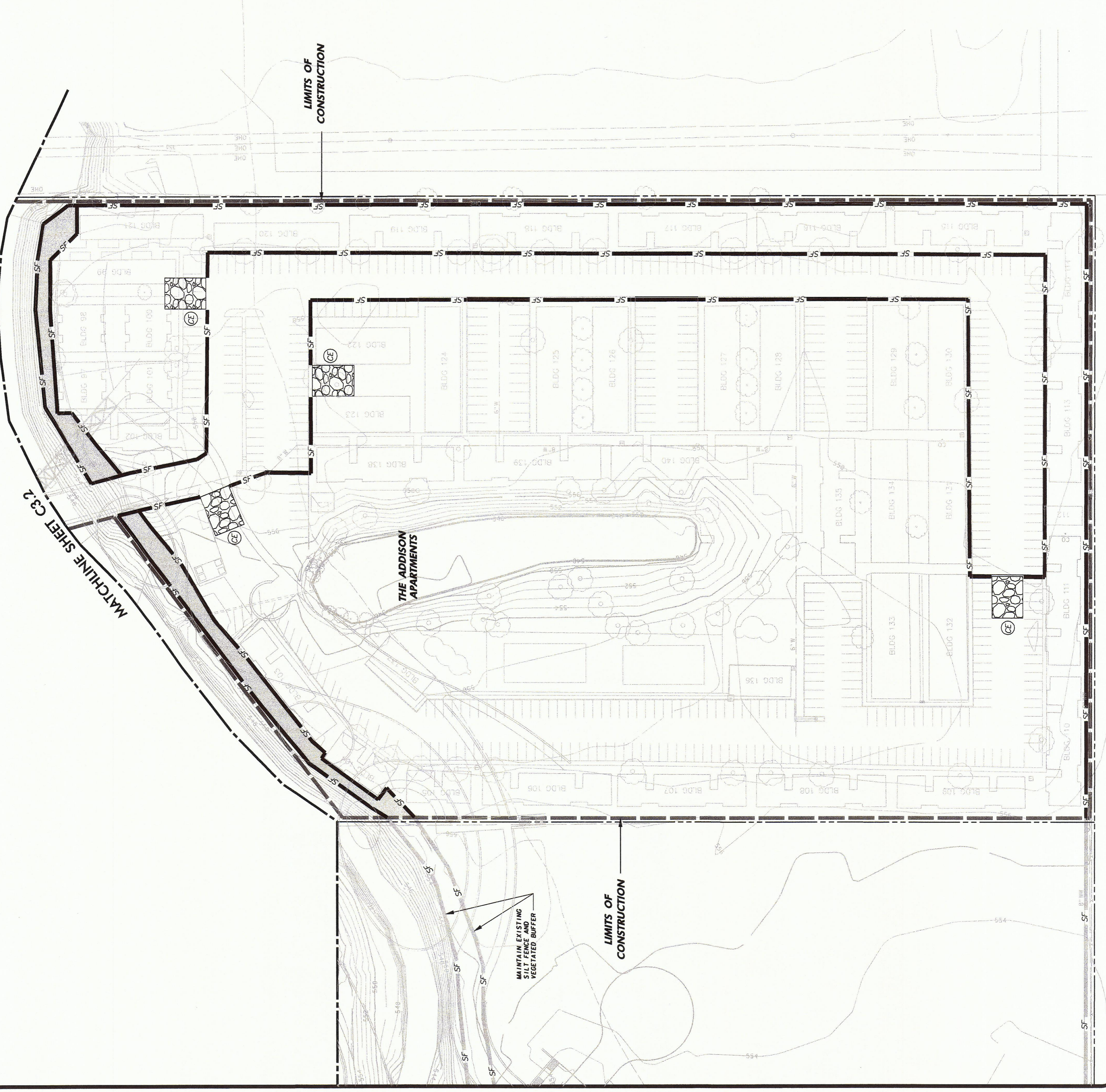
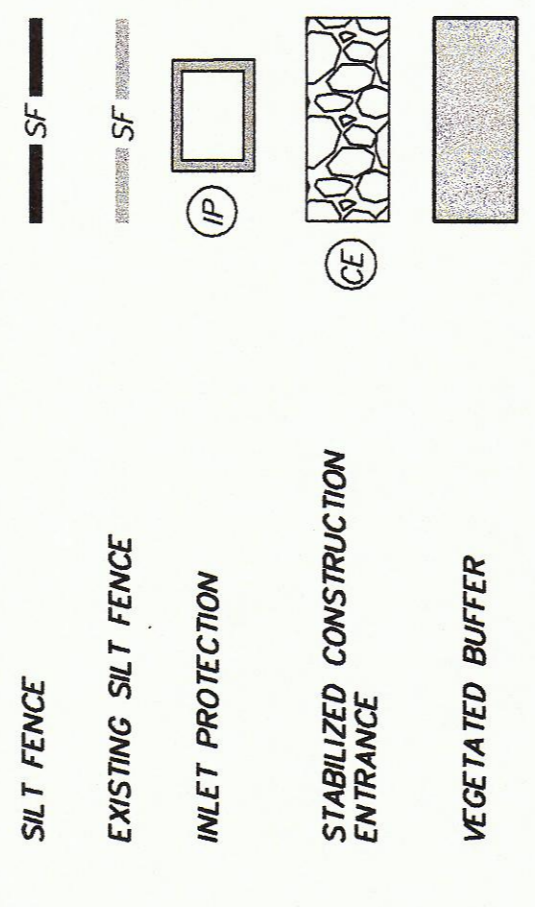


