

# CIVIL CONSTRUCTION PLANS

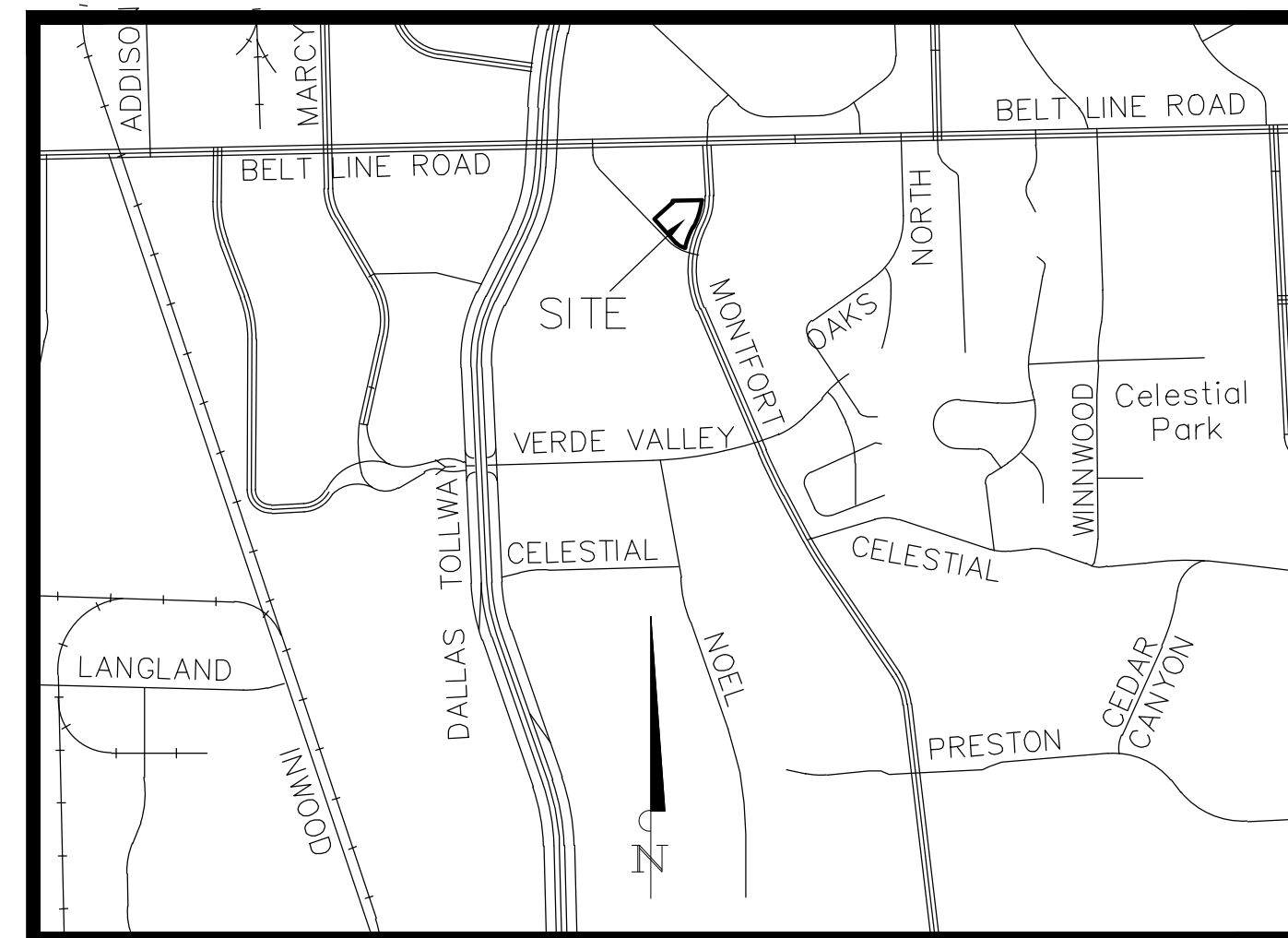
## FOR

# Loro Asian Smokehouse

LORO ASIAN SMOKEHOUSE  
ADDISON, TEXAS

14999 Montfort Drive  
Lot 1, Block 1  
Oaks North - West No. 2

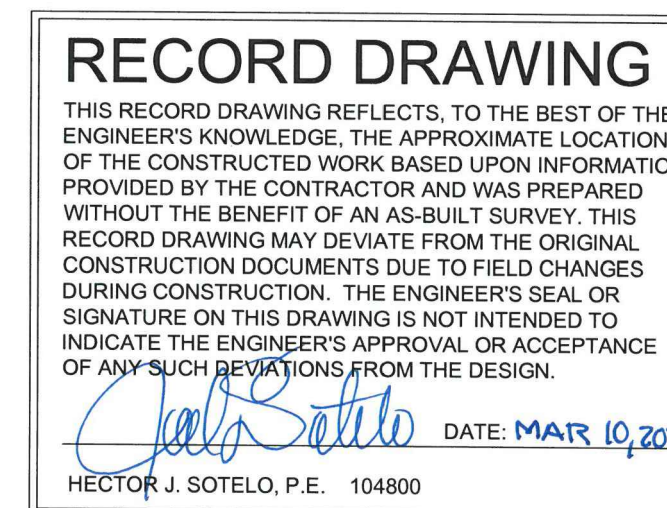
Loro Asian Smokehouse Sheet List Index		
Date	Sheet Number	Sheet Title
9/8/2022	C-0.0	Cover Sheet
9/8/2022	C-0.1	Plat
9/8/2022	C-1.1	General Notes
9/8/2022	C-2.1	Demolition Plan
9/8/2022	C-2.2	Paving Plan
9/8/2022	C-2.3	Dimensional Control Plan
9/8/2022	C-3.1	Grading Plan
9/8/2022	C-4.1	Existing Drainage Area Map
9/8/2022	C-4.2	Proposed Drainage Area Map
9/8/2022	C-5.1	Water and Sanitary Sewer Plan
9/8/2022	C-5.2	Water Profile
9/8/2022	C-6.1	Erosion Control Plan
9/8/2022	C-6.2	Erosion Control Details 1 of 2
9/8/2022	C-6.3	Erosion Control Details 2 of 2
9/8/2022	C-7.1	Private Infrastructure Details
9/8/2022	C-7.2	Public Infrastructure Details
9/8/2022	C-7.3	City Water Details
9/8/2022	L-1.0	Landscape Plan
9/8/2022	L-2.0	Landscape Details & Notes
3/17/2022	L-3.0	Tree Mitigation Plan



VICINITY MAP  
NOT TO SCALE  
ADDISON, TEXAS

IN  
ADDISON, TEXAS  
DALLAS COUNTY

RECORD DRAWINGS  
MARCH 2023



for contractor review

REVISIONS		
NO	DATE	DESCRIPTIONS
1	5/18/2022	FIRE LINE SEPARATED FROM DOMESTIC WATER LINE, KEEP EXISTING SS LINE 4". ADDED A DUMPSTER, EXPANDED WOOD PILE AREA, REVISED OUTDOOR SERVICE AREA, ADDED WATER METER, REVISED SITE DATA SUMMARY TABLE
2	6/20/2022	REMOVED "DOMESTIC" NOTE AND ADDED SERVICE LINE
3	8/2/2022	ADDED PROPOSED WATER LINE TO PLANS
4	9/8/2022	ADDED PROPOSED DOMESTIC WATER LINE TO PLANS, SIGN (PERMIT BY OTHERS), LANDSCAPE REVISION GROUND COVER.



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

TOA PROJECT NUMBER: 2022-02D

NOTE:  
INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPERATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

OWNER:  
HAI HOSPITALITY  
1306 WEST OLTORF STREET  
SUITE C  
AUSTIN, TEXAS 78704

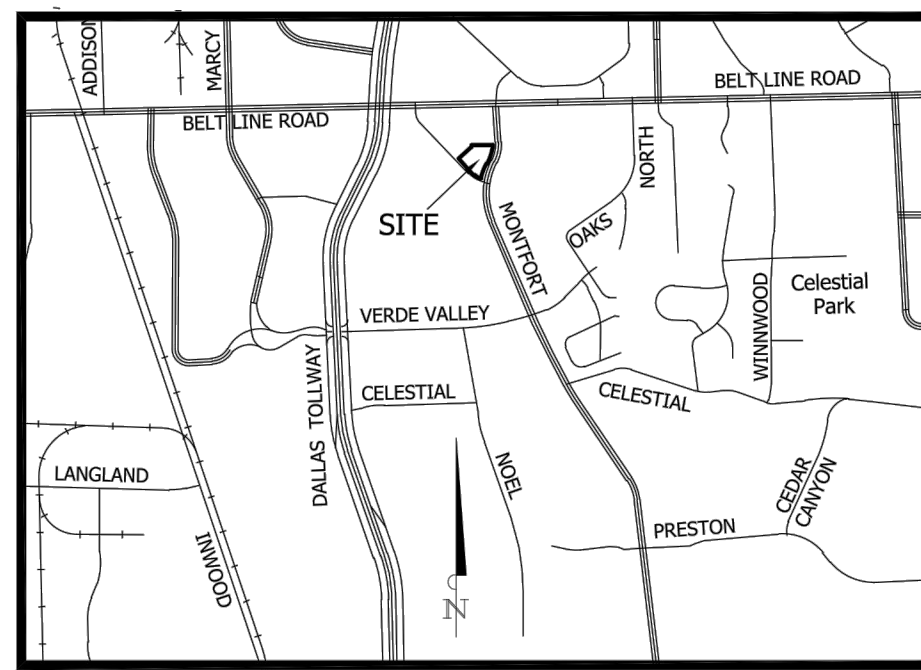
ARCHITECT:  
ID STUDIO4  
CONTACT: POLO EUSEBIO  
6201 CAMPUS CIRCLE DRIVE E  
IRVING, TEXAS 75063  
(972) 870-1288

PREPARED BY:



CONTACT: HECTOR J. SOTELO, P.E.  
hsotelo@bannistereng.com





VICINITY MAP  
NOT TO SCALE  
ADDISON, TEXAS

**LEGEND**

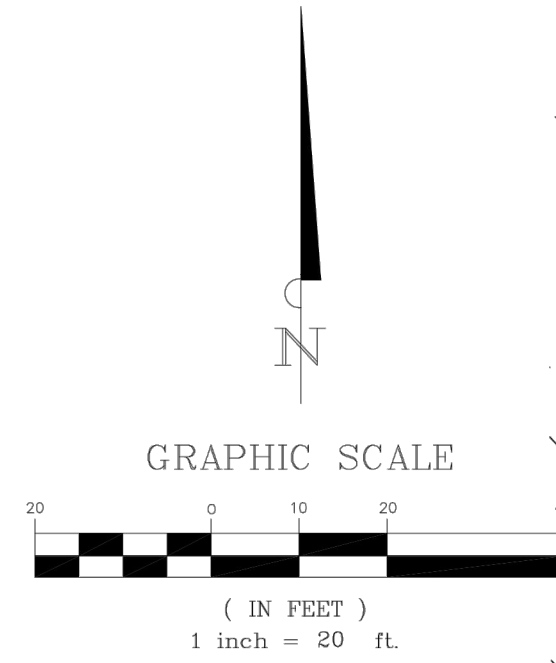
N NORTH  
S SOUTH  
E EAST  
W WEST

• DEGREES  
• MINUTES/FEET  
• SECONDS/INCHES

O.P.R.D.C.T.  
OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS

D.R.D.C.T.  
DEED RECORDS  
DALLAS COUNTY, TEXAS

M.R.D.C.T.  
MAP RECORDS  
DALLAS COUNTY, TEXAS



Line #	Length	Direction
L1	10.75'	N49° 11' 50"E
L2	17.08'	N4° 11' 50"E
L3	132.25'	N49° 11' 50"E
L4	116.44'	N89° 26' 29"E
L5	30.65'	S45° 33' 31"E
L6	3.42'	S0° 33' 31"E
L7	10.50'	N89° 26' 29"E
L8	16.50'	S79° 02' 49"E
L9	16.46'	N79° 03' 09"W
L10	6.91'	S89° 26' 29"W
L11	11.25'	S0° 33' 31"E
L12	150.85'	S21° 56' 29"W
L13	88.68'	S47° 25' 08"W
L14	85.30'	N47° 25' 08"E
L15	144.47'	N21° 56' 29"E
L16	20.04'	N0° 33' 31"W
L17	18.23'	N45° 33' 31"W
L19	120.54'	S49° 11' 50"W
L20	17.08'	S4° 11' 50"W
L21	16.58'	S49° 11' 50"W

**GENERAL NOTES:**

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0180K, dated July 7, 2014. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.  
The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

**SURVEYOR'S CERTIFICATE:**

That I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

For: Bannister Engineering, LLC

**PRELIMINARY,**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Dan Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4838

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, The State of Texas



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	10.00'	90°00'00"	S55° 57' 11"W	14.14'
C2	102.55'	437.00'	13°26'45"	S20° 33' 42"W	102.32'
C3	97.98'	652.24'	8°36'24"	S23° 56' 25"W	97.88'
C4	51.41'	25.00'	117°49'54"	S78° 33' 10"W	42.82'
C5	36.44'	30.00'	69°35'42"	S55° 45' 39"E	34.24'
C6	10.85'	54.00'	11°30'41"	S84° 48' 10"E	10.83'
C7	11.96'	10.00'	68°32'35"	N76° 48' 11"W	11.26'
C8	18.29'	10.00'	104°46'12"	S38° 10' 24"E	15.84'
C9	94.04'	413.00'	13°02'45"	S20° 44' 04"W	93.83'
C10	86.75'	676.24'	7°21'00"	S24° 33' 05"W	86.69'
C11	20.35'	10.00'	116°35'32"	S79° 10' 21"W	17.02'
C12	16.01'	10.00'	91°43'43"	N3° 19' 58"E	14.35'
C13	21.07'	30.00'	40°14'40"	N69° 19' 10"E	20.64'
C14	10.86'	30.00'	20°44'34"	S58° 33' 16"W	10.80'
C15	14.86'	10.21'	83°24'28"	N50° 04' 18"E	13.58'
C16	12.04'	418.00'	1°39'02"	N7° 02' 12"E	12.04'
C17	17.89'	442.00'	2°19'09"	S7° 00' 13"W	17.89'
C18	15.22'	10.00'	87°12'37"	S35° 26' 31"E	13.79'

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 240-21-001

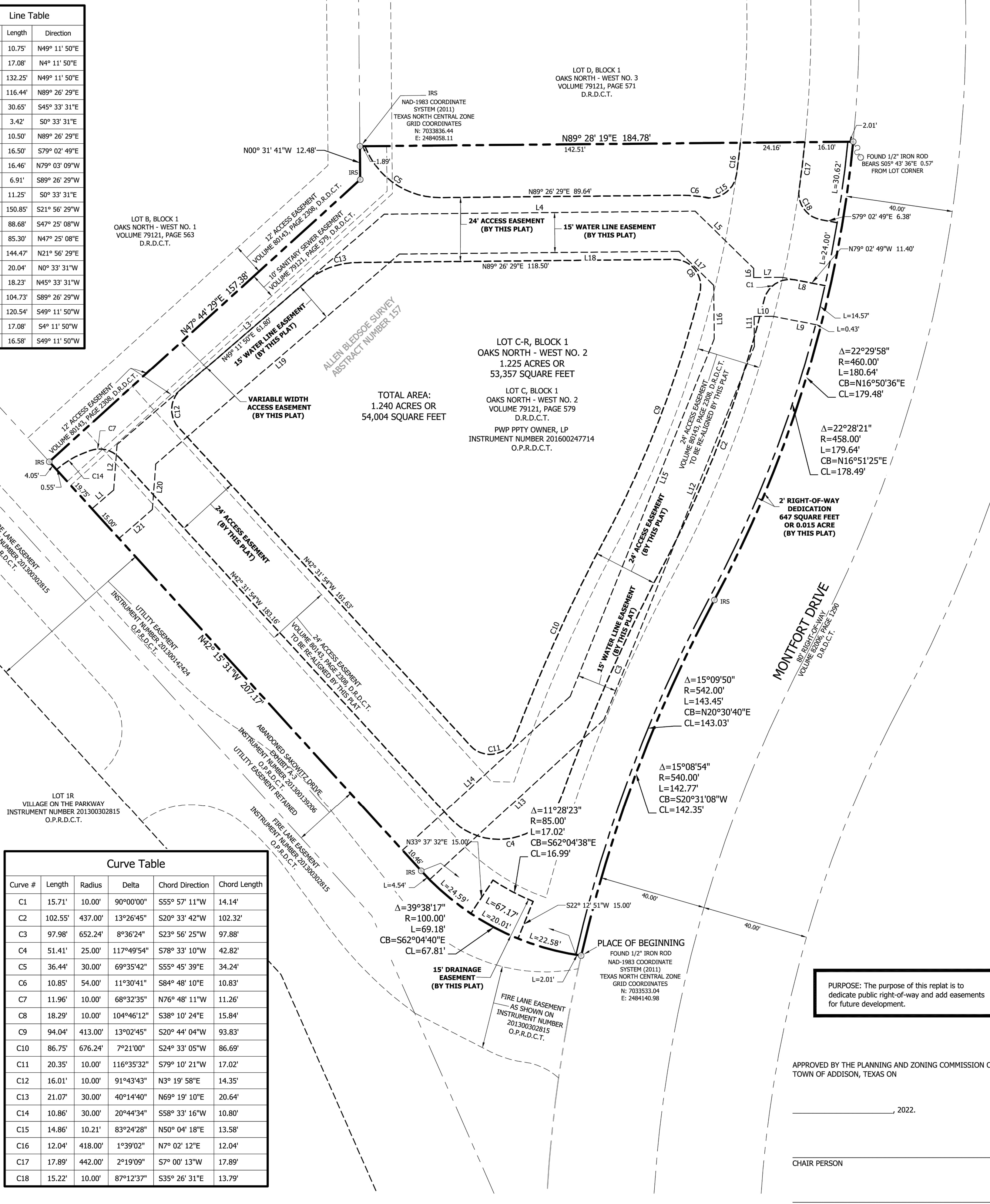
LOT B, BLOCK 1  
OAKS NORTH - WEST NO. 1  
VOLUME 79121, PAGE 563  
D.R.D.C.T.

LOT C-R, BLOCK 1  
OAKS NORTH - WEST NO. 2  
1.225 ACRES OR  
53,357 SQUARE FEET

LOT C, BLOCK 1  
OAKS NORTH - WEST NO. 2  
VOLUME 79121, PAGE 579  
D.R.D.C.T.

PWP PTY OWNER, LP  
INSTRUMENT NUMBER 201600247714  
O.P.R.D.C.T.

TOTAL AREA:  
1.240 ACRES OR  
54,004 SQUARE FEET



PURPOSE: The purpose of this replat is to dedicate public right-of-way and add easements for future development.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON \_\_\_\_\_, 2022.

CHAIR PERSON \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**OWNER'S CERTIFICATE:**

State of Texas §  
County of Dallas §

WHEREAS, PWP PROPERTY OWNER LP is the owner of that certain 1.240 acres (54,004 square feet) of land in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, described as Lot C, Block 1, Oaks North - West No. 2 (hereinafter referred to as Lot C), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 579, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod found for the Southerly corner of said Lot C, same being the intersection of the existing Westerly right-of-way line of Montfort Drive (80' right-of-way), as recorded in Volume 82006, Page 1290, D.R.D.C.T. and the existing Northeasterly line of the Abandoned Sakowitz Drive retained as Utility Easement (hereinafter referred to as Utility Easement), as recorded in Instrument Number 201300139206, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same also being the beginning of a curve to the right, whose long chord bears North 62 degrees 04 minutes 40 seconds West, a distance of 67.81 feet;

**THENCE** Northwesterly, departing the existing Westerly right-of-way line of said Montfort Drive, with the common line between said Lot C and said Utility Easement, with said curve to the right, having a radius of 100.00 feet, through a central angle of 39 degrees 38 minutes 17 seconds, for an arc distance of 69.18 feet;

**THENCE** North 42 degrees 15 minutes 31 seconds West, continuing with the common line between said Lot C and said Utility Easement, a distance of 207.17 feet to the Southerly corner of that certain tract of land described as Lot B, Block 1, Oaks North - West No. 1 (hereinafter referred to as Lot B), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 563, D.R.D.C.T.;

**THENCE** North 47 degrees 44 minutes 29 seconds East, departing the existing Northeasterly line of said Utility Easement, with the common line between said Lot C and said Lot B, a distance of 157.38 feet to the Southeast corner of said Lot B;

**THENCE** North 00 degrees 31 minutes 41 seconds West, continuing with the common line between said Lot C and said Lot B, a distance of 12.48 feet to the Northwesterly corner of said Lot C, same being the Southwest corner of that certain tract of land described as Lot D, Block 1, Oaks North - West No. 3 (hereinafter referred to as Lot D), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 571, D.R.D.C.T.;

**THENCE** North 89 degrees 28 minutes 19 seconds East, a distance of 184.78 feet to the Northeast corner of said Lot C, same being the Southeast corner of said Lot D, same being the existing Westerly right-of-way line of said Montfort Drive, same also being the beginning of a non-tangent curve to the right, whose long chord bears South 16 degrees 50 minutes 36 seconds West, a distance of 179.48 feet;

**THENCE** Southerly with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the right, having a radius of 460.00 feet, through a central angle of 22 degrees 29 minutes 58 seconds, for an arc distance of 180.64 feet to the beginning of a non-tangent curve to the left, whose long chord bears South 20 degrees 31 minutes 08 seconds West, a distance of 142.35 feet;

**THENCE** Southerly, continuing with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the left, having a radius of 540.00 feet, through a central angle of 15 degrees 08 minutes 54 seconds, for an arc distance of 142.77 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.240 acres (54,004 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PWP PROPERTY OWNER LP, does hereby adopt this plat designating the hereinabove property as:  
LOT C-R, BLOCK 1, OAKS NORTH - WEST NO. 2

an addition to the Town of Addison, Dallas County, Texas, and subject to the conditions, restrictions and reservations stated herein, owner dedicates to the public use forever the streets and alleys shown hereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owners(s), his heirs, grantees and successors, and assigns:

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The proposed detention area easement(s) within the limits of the addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property of person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean or debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure of structures, within the detention area(s) or subdivision storm drainage system. The detention area easement line identified on this plat shown the detention area(s) serving this addition.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS UNDER MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PWP PROPERTY OWNER LP

By: Northwood Investors

By: \_\_\_\_\_

Name: James Geskey

Title: Managing Director

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared James Geskey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, The State of \_\_\_\_\_

**REPLAT**  
**LOT C-R, BLOCK 1**  
**OAKS NORTH - WEST NO. 2**  
Being a Replat of Lot C, Block 1,  
Oaks North - West No. 2, an addition to the Town of Addison,  
Dallas County, Texas, according to the plat recorded in Volume  
79121, Page 579, Deed Records, Dallas County, Texas  
and Being 1.240 acres out of the  
Allen Bledsoe Survey, Abstract Number 157  
Town of Addison, Dallas County, Texas  
Town Case No. R2022-03  
Preparation Date: September 2021  
Revision Date: August 2022  
SHEET 1 OF 1

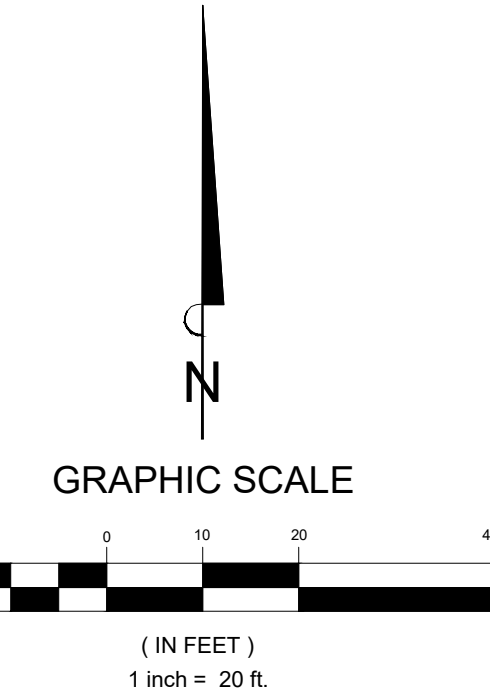
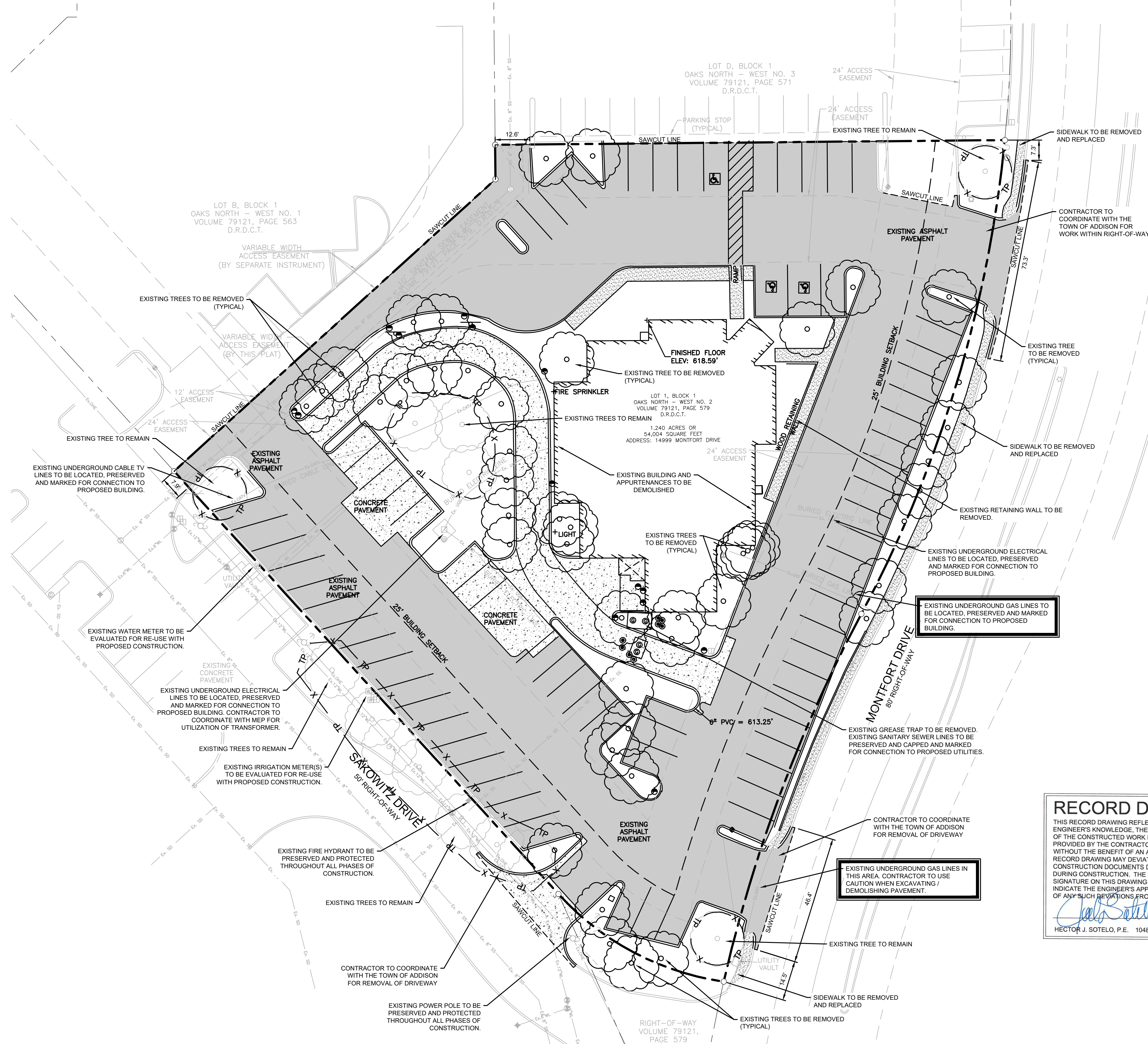
ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER / DEVELOPER:  
PWP PROPERTY OWNER LP  
575 FIFTH AVENUE, 23RD FLOOR  
NEW YORK, NEW YORK 10017

B:\Clients\240 (HAI Hospital)\240-21-001 (Loro Adian Smokehouse - Addison)\Survey\240-21-001 Survey Base.dwg 9/8/2022 11:53:48 AM



File: B:\Clients\2402 (HAI Hospitality)\2402-1-001 (Loro Asian Smokehouse - Addison)\Civil\Sheet Set\C-2.1 Demolition Plan.dwg || Date Plotted: 3/10/2023 10:34 AM || Plotted By: demis



**LEGEND**

- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- FULL DEPTH SAWCUT
- TREE PROTECTION FENCE
- TREES TO BE REMOVED
- TREES TO REMAIN

**NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
- UNLESS OTHERWISE NOTED, ALL DEMOLITION AND REMOVAL SHALL BE PERFORMED BY CONTRACTOR.
- CONTRACTOR SHALL HAUL OFF AND DISPOSE IN A LAWFUL MANNER, ALL DEBRIS AND TRASH GENERATED FROM REMOVAL OF BUILDINGS, PAVEMENT, UTILITIES, EQUIPMENT, TREES, ETC.
- FOR ALL UTILITIES TO BE ABANDONED, CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY OWNER.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND PLUGGED AT THE PROPERTY LINE. INSTALL PLUGS AT EACH END OF ABANDONED PIPELINE SECTION AND/OR AT EACH LOCATION WHERE PIPELINE IS CUT. PLUG SHALL BE A MINIMUM OF 9" THICK CONCRETE BULKHEAD.
- CONCRETE CUTTING DEBRIS MUST BE PROPERLY REMOVED AND DISPOSED OF PER ALL APPLICABLE REGULATIONS.
- EXISTING UNDERGROUND IRRIGATION SYSTEM IS TO REMAIN, UNLESS IRRIGATION LINES AND / OR APPURTENANCES CONFLICT WITH PROPOSED IMPROVEMENTS.
- REFER TO EROSION CONTROL PLAN FOR REQUIRED BMP'S. ALL REQUIRED BMP SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION.
- SAWCUT LINES SHOWN ON PLANS ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS. CONTRACTOR SHALL REFERENCE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL SECURE A TREE REMOVAL PERMIT BEFORE DEMO OF TREES SHOWN ON DEMO PLAN BASED ON THE LIST OF TREES TO BE SHOWN ON THE TREE MITIGATION SHEET.
- TREES MAY NEED TO BE PRUNED TO PREVENT DAMAGE FROM EQUIPMENT. FOR TREE REMOVAL AND PRESERVATION, REFER TO TREE MITIGATION PLAN SHEET L-3.0 THIS SET.

**NOTES TO CONTRACTOR**

- INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. THE INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
- CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF ADDISON FOR THE CLOSURE OF THE EXISTING DRIVEWAYS.

**RECORD DRAWING**

THIS RECORD DRAWING REFLECTS, TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE APPROXIMATE LOCATION OF THE CONSTRUCTED WORK BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND WAS PREPARED WITHOUT THE BENEFIT OF AN AS-BUILT SURVEY. THIS RECORD DRAWING MAY DEVIATE FROM THE ORIGINAL CONSTRUCTION DOCUMENTS DUE TO FIELD CHANGES DURING CONSTRUCTION. THE ENGINEER'S SEAL OR SIGNATURE ON THIS DRAWING IS NOT INTENDED TO INDICATE THE ENGINEER'S APPROVAL OR ACCEPTANCE OF ANY SUCH DEVIATIONS FROM THE DESIGN.

*Cal Sotelo* DATE: MAR 10, 2023  
 HECTOR J. SOTELO, P.E. 104800



Know what's below.  
 Call before you dig.  
 (@ least 48 hours prior to digging)

**BENCHMARKS**

SITE BENCHMARK #1: MAG NAIL SET N: 7033821.19 E: 2484200.52	ELEV. = 616.35
SITE BENCHMARK #2: MAG NAIL SET N: 7033755.57 E: 2483934.79	ELEV. = 618.52

**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
 14999 MONTFORT DRIVE  
 ADDISON, TEXAS

**DEMOLITION PLAN**

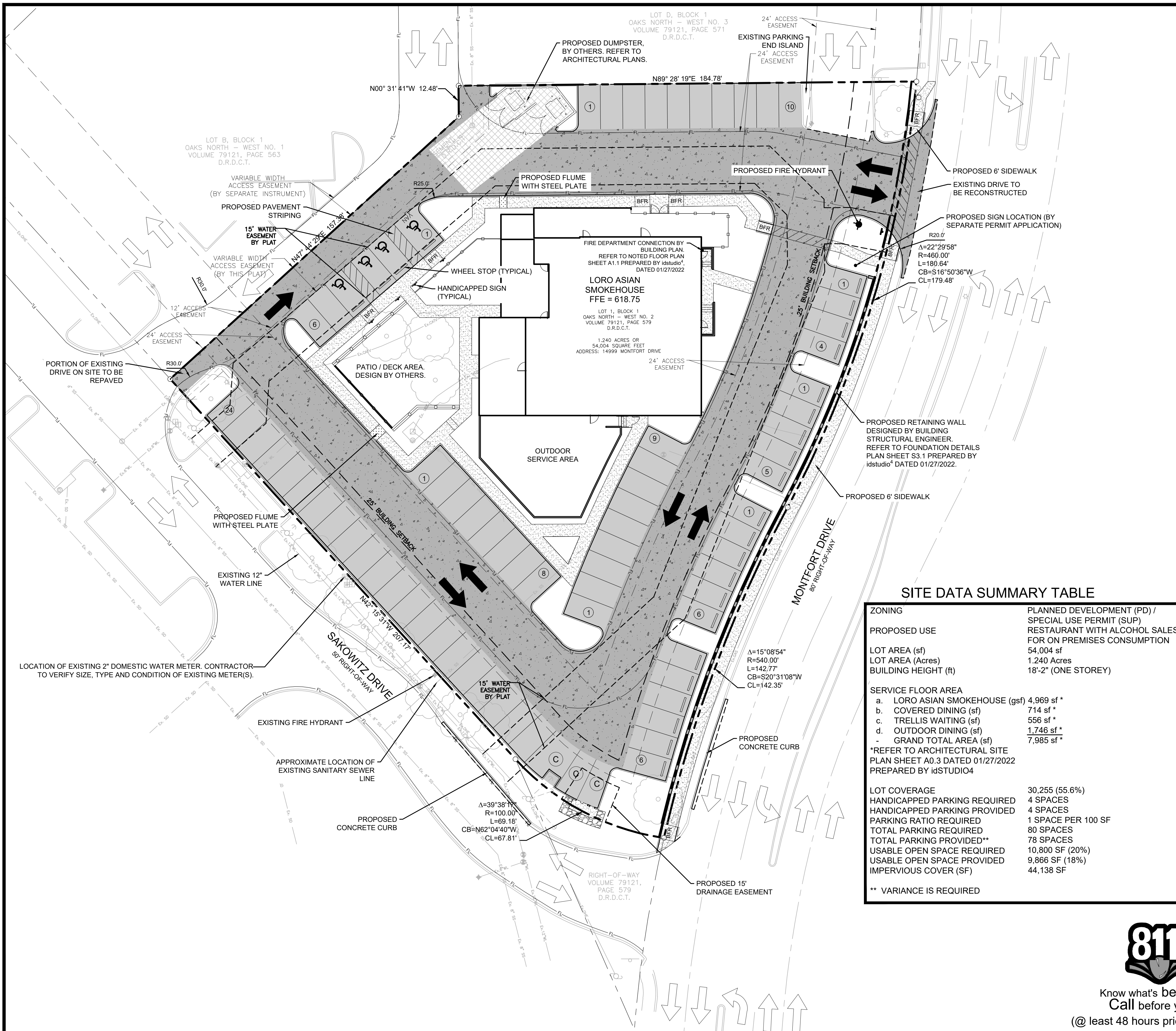
No.	Date	Revision Description



SHEET NUMBER  
**C-2.1**

PROJECT NO.: 240-21-001

File: B:\Clients\2401 (HA) Hospitality\2402-2-001 (Loro Asian Smokehouse - Addition)\Civil\Sheet Set\C-2.2 Paving Plan.dwg || Date Plotted: 3/10/2023 10:34 AM || Plotted By: demis