**WARNING**  
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICE PRIOR TO ANY CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PROJECT BENCHMARKS**

**BM #1 REF ELEVATION = 559.47**  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE  
 1127 NORTH OF BROOKHAVEN CLUB DRIVE.  
**BM #2 REF ELEVATION = 547.84**  
 SQUARE CUT IN TOP OF CURB, MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

**LEGEND**



**EROSION CONTROL NOTES:**

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SWPPP COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT, AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.
- BMP INSTALLATION:** PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS ACQUIRED BY THE CONTRACT DOCUMENTS.
- CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SCHEDULED CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVERSE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECIPIELES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
- SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA OF CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
- PHASE ONE SILT FENCE:** SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE.

NO.	REVISION	BY	DATE

**icon**  
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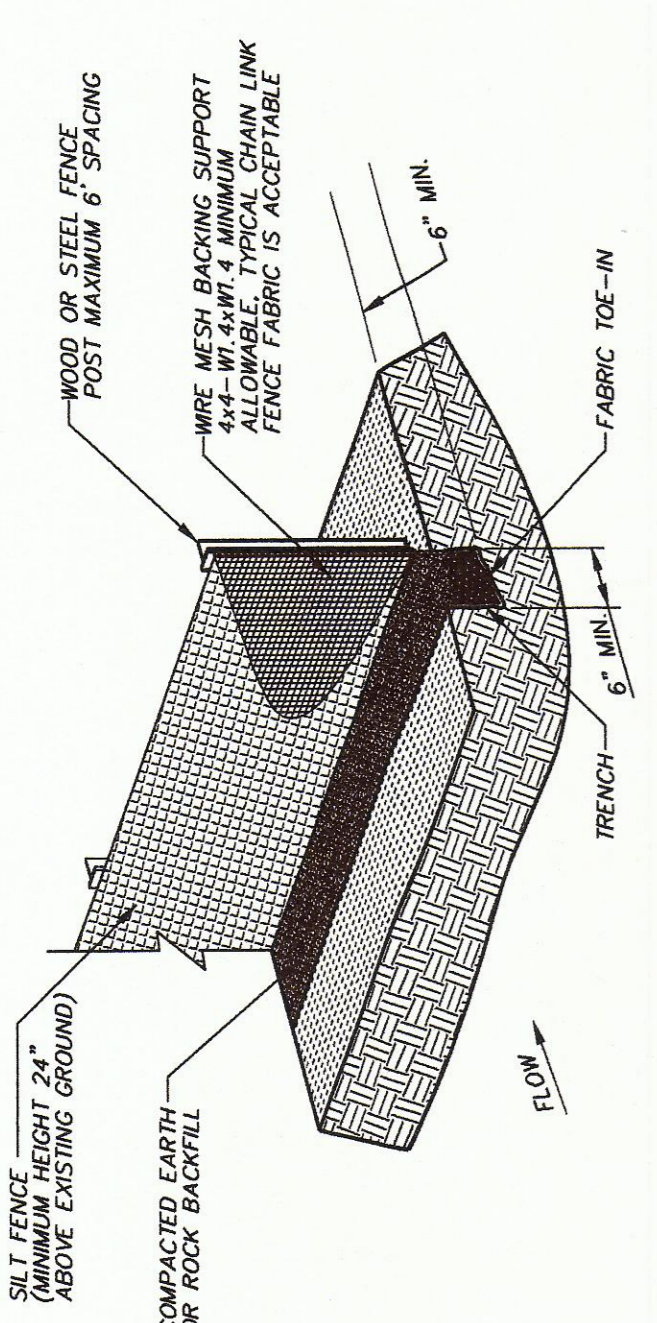
**EROSION & SEDIMENT CONTROL DETAILS**  
**TOWN OF ADDISON, TX**