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

**LEGEND**

- 7' HEAVY DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS
- 6' MEDIUM DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS
- 5' LIGHT DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS
- 4' AND 5' SIDEWALK/FLATWORK
- PROPOSED TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- FIRELANE
- ACCESSIBLE PARKING SPACE
- BARRIER FREE RAMP
- LONGITUDINAL BUTT JOINT

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
  - REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
  - ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

**SITE DATA SUMMARY TABLE**

ZONING	PLANNED DEVELOPMENT (PD) / SPECIAL USE PERMIT (SUP)
PROPOSED USE	RESTAURANT WITH ALCOHOL SALES FOR ON PREMISES CONSUMPTION
LOT AREA (sf)	54,004 sf
LOT AREA (Acres)	1.240 Acres
BUILDING HEIGHT (ft)	18'-2" (ONE STOREY)
<b>SERVICE FLOOR AREA</b>	
a. LORO ASIAN SMOKEHOUSE (gsf)	4,969 sf *
b. COVERED DINING (sf)	714 sf *
c. TRELIS WAITING (sf)	556 sf *
d. OUTDOOR DINING (sf)	1,746 sf *
- GRAND TOTAL AREA (sf)	7,985 sf *
*REFER TO ARCHITECTURAL SITE PLAN SHEET A0.3 DATED 01/27/2022 PREPARED BY idSTUDIO4	
LOT COVERAGE	30,255 (55.6%)
HANDICAPPED PARKING REQUIRED	4 SPACES
HANDICAPPED PARKING PROVIDED	4 SPACES
PARKING RATIO REQUIRED	1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	80 SPACES
TOTAL PARKING PROVIDED**	78 SPACES
USABLE OPEN SPACE REQUIRED	10,800 SF (20%)
USABLE OPEN SPACE PROVIDED	9,866 SF (18%)
IMPERVIOUS COVER (SF)	44,138 SF
** VARIANCE IS REQUIRED	

- NOTES TO CONTRACTOR**
- INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
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**RECORD DRAWING**

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*J. Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800

**BENCHMARKS**

SITE BENCHMARK #1:	ELEV. = 616.35
MAG NAIL SET N: 7033821.19 E: 2484200.52	
SITE BENCHMARK #2:	ELEV. = 618.52
MAG NAIL SET N: 7033755.57 E: 2483934.79	

**811**  
Know what's below.  
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(@ least 48 hours prior to digging)

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10598 (TEXAS)

---

**LORO ASIAN SMOKEHOUSE**  
14999 MONTFORT DRIVE  
ADDISON, TEXAS

---

**PAVING PLAN**

---

No.	Date	Revision Description

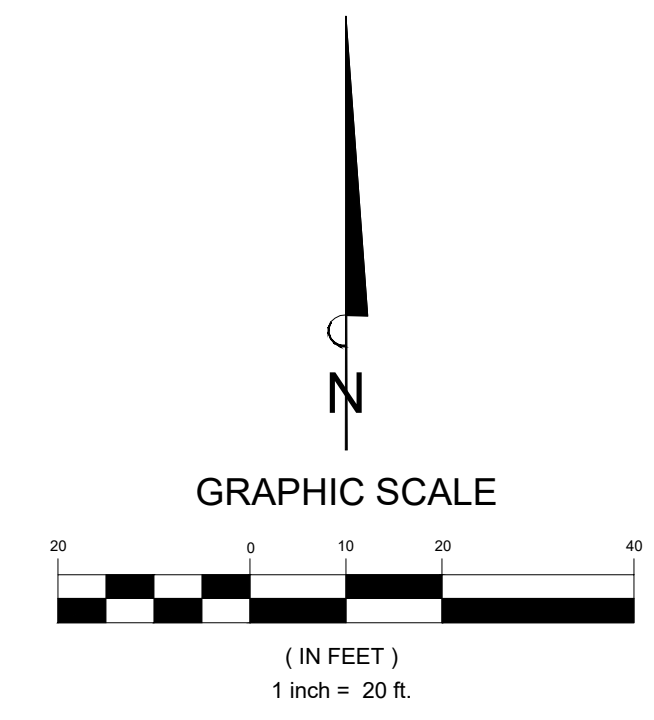
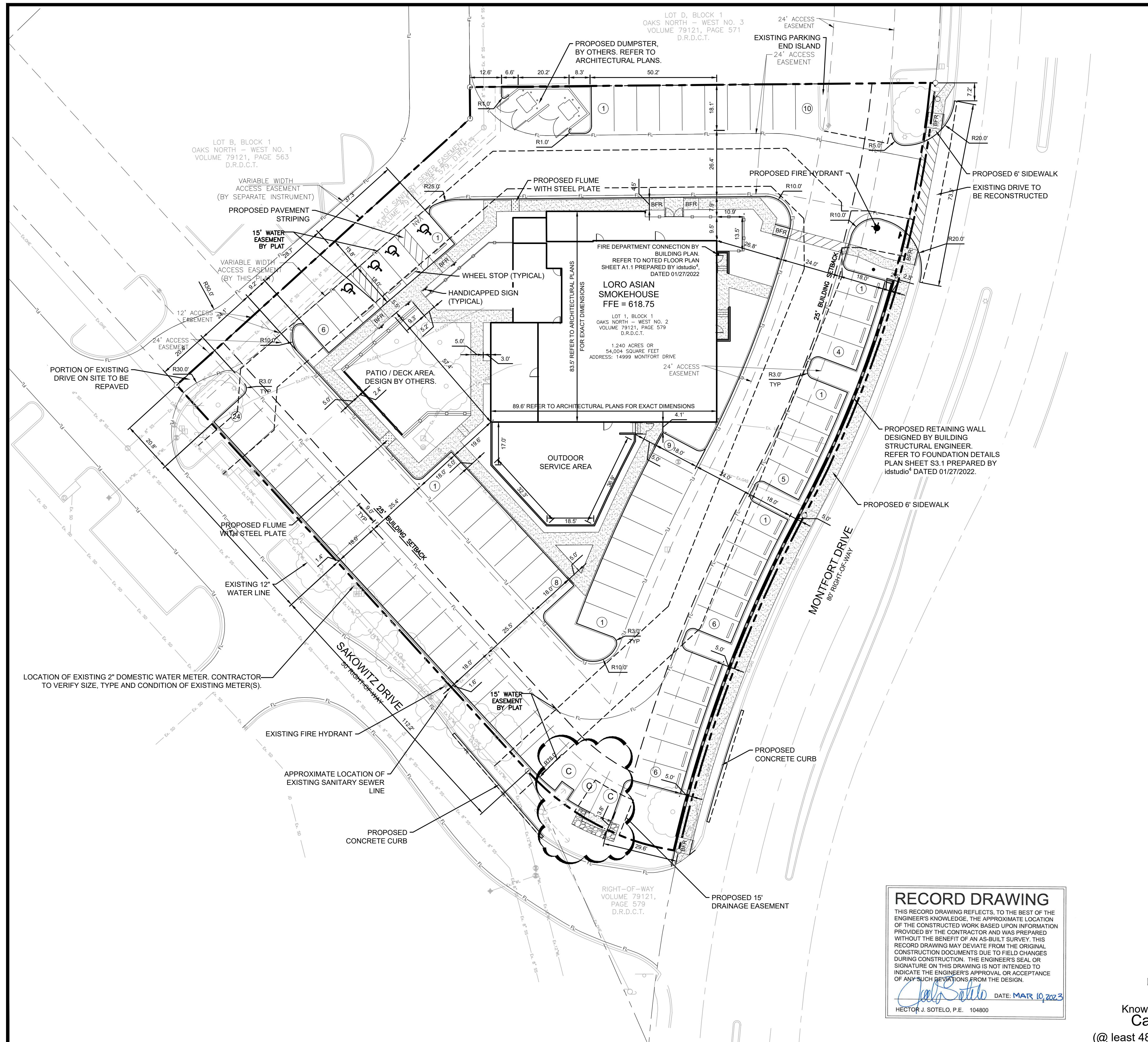
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PROJECT NO.: 240-21-001

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SHEET NUMBER  
**C-2.2**

File: B:\Clients\2401 (HAI Hospitality)\2401-001 (Loro Asian Smokehouse - Addition)\Civil\Sheet\SetC-2\2401-001.dwg | Date Plotted: 3/10/2023 10:34 AM | Plotted By: demis



**LEGEND**

FL	FIRELANE
	ACCESSIBLE PARKING SPACE
BFR	BARRIER FREE RAMP
LBJ	LONGITUDINAL BUTT JOINT

**NOTES**

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3. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
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**SITE DATA SUMMARY TABLE**

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** VARIANCE IS REQUIRED	

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 Hector J. Sotelo, P.E. 104800  
 DATE: MAR 10, 2023



Know what's below.  
 Call before you dig.  
 (@ least 48 hours prior to digging)

**BENCHMARKS**

SITE BENCHMARK #1:	
MAG NAIL SET	
N: 7033821.19	ELEV. = 616.35
E: 2484200.52	
SITE BENCHMARK #2:	
MAG NAIL SET	
N: 7033755.57	ELEV. = 616.52
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**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
 14999 MONTFORT DRIVE  
 ADDISON, TEXAS  
 DIMENSIONAL CONTROL PLAN

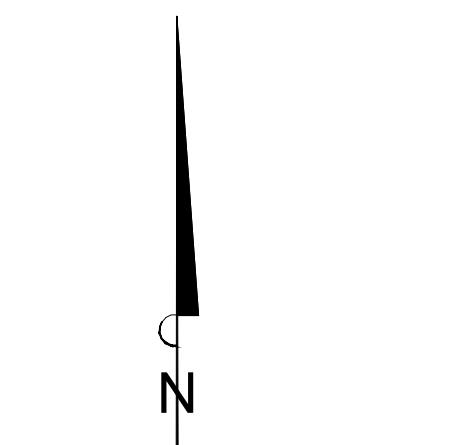
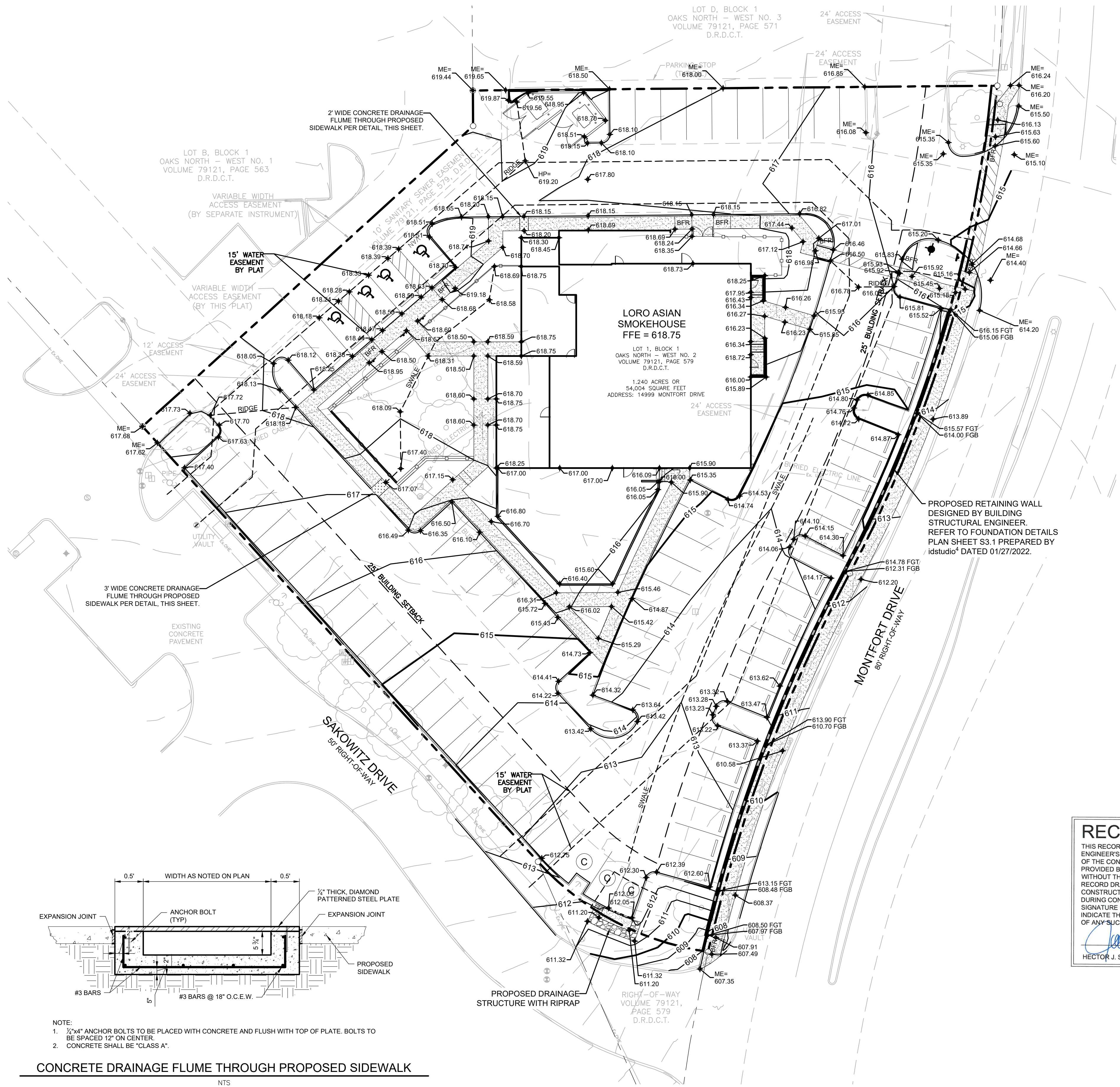
No.	Date	Revision Description
		Revised site data summary table, outdoor service areas, separated access area, updated fire line, added dumpster, Added Proposed Domestic Water line to plans.



SHEET NUMBER  
**C-2.3**

PROJECT NO.: 240-21-001

File: B:\Clients\240 (H&A Hospitality)\240-2-001 (Loro Asian Smokehouse - Addition)\Civil\Sheet Set\C-3.1 Grading Plan.dwg | Date Plotted: 3/10/2023 10:34 AM | Plotted By: deminis



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

**LEGEND**

- 607 — EXISTING CONTOUR
- 607 — PROPOSED CONTOURS
- DIRECTION OF FLOW
- 607.50 TOP OF PAVEMENT OR FINISHED PROPOSED GRADE
- ME 635.34 MATCH EXISTING
- FGT 635.34 FINISHED GROUND GRADE AT HIGH SIDE OF WALL
- FGB 632.16 FINISHED GROUND GRADE AT LOW SIDE OF WALL

**NOTES**

1. ALL SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SLOPES ALONG ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL AND 2.0% IN CROSS SLOPE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
2. IN UNPAVED AREAS, SLOPES SHALL NOT EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1).
3. IN PAVED AREAS, SPOT ELEVATIONS ARE TO TOP OF PAVEMENT (GUTTER LINE) UNLESS OTHERWISE NOTED. ADD 0.5" FOR TOP OF CURB. IN UNPAVED AREAS, ALL SPOT ELEVATIONS ARE TO TOP OF FINISHED GRADE, TOP OF SOD OR TOP OF LANDSCAPE ADDITIONS AS APPLICABLE.
4. REFER TO GENERAL NOTES SHEET FOR SITE ACCESSIBILITY STANDARDS AND ADDITIONAL NOTES.
5. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE TIE-IN LOCATION TO EXISTING UTILITIES (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
6. CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND DEPTHS OF ALL EXISTING UTILITIES WITHIN THE PROJECT WORK AREA BEFORE COMMENCING CONSTRUCTION.
7. THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES.
8. UNDER THE TEXAS "ONE-CALL" LAW THE CONTRACTOR MUST CONTACT THE NOTIFICATION CALL CENTER BY DIALING 811 NO SOONER THAN 14 DAYS PRIOR AND AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ANY UTILITIES IN CONFLICT WITH THE PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH THE EXISTING UTILITIES ARE DISCOVERED.
9. IF WALLS ARE PART OF THE PROPOSED SITE DESIGN, FINISHED GROUND GRADES AT HIGH SIDE AND LOW SIDE OF WALL DO NOT NECESSARILY INDICATE WALL STRUCTURE ELEVATIONS AND ARE NOT INTENDED TO REPRESENT FOOTING DEPTHS OR STRUCTURAL WALL HEIGHTS. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR FOOTING DEPTHS AND FOR ACTUAL WALL HEIGHTS.

**NOTES TO CONTRACTOR**

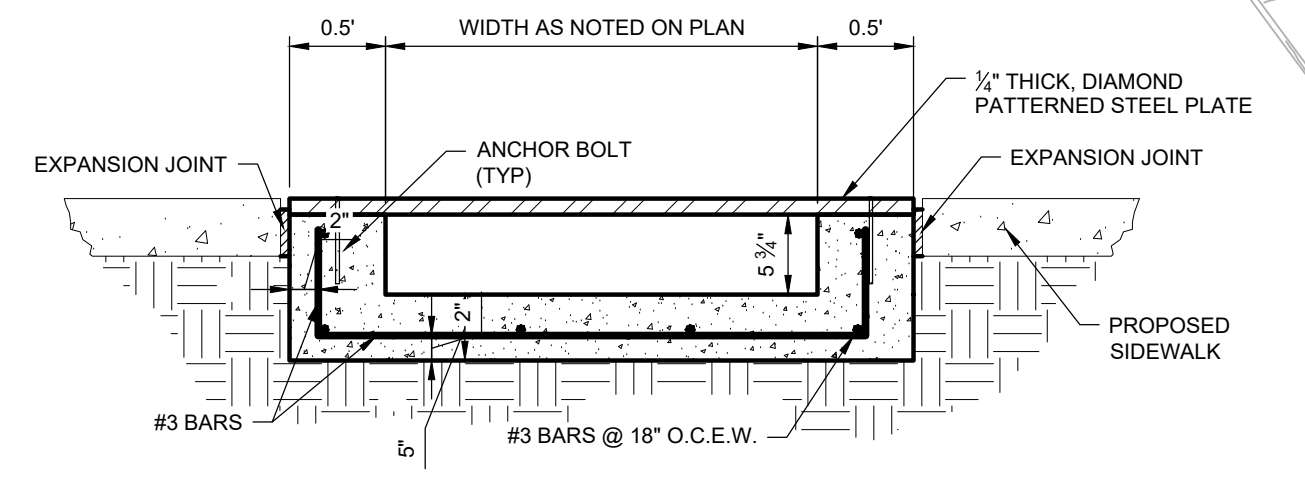
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4. CONTRACTOR SHALL NOT CUT OR FILL MORE THAN 6 INCHES OF SOIL WITHIN CRITICAL ROOT ZONES OF TREES.

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*Carlos Sotelo* DATE: **MAR 10, 2023**

HECTOR J. SOTELO, P.E. 104800



- NOTE:
1. 1/2"x4" ANCHOR BOLTS TO BE PLACED WITH CONCRETE AND FLUSH WITH TOP OF PLATE. BOLTS TO BE SPACED 12" ON CENTER
  2. CONCRETE SHALL BE "CLASS A".

**CONCRETE DRAINAGE FLUME THROUGH PROPOSED SIDEWALK**  
NTS

**BENCHMARKS**

SITE BENCHMARK #1:	
MAG NAIL SET	
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E: 2484200.52	
SITE BENCHMARK #2:	
MAG NAIL SET	
N: 7033755.57	ELEV. = 618.52
E: 2483934.79	

**BANNISTER**  
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
14999 MONTFORT DRIVE  
ADDISON, TEXAS

**GRADING PLAN**

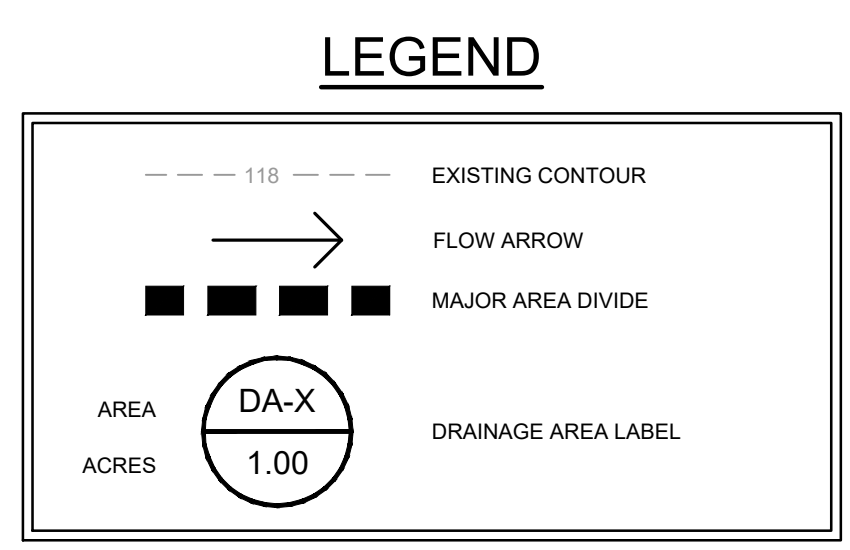
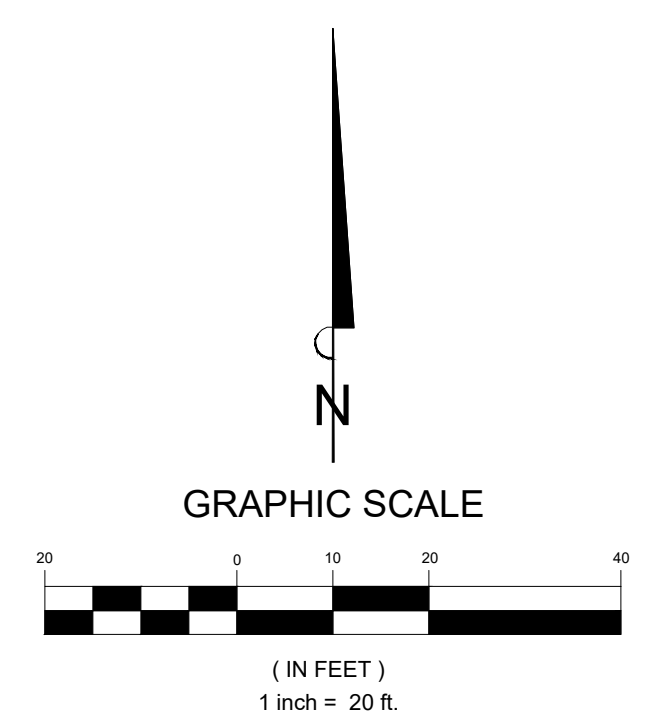
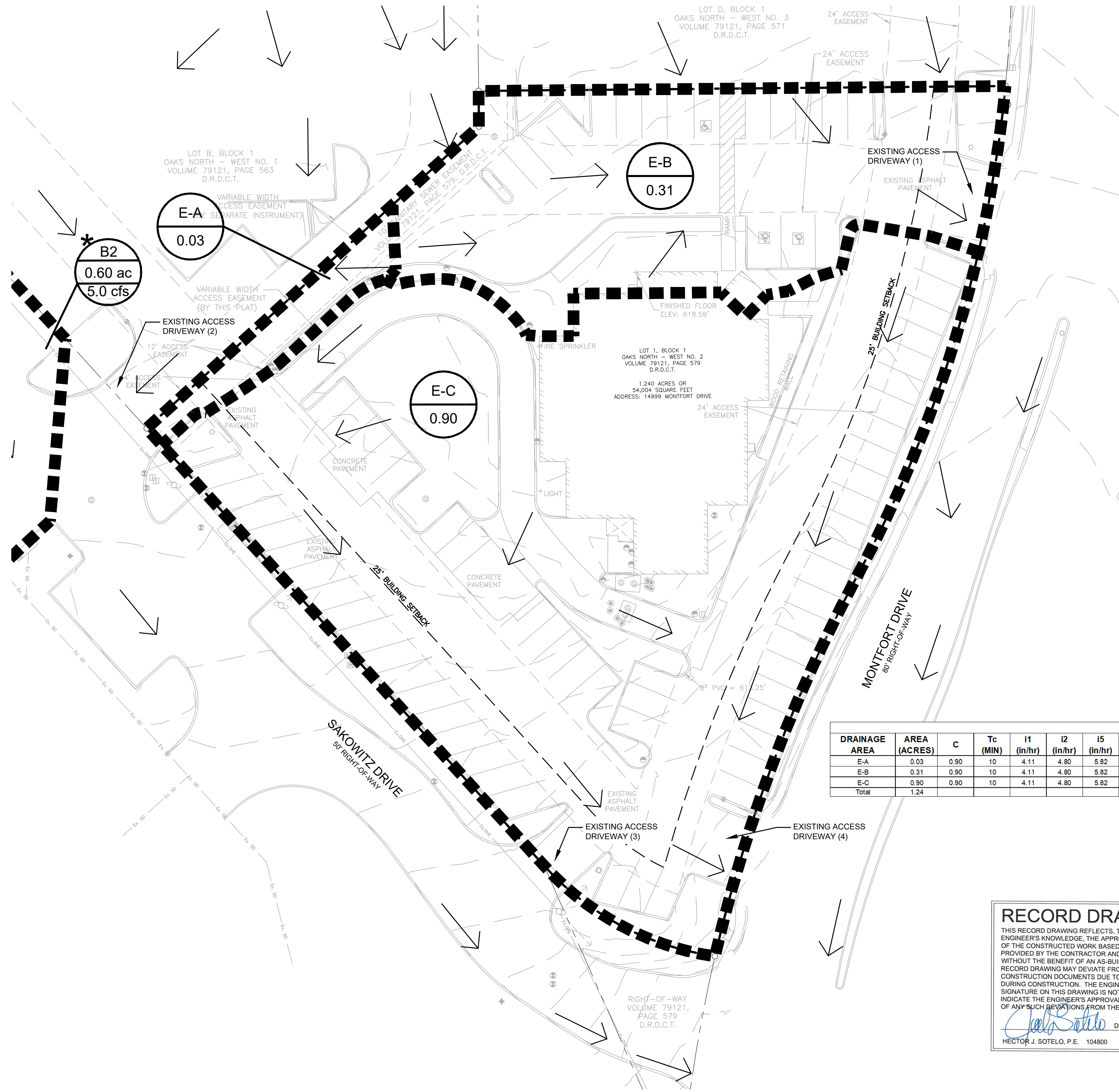
No.	Date	Revision Description
		Revised contractor service area; expanded wood area.
		Revised fire line; and updated landscape.
		Added Proposed Water Line to plans.
		Added Proposed Domestic Water Line to plans.

PROJECT NO.: 240-21-001

SHEET NUMBER  
**C-3.1**

**811**  
Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

File: B:\Clients\2402 (HSA Hospitality)\2402-1-001 (Loro Asian Smokehouse - Addison)\Civil\Sheet Set\C-4.1 Drainage Area Map.dwg || Date Plotted: 3/10/2023 10:35 AM || Plotted By: demits



**FLOODPLAIN NOTE**

ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48113C0180K, DATED JULY 7, 2014, THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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**PRE-DEVELOPMENT RUNOFF**

DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i1 (in/hr)	i2 (in/hr)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q1 (CFS)	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
E-A	0.03	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	0.11	0.13	0.16	0.18	0.20	0.23	0.25	DRAINS TO ACCESS DRIVEWAY (2)
E-B	0.31	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	1.15	1.34	1.63	1.83	2.11	2.35	2.59	DRAINS TO ACCESS DRIVEWAY (1)
E-C	0.90	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	3.33	3.98	4.72	5.30	6.14	6.81	7.51	DRAINS TO ACCESS DRIVEWAY (4)
Total	1.24										4.59	5.35	6.50	7.30	8.46	9.38	10.35	

**RECORD DRAWING**

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*Carl Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800

**REFERENCE**

\* FOR OFF-SITE DRAINAGE AREAS, REFER TO SHEET C-10 DRAINAGE AREA MAP OF VILLAGE ON THE PARKWAY CONSTRUCTION PLANS BY KIMLEY-HORN AND ASSOCIATES, INC. DATED 11/19/2012.



Know what's below.  
Call before you dig.  
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**BENCHMARKS**

SITE BENCHMARK #1: MAG NAIL SET N: 7033821.19 E: 2484200.52	ELEV. = 616.35
SITE BENCHMARK #2: MAG NAIL SET N: 7033755.57 E: 2483934.79	ELEV. = 618.52

**BANNISTER ENGINEERING**  
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REGISTRATION # F-10599 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
14999 MONTFORT DRIVE  
ADDISON, TEXAS

**EXISTING DRAINAGE AREA MAP**

No.	Date	Revision Description

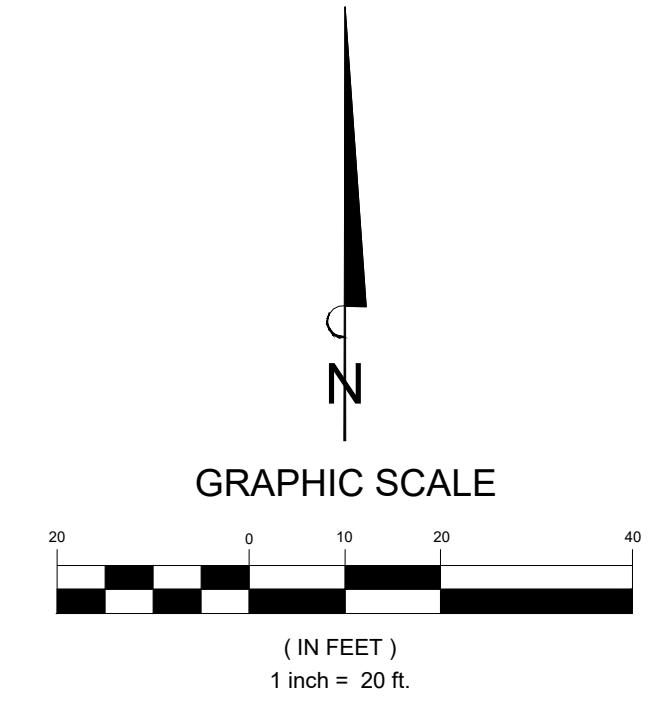
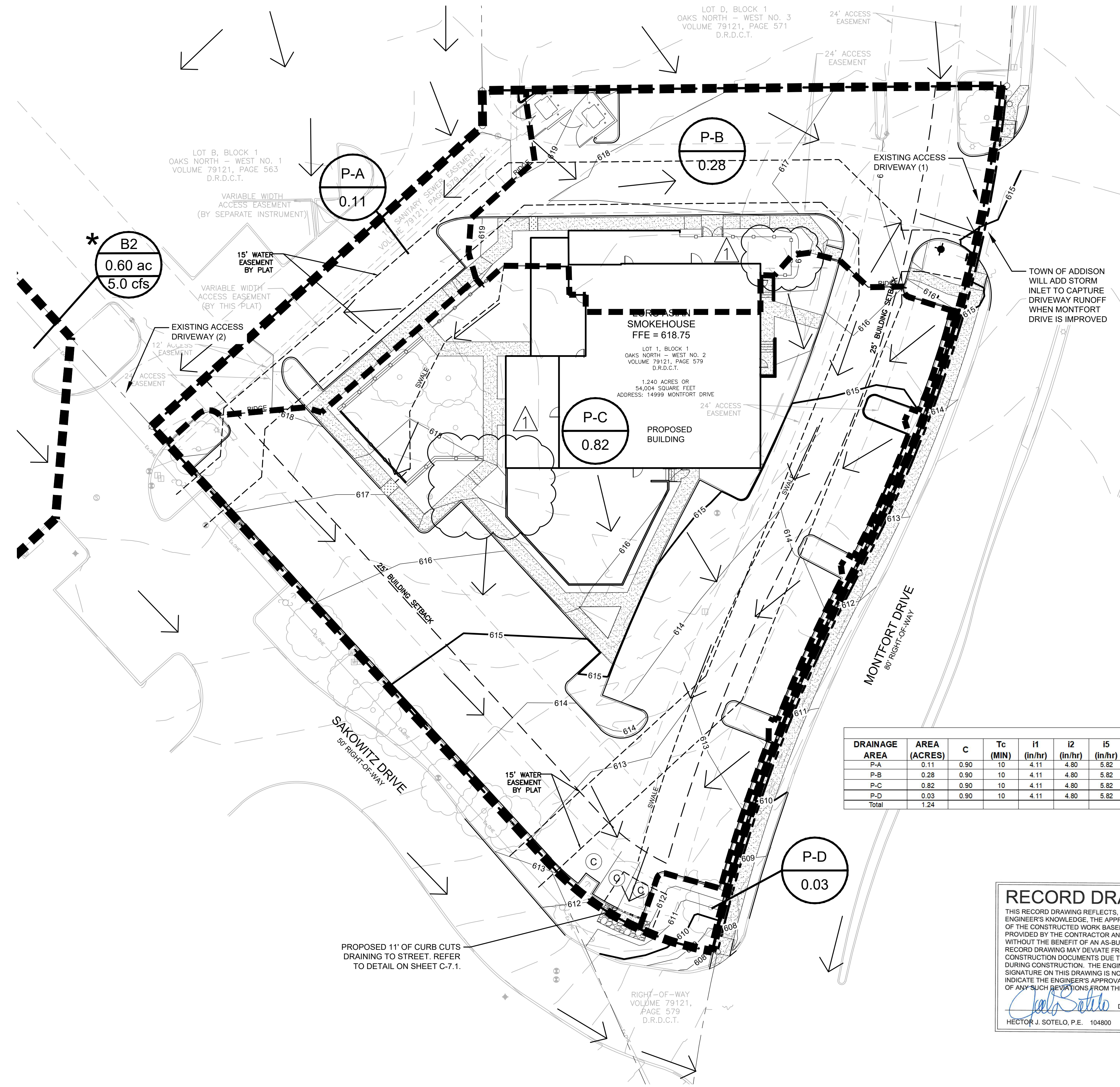


SHEET NUMBER  
**C-4.1**

PROJECT NO.: 240-21-001



File: B:\Clients\2402 (HA) Hospitality\2402-1-001 (Loro Asian Smokehouse - Addition)\Civil\Sheet Set\C4-1 Drainage Area Map.dwg || Date Plotted: 3/10/2023 10:35 AM || Plotted By: demis



**LEGEND**

- 118 --- EXISTING CONTOUR
- - - 118 - - - PROPOSED CONTOURS
- FLOW ARROW
- MAJOR AREA DIVIDE
- AREA DA-X DRAINAGE AREA LABEL
- ACRES 1.00

**FLOODPLAIN NOTE**

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DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	POST-DEVELOPMENT RUNOFF																COMMENTS
				i1 (in/hr)	i2 (in/hr)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q1 (CFS)	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)			
P-A	0.11	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	0.41	0.47	0.58	0.65	0.75	0.83	0.92	DRAINS TO ACCESS DRIVEWAY (2)		
P-B	0.28	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	1.04	1.21	1.47	1.65	1.91	2.12	2.34	DRAINS TO ACCESS DRIVEWAY (1)		
P-C	0.82	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	3.03	3.54	4.30	4.83	5.59	6.20	6.84	DRAINS TO SAKOWITZ DRIVE		
P-D	0.03	0.90	10	4.11	4.80	5.82	6.54	7.58	8.41	9.27	0.11	0.13	0.16	0.18	0.20	0.23	0.25	DRAINS TO MONFORT DRIVE		
Total	1.24										4.58	5.35	6.50	7.30	8.46	9.38	10.35			

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*Hector J. Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800

**REFERENCE**

\* FOR OFF-SITE DRAINAGE AREAS, REFER TO SHEET C-10 DRAINAGE AREA MAP OF VILLAGE ON THE PARKWAY CONSTRUCTION PLANS BY KIMLEY-HORN AND ASSOCIATES, INC. DATED 11/19/2012.