**PHASE TWO**  
**DEMOLITION PLANS**  
**BROOKHAVEN VILLAGE**



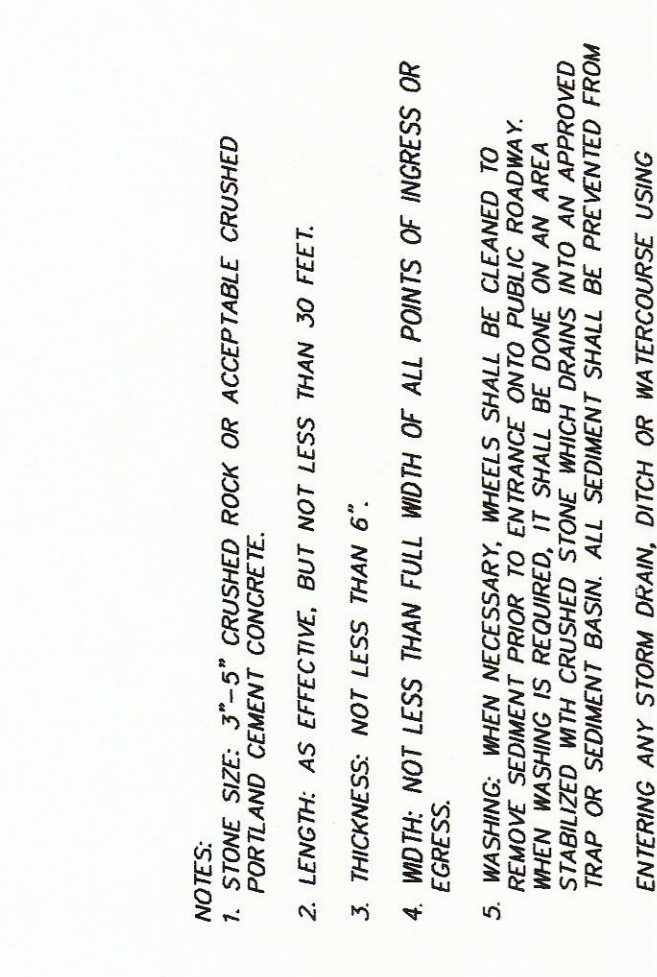
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 Drawn By: SAM  
 Reviewed By: JAM  
 Project: 5019-Old