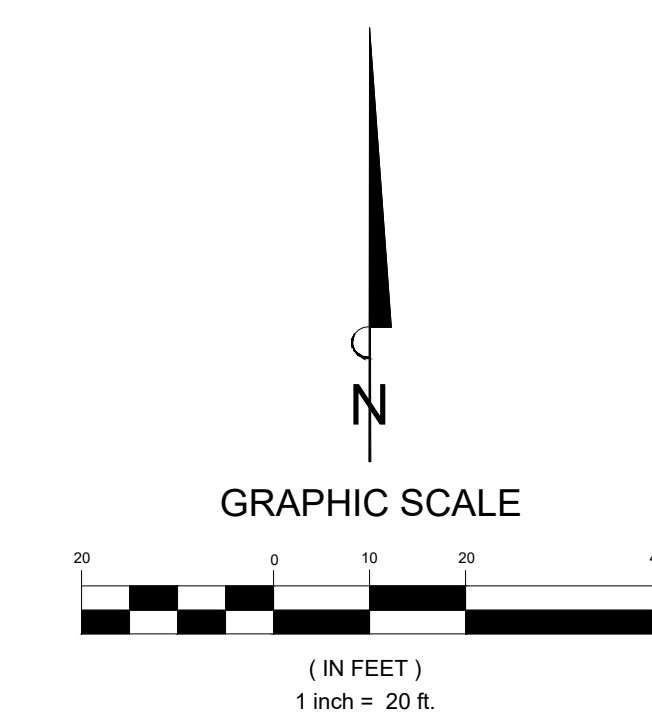
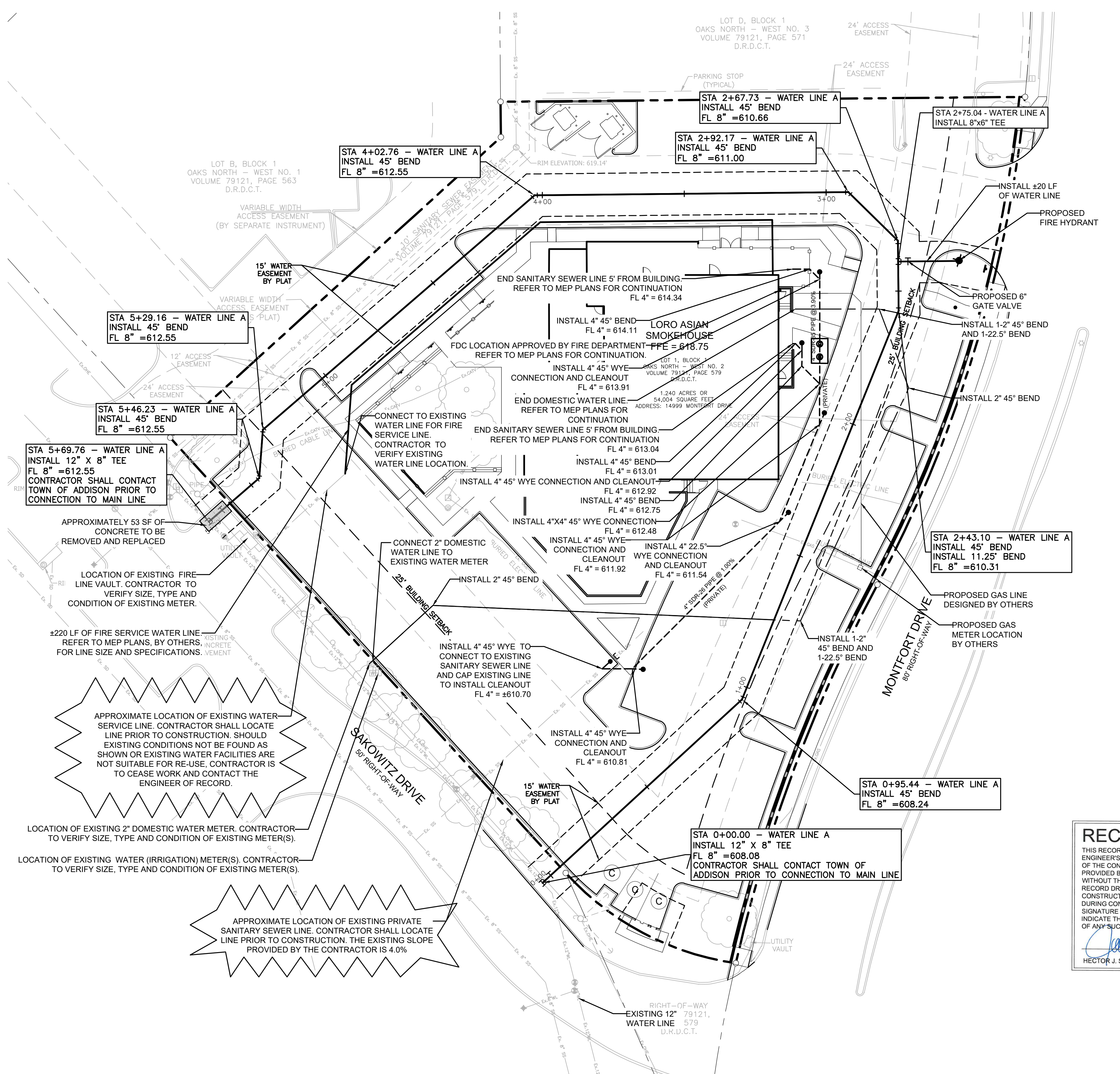
Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

**BENCHMARKS**

SITE BENCHMARK #1:	
MAG NAIL SET	
N: 7033821.19	ELEV. = 616.35
E: 2484200.52	
SITE BENCHMARK #2:	
MAG NAIL SET	
N: 7033755.57	ELEV. = 618.52
E: 2483934.79	

No.	Date	Revision Description
1	05/18/22	Revised outdoor service area, expanded wood area, separated fire pits, and added rampart.





**NOTES**

- EXISTING UTILITY ELEVATIONS AND LOCATIONS ARE APPROXIMATE AND ARE BASED ON SURVEY AND RECORD DRAWINGS INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- FOR WATER LINES, THE MINIMUM BURY DEPTH IS 48" AS MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
- ALL WATER METERS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE TOWN OF ADDISON GENERAL DESIGN STANDARDS.
- REFER TO MEP PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER LINES.
- ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE TIE-IN LOCATION TO EXISTING UTILITIES (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
- SANITARY SEWER LINES CROSSING WATER MAINS SHALL CONFORM TO THE REQUIREMENTS OF THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ).

**NOTES TO CONTRACTOR**

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- CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.
- CONTRACTOR SHALL CONTACT ENGINEER IF PROPOSED CONNECTION OF WATER LINE DIFFERS FROM PLAN ELEVATIONS.
- THE CONSTRUCTION OF THE PROPOSED WATER LINE SHALL FOLLOW THE TOWN OF ADDISON WATER SYSTEM DESIGN STANDARDS.
- CONTRACTOR SHALL KEEP A MINIMUM OF 2' VERTICAL SEPARATION BETWEEN THE DOMESTIC WATER LINE AND OTHER UTILITY CROSSINGS.
- CONTRACTOR SHALL VERIFY HORIZONTAL SEPARATION BETWEEN DOMESTIC WATER LINE AND OTHER UTILITIES AND GREASE TRAP AND SEPARATIONS SHALL COMPLY WITH THE CITY APPROVED INTERNATIONAL PLUMBING CODE.

**LEGEND**

— 8" WL —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER
— (Solid Line) —	PROPOSED WATER LINE
— (Dashed Line) —	PROPOSED SANITARY SEWER LINE
— (Dotted Line) —	PROPOSED DOMESTIC WATER LINE
— (Dash-dot Line) —	PROPOSED GAS LINE

**REFERENCE**

- FOR SANITARY SEWER FIXTURES, REFER TO LORO'S ASIAN SMOKEHOUSE & BAR PLUMBING SCHEDULES SHEET P3.0 PREPARED BY iG5STUDIO DATED 04/27/2022.
- TOTAL FIXTURE AMOUNT (DFU) IS 155 PER SHEET P3.0 BY iG5STUDIO DATED 04/27/2022.

**RECORD DRAWING**

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*Cal Sotelo* DATE: MAR 10, 2023  
 HECTOR J. SOTELO, P.E. 104800



Know what's below.  
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 (@ least 48 hours prior to digging)

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SITE BENCHMARK #1: MAG NAIL SET N: 7033821.19 E: 2484200.52	ELEV. = 616.35
SITE BENCHMARK #2: MAG NAIL SET N: 7033755.57 E: 2483934.79	ELEV. = 618.52

**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
 14999 MONTFORT DRIVE  
 ADDISON, TEXAS

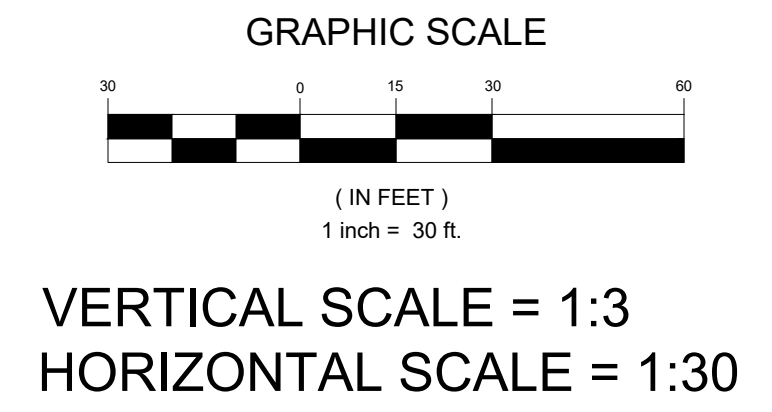
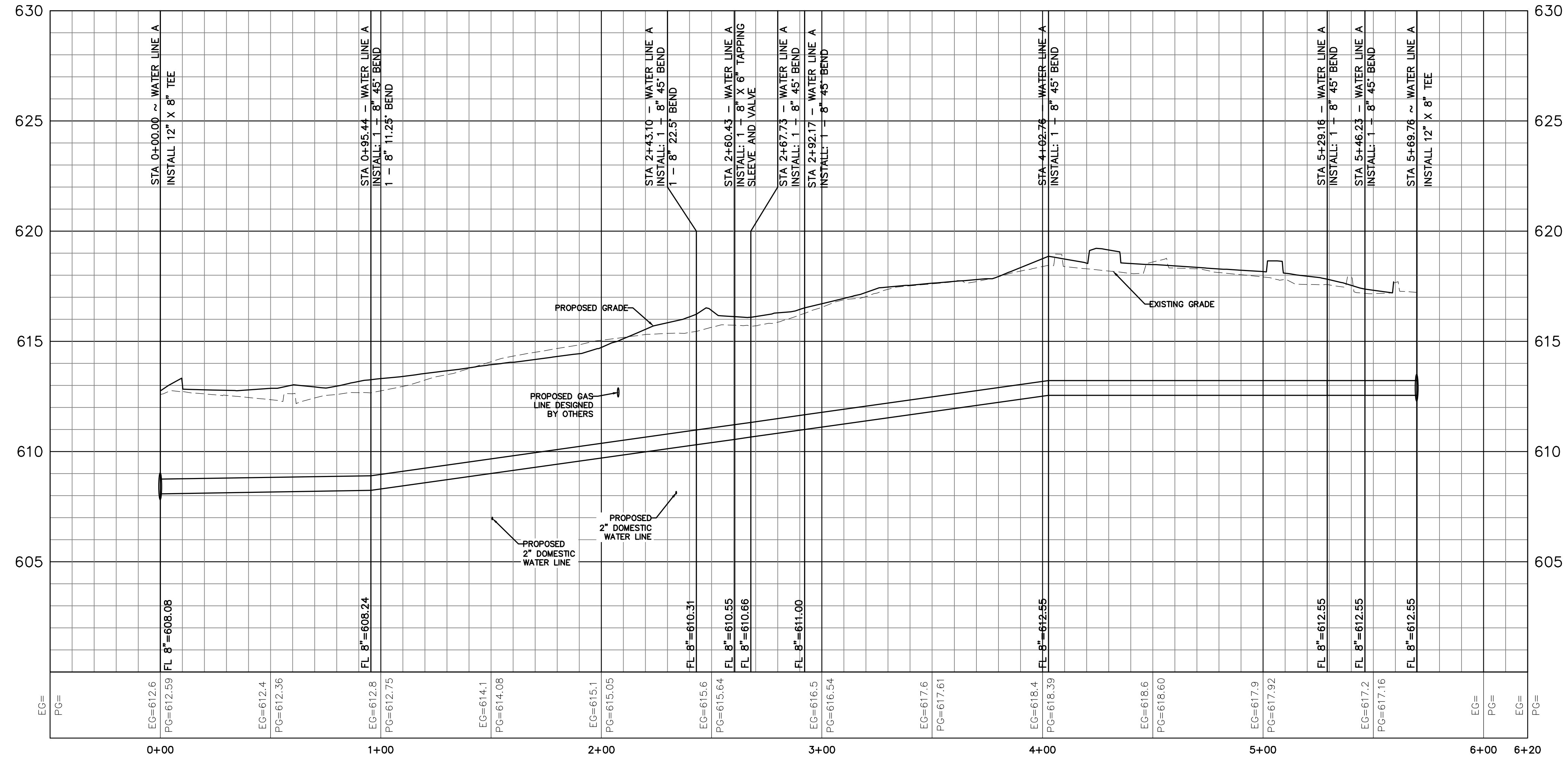
**WATER AND SANITARY SEWER PLAN**

No.	Date	Revision Description

PROJECT NO.: 240-21-001

**SHEET NUMBER**  
**C-5.1**

# WATER LINE A PROFILE



**LORO ASIAN SMOKEHOUSE**  
 14999 MONTFORT DRIVE  
 ADDISON, TEXAS  
**WATER PROFILE**

No.	Date	Revision Description
		Added Proposed Water Line to plans.
		Added Proposed Domestic Water Line to plans.

PROJECT NO.: 240-21-001

**RECORD DRAWING**  
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 DATE: MAR 10, 2023  
 HECTOR J. SOTELO, P.E. 104800

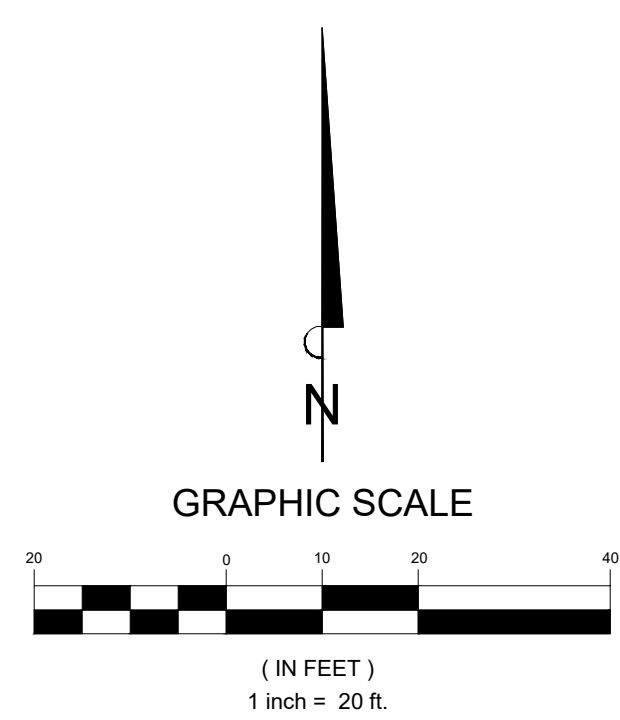
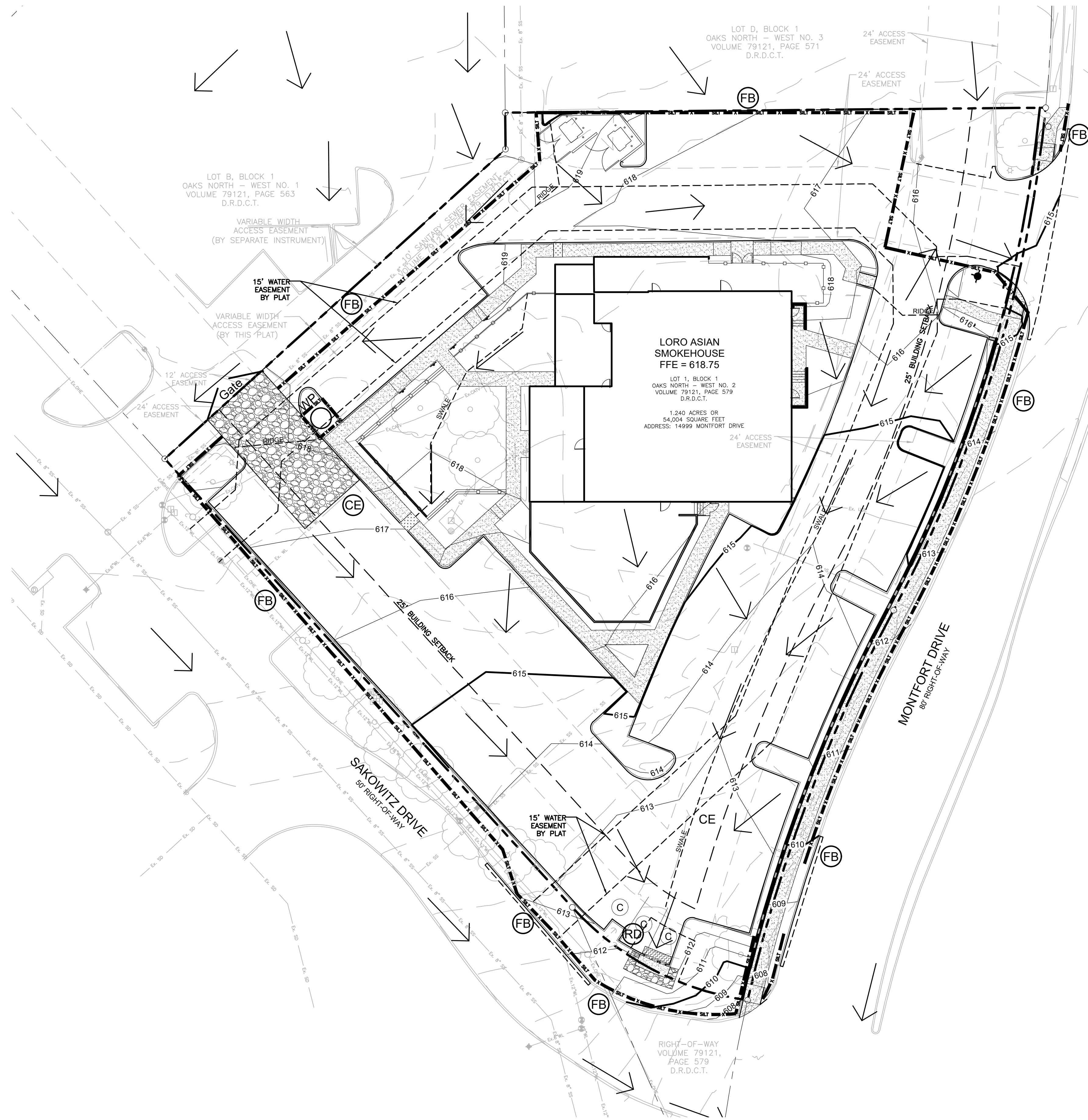