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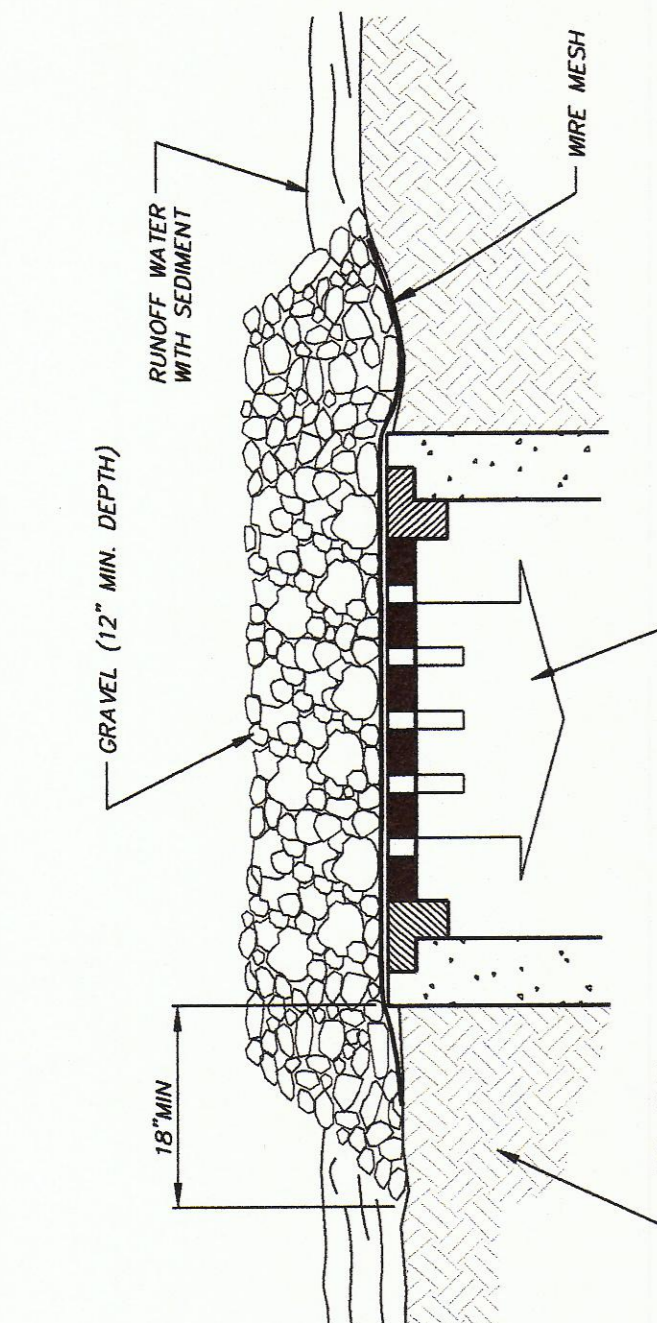
- NOTE:
- WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FOOT FOR STEEL OR TWO FEET FOR WOOD.
  - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND THE TRENCH IS AT LEAST 6" DEEP. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  - SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOBBLE OVERLAP; SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SEDIMENTATION.
  - CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

**SILT FENCE**  
 NOT TO SCALE



- NOTES:
- STONE SIZE: 3"-5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
  - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
  - THICKNESS: NOT LESS THAN 6".
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO PREVENT TRACKING OF SEDIMENT ONTO ADJACENT PAVED SURFACES. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PAVED SURFACES. REPAIRS SHALL BE MADE PROMPTLY WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SHALL BE REMOVED, WASHED OR TRACKED ONTO PUBLIC ROADWAY; MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

**STABILIZED CONSTRUCTION ACCESS**  
 NOT TO SCALE



**SPECIFIC APPLICATION**  
 THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATION FLOWS ARE EXPECTED, BUT NOT WHERE FLOODING AND THE STRUCTURE MIGHT CAUSE EXCESSIVE AND UNPROTECTED AREAS.

**INLET PROTECTION**  
 NOT TO SCALE