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SHEET NUMBER  
**C-5.2**



**LEGEND**

	FLOW PATH
	FLOW ARROW
	FILTER BARRIER
	FILTER BARRIER
	CONSTRUCTION EXIT
	CONSTRUCTION EXIT
	CONCRETE WASHOUT PIT
	INLET PROTECTION
	FILTER SOCK
	STONE OVERFLOW
	ROCK CHECK DAM

**NOTES**

- TOTAL DISTURBED AREA = 1.32 ACRES

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**CONSTRUCTION PHASE SUMMARY TABLE**

PHASE:	DESCRIPTION
1	PRIOR TO EXCAVATION
2	POST EXCAVATION
3	POST PAVEMENT CONSTRUCTION

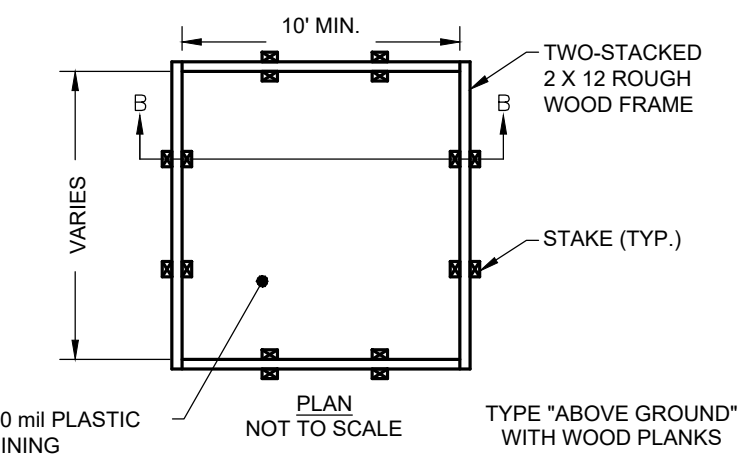
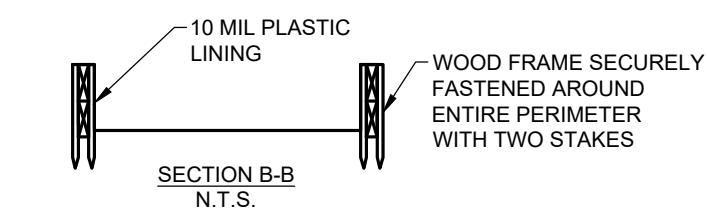
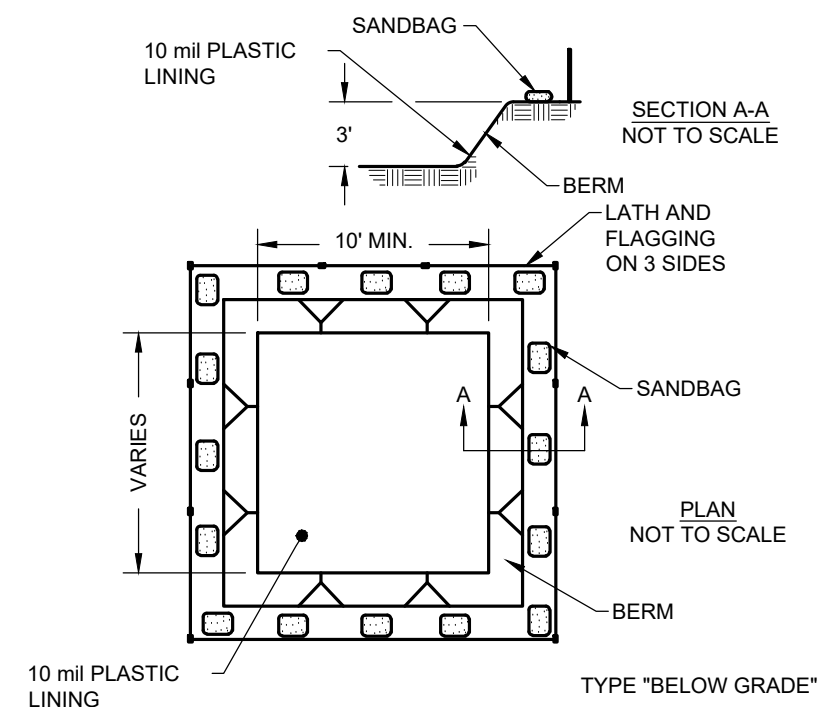
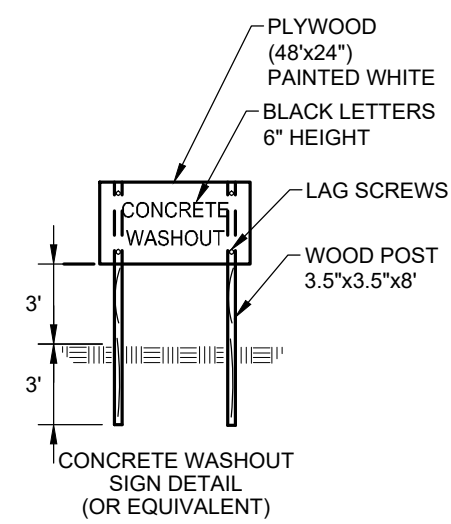
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 HECTOR J. SOTELO, P.E. 104800

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No.	Date	Revision Description



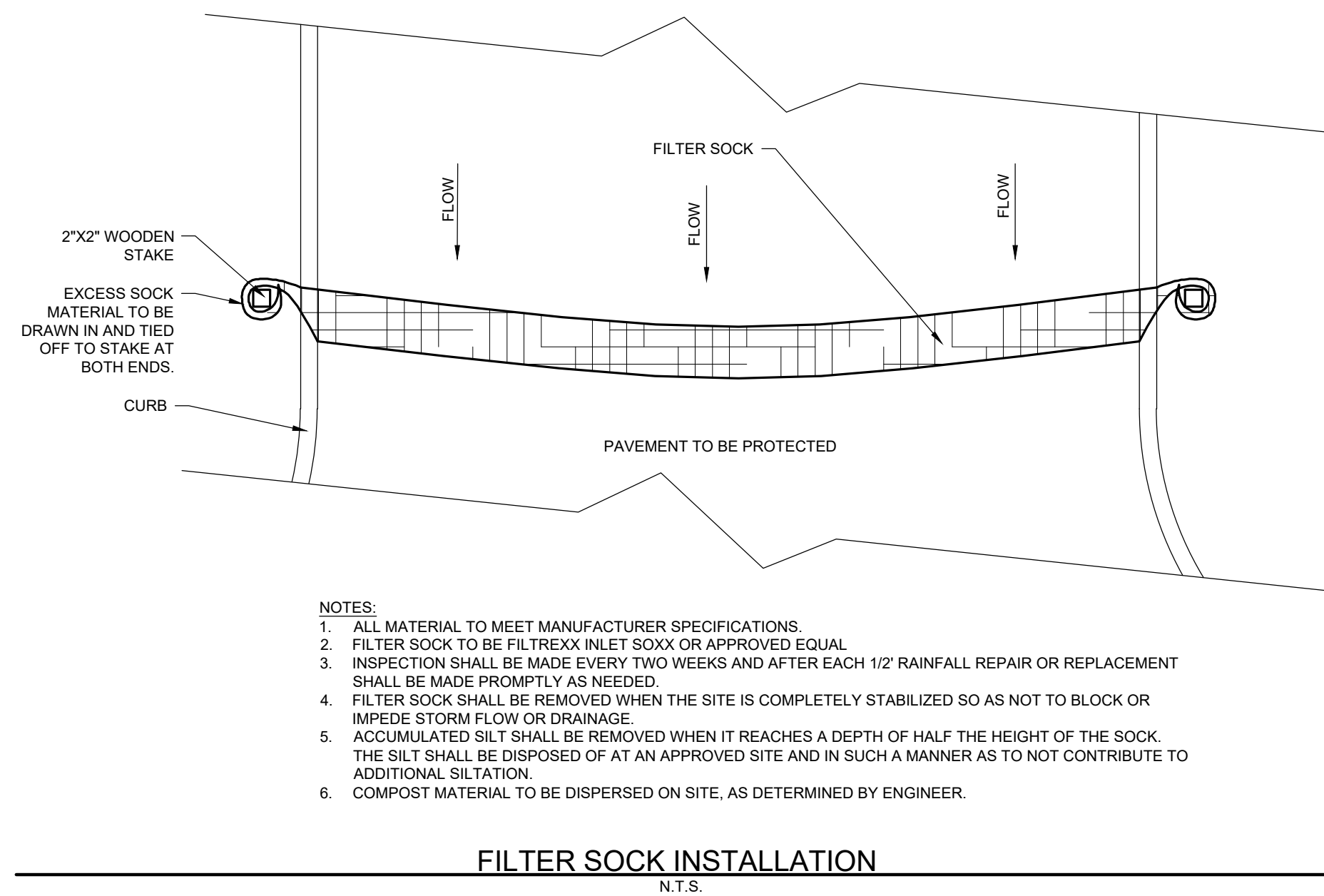


NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT PIT

N.T.S.



FILTER SOCK INSTALLATION

N.T.S.

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*Hector J. Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800

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LORO ASIAN SMOKEHOUSE  
14999 MONTFORT DRIVE  
ADDISON, TEXAS

EROSION CONTROL DETAILS 1 OF 2

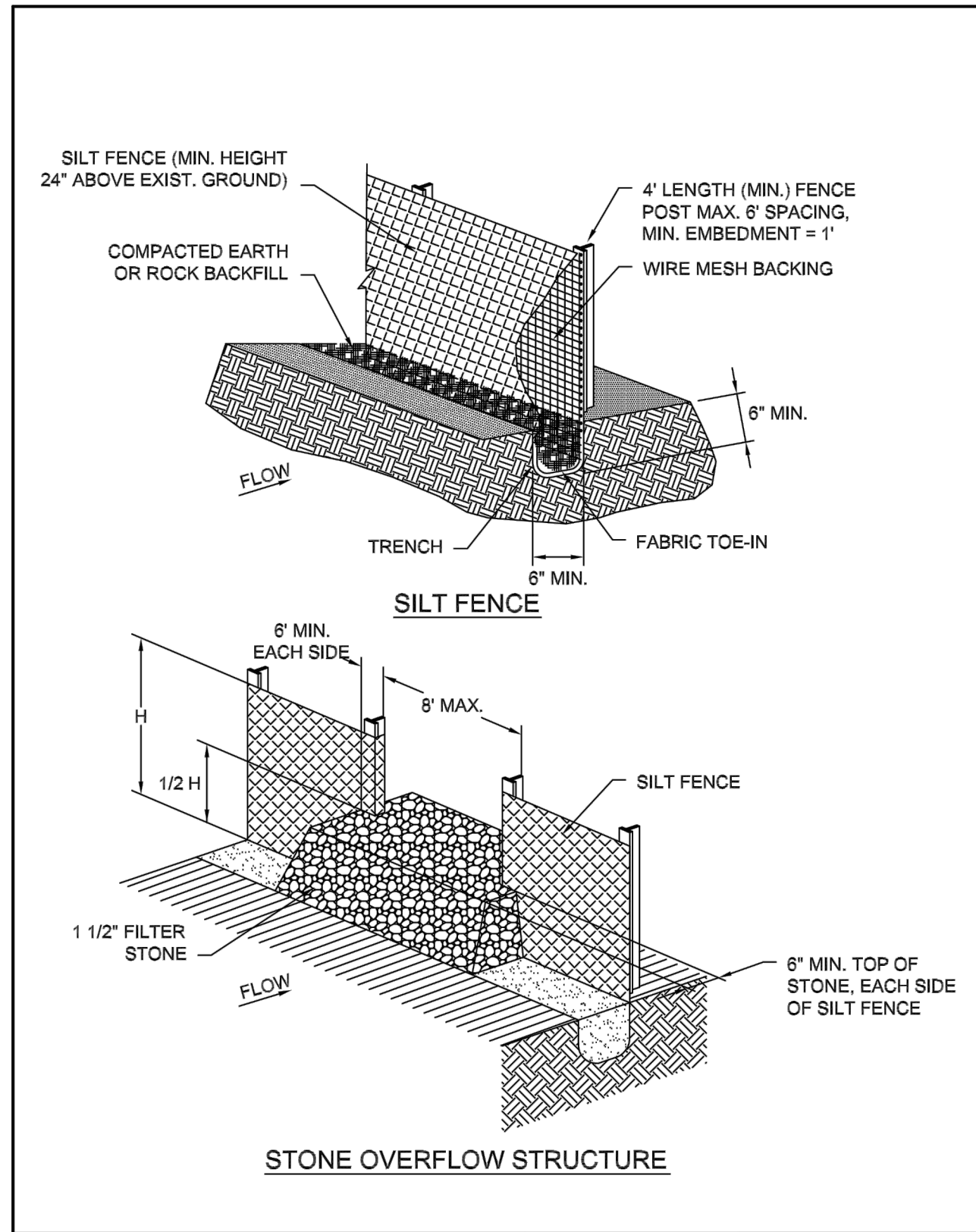
No.	Date	Revision Description

PROJECT NO.: 240-21-001



SHEET NUMBER

C-6.2



SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.5*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1020A

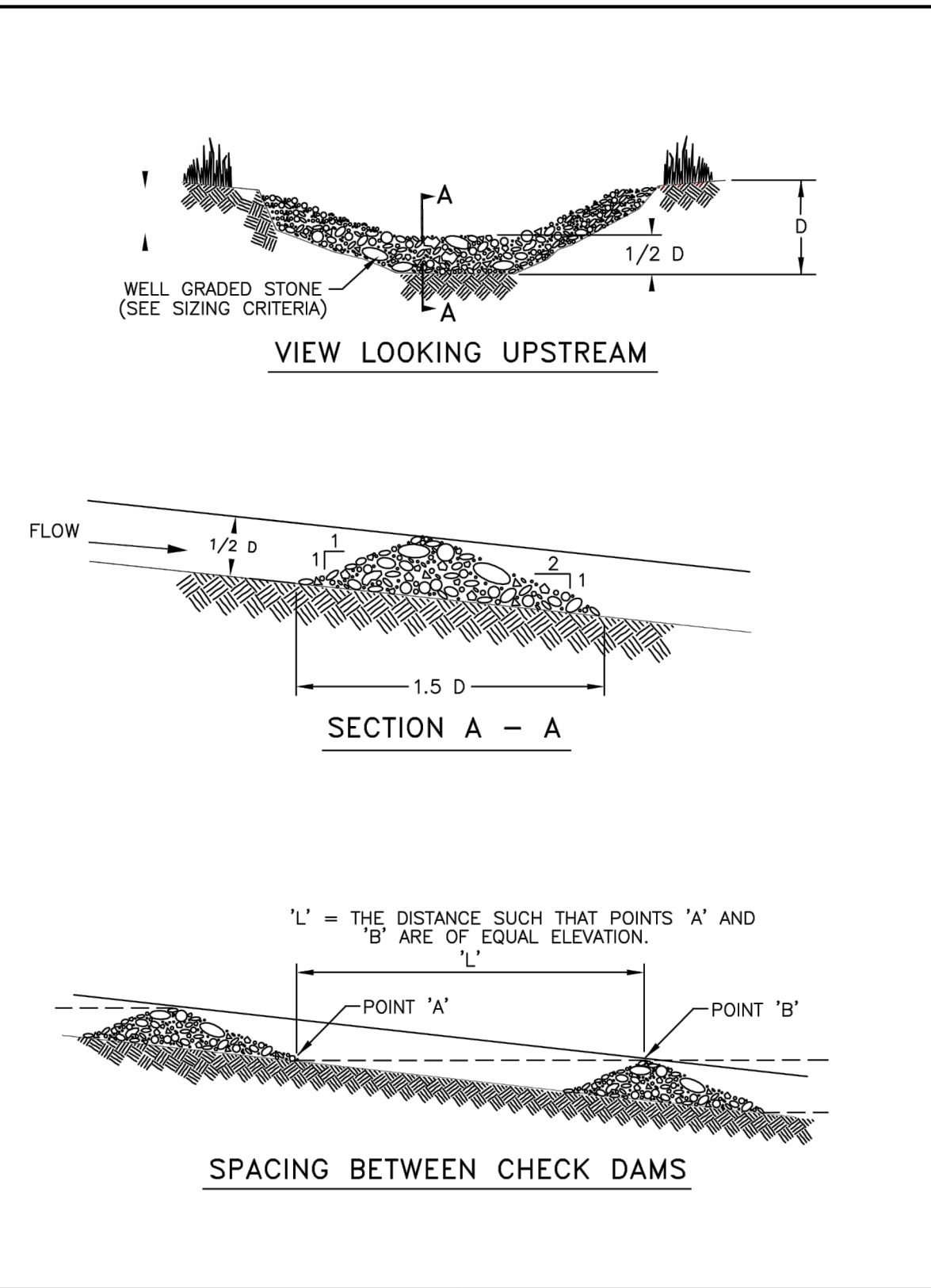
\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

**SILT FENCE GENERAL NOTES:**

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. 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 PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.5*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1020B

\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.9*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1060A

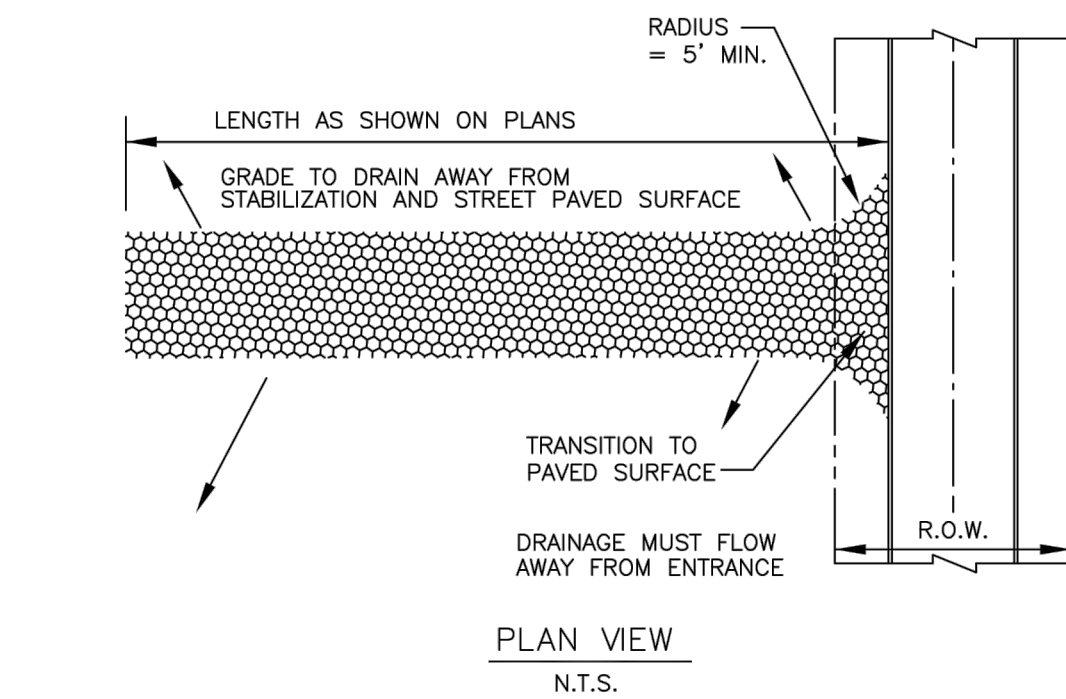
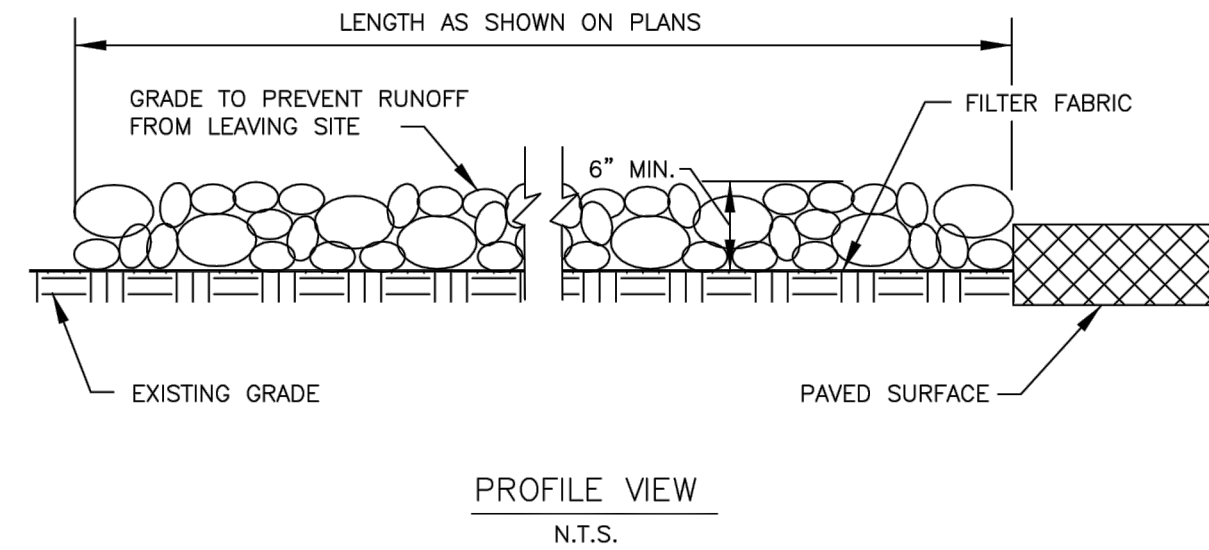
\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

**ROCK CHECK DAM GENERAL NOTES:**

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1 1/2 TO 3 1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.9*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1060B

\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.11*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1070A

\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

**STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE ORIGINAL CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		202.11*
	DATE	STANDARD DRAWING NO.
	OCT. '04	1070B

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No.	Date	Revision Description

PROJECT NO.: 240-21-001

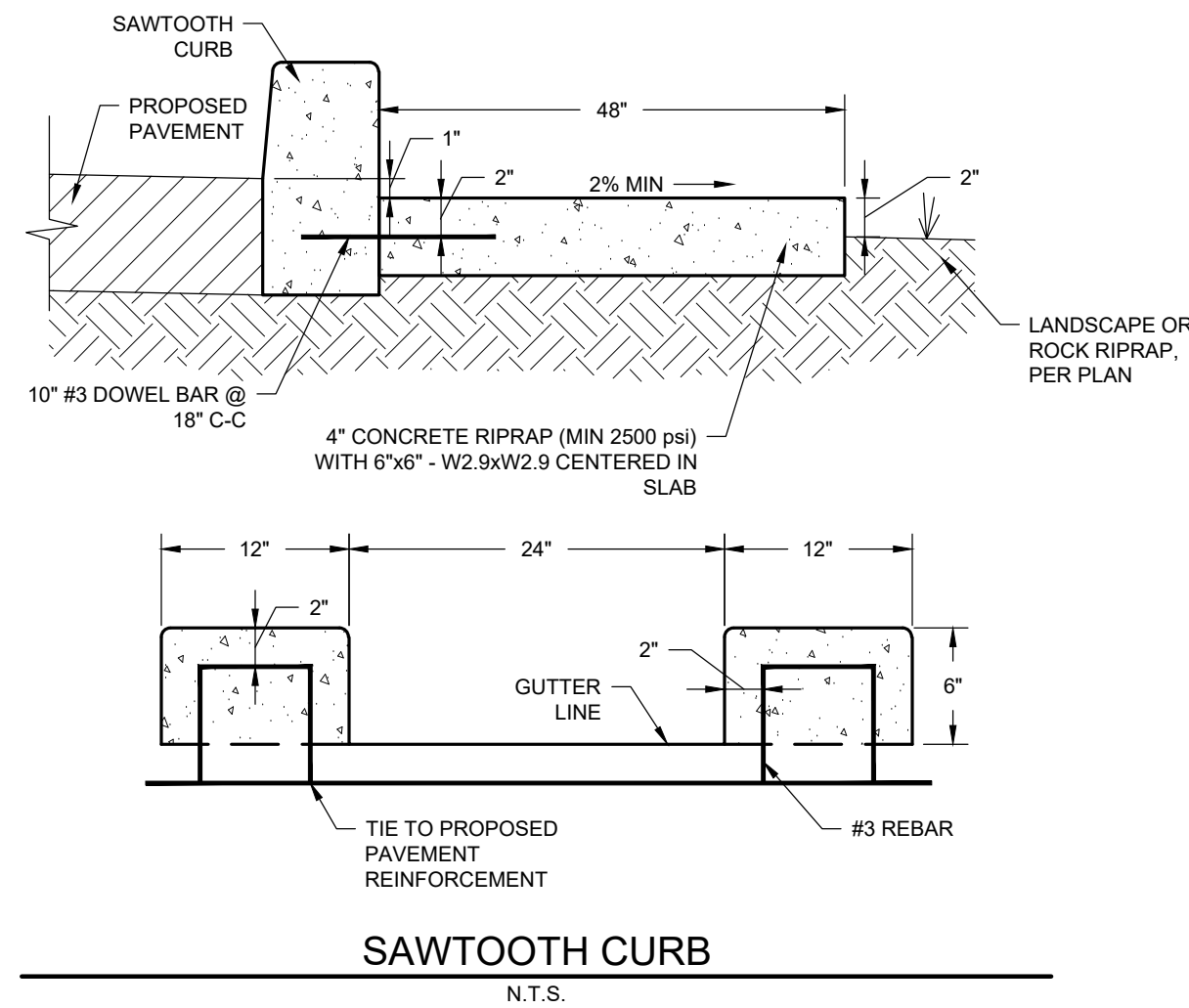
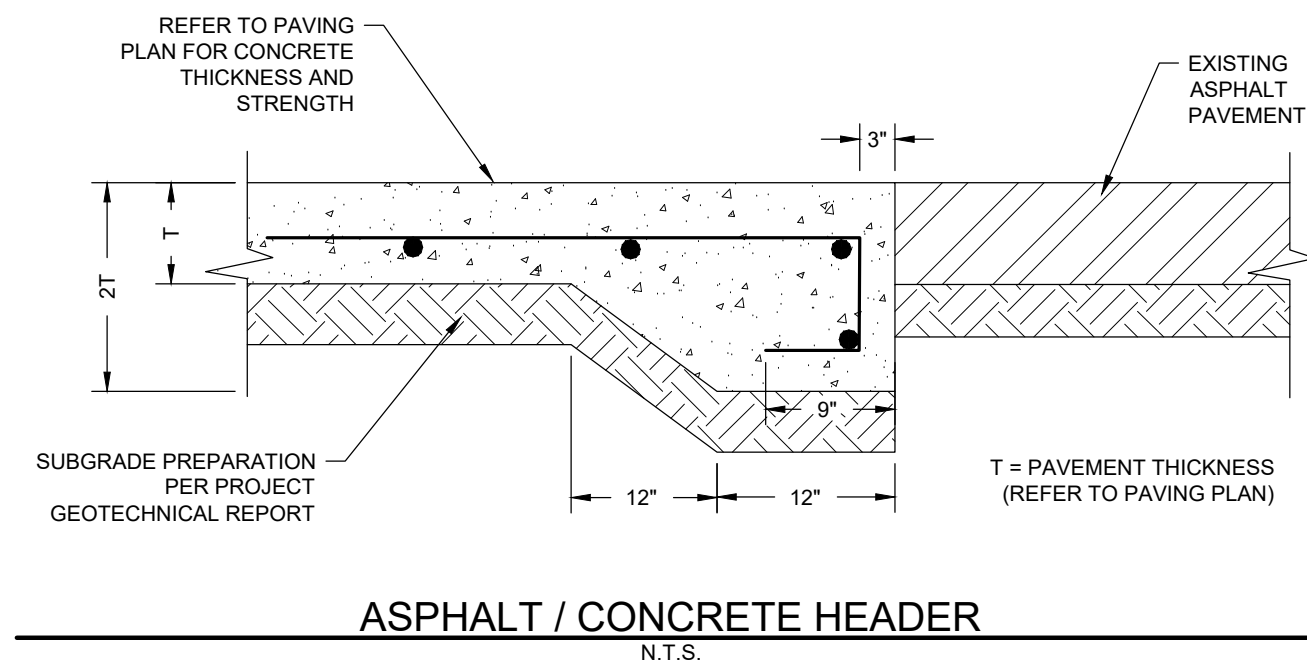
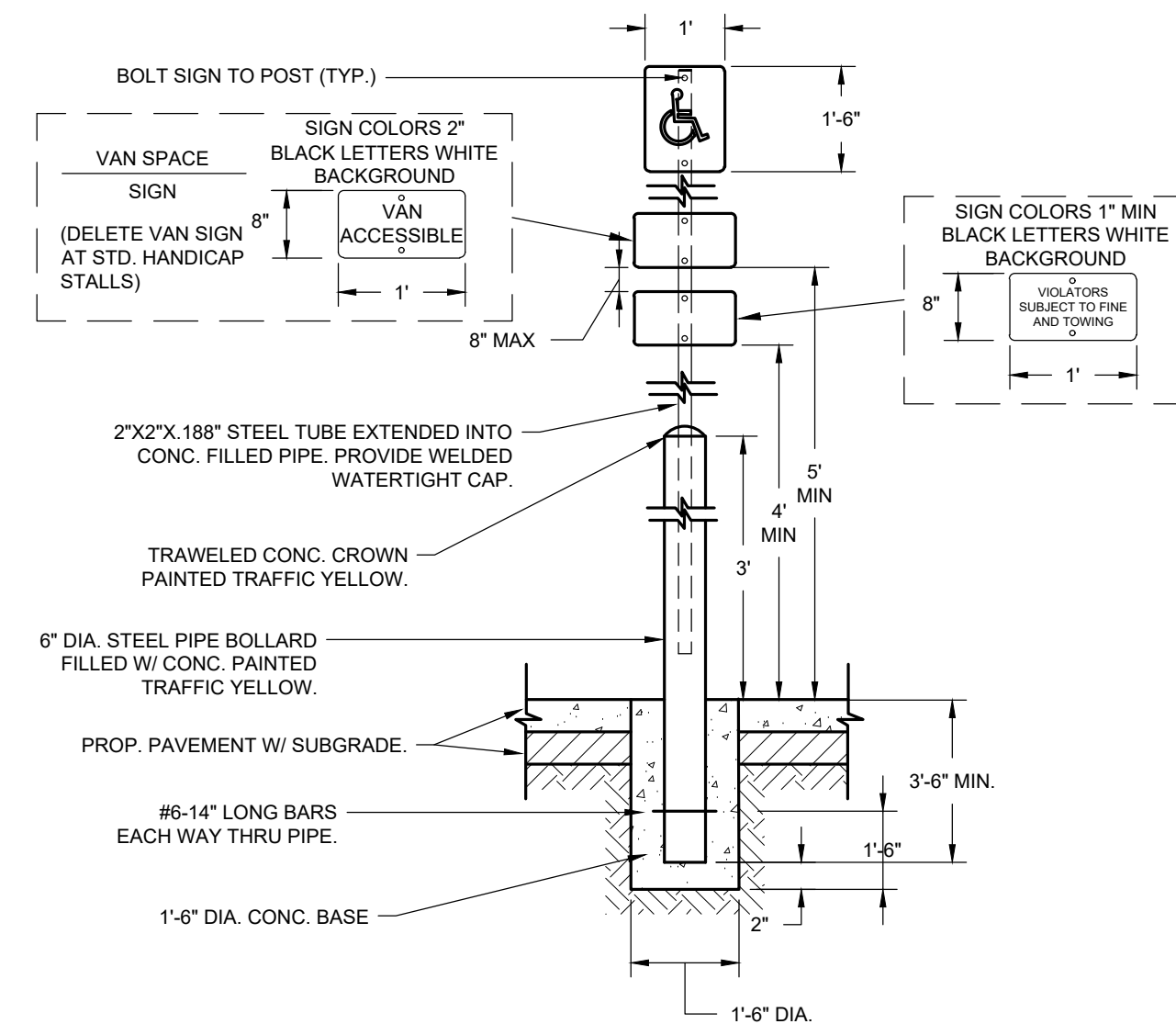
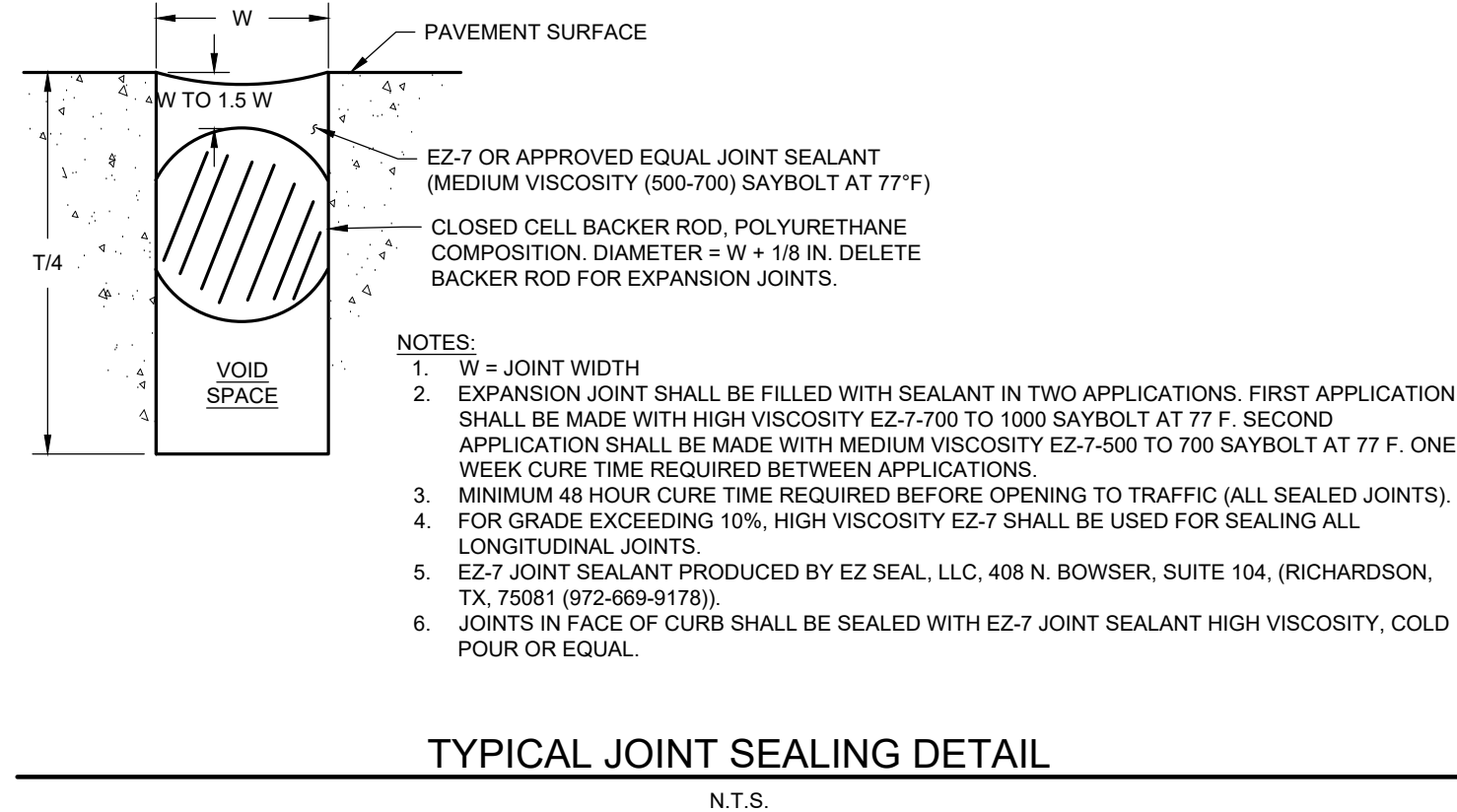
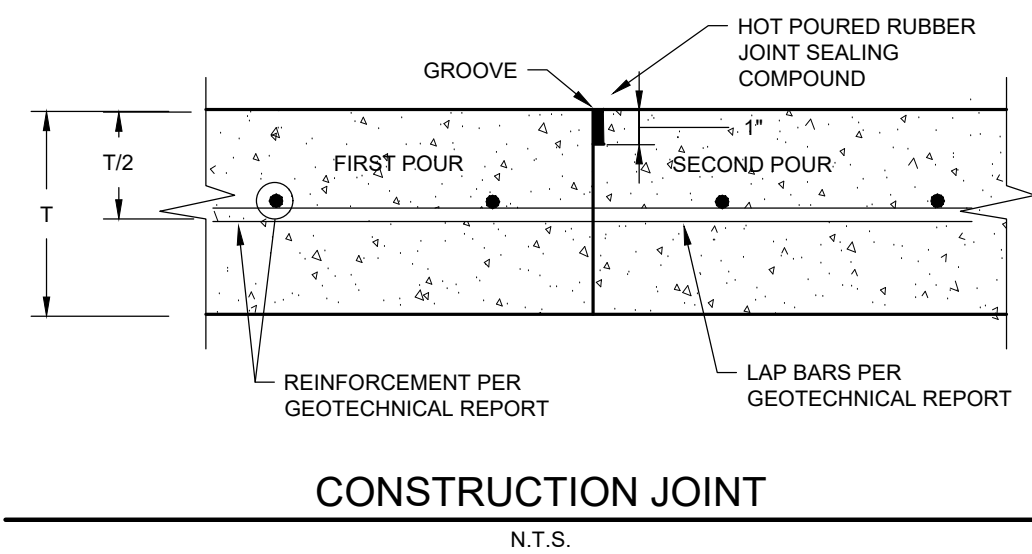
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 HECTOR J. SOTELO, P.E. 104800 DATE: MAR 10, 2023

**BENCHMARKS**

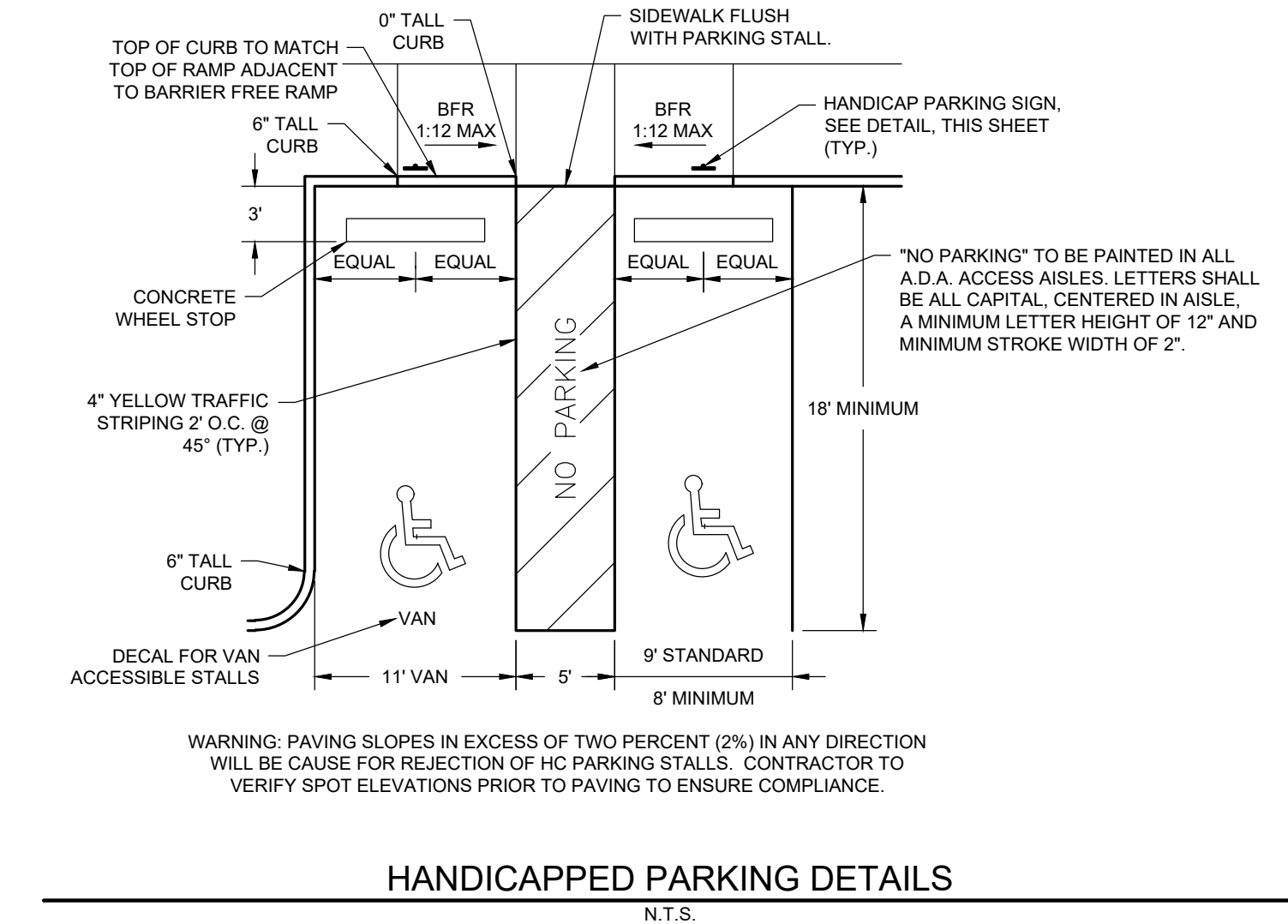
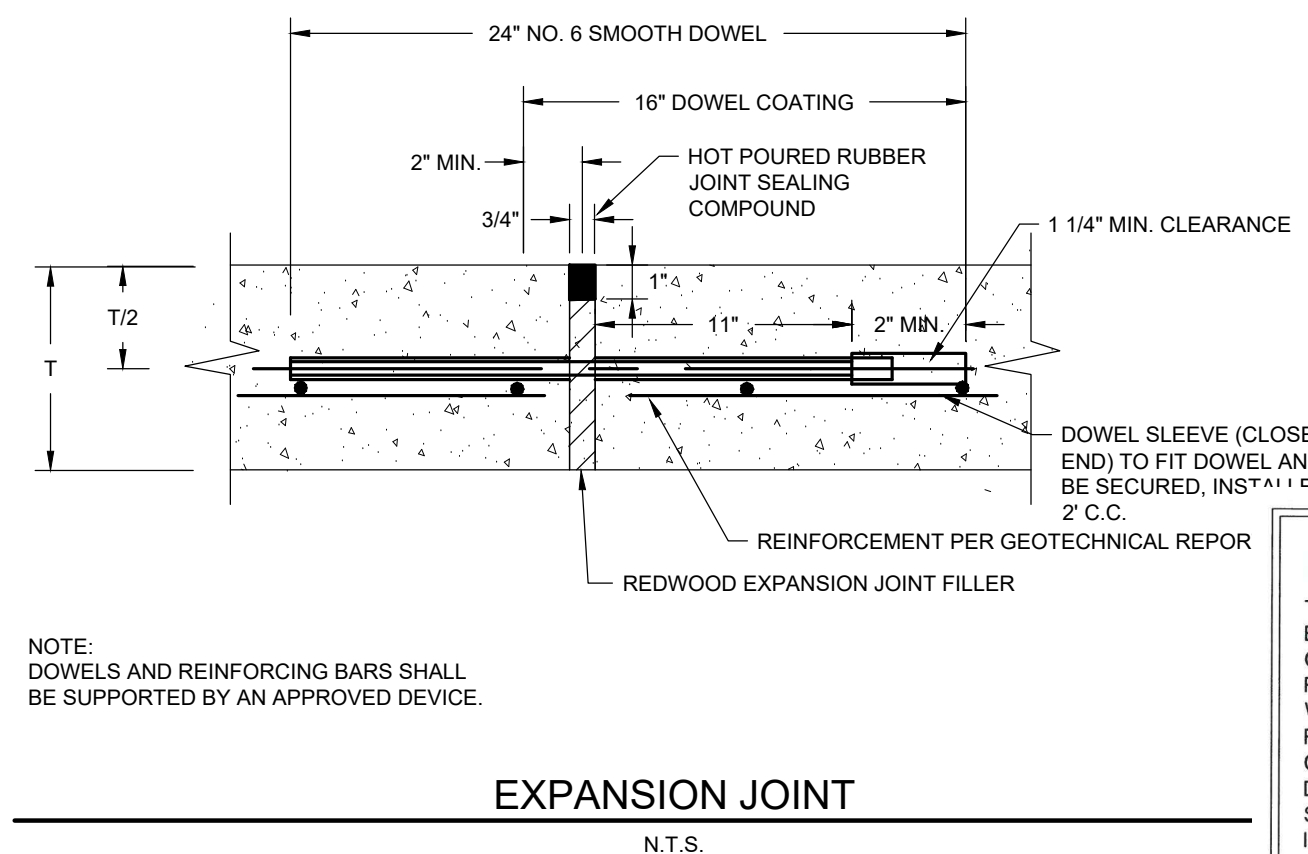
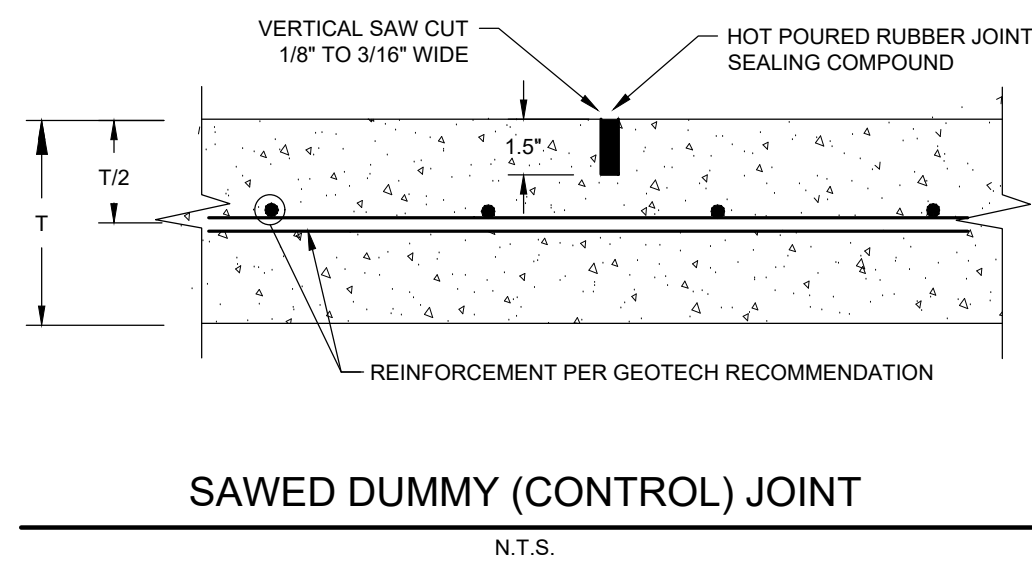
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File: B:\Clients\2402 (Loro Asian Smokehouse - Addison)\CIVIL\Sheet Set\C-7.1 Construction Details.dwg || Date Plotted: 3/10/2023 10:36 AM || Plotted By: deminis



"HANDICAPPED PARKING" SIGN IN PAVED AREAS  
N.T.S.



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*Hector J. Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800

**811**

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**BANNISTER ENGINEERING**

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REGISTRATION # F-10599 (TEXAS)

LORO ASIAN SMOKEHOUSE  
14999 MONTFORT DRIVE  
ADDISON, TEXAS

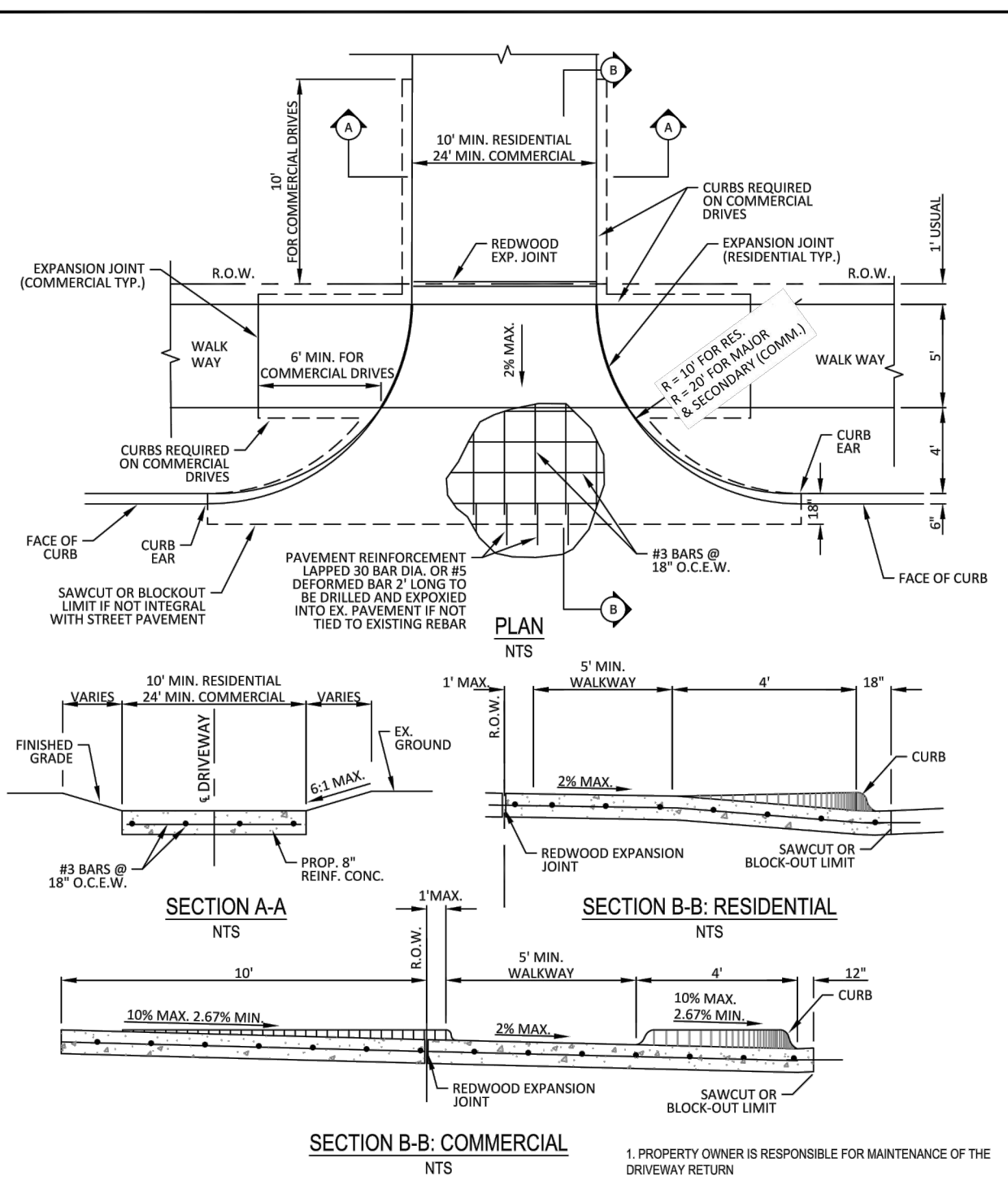
PRIVATE INFRASTRUCTURE DETAILS

No.	Date	Revision Description

STATE OF TEXAS  
HECTOR J. SOTELO  
104800  
LICENSED PROFESSIONAL ENGINEER  
*Hector J. Sotelo*  
3-8-2022

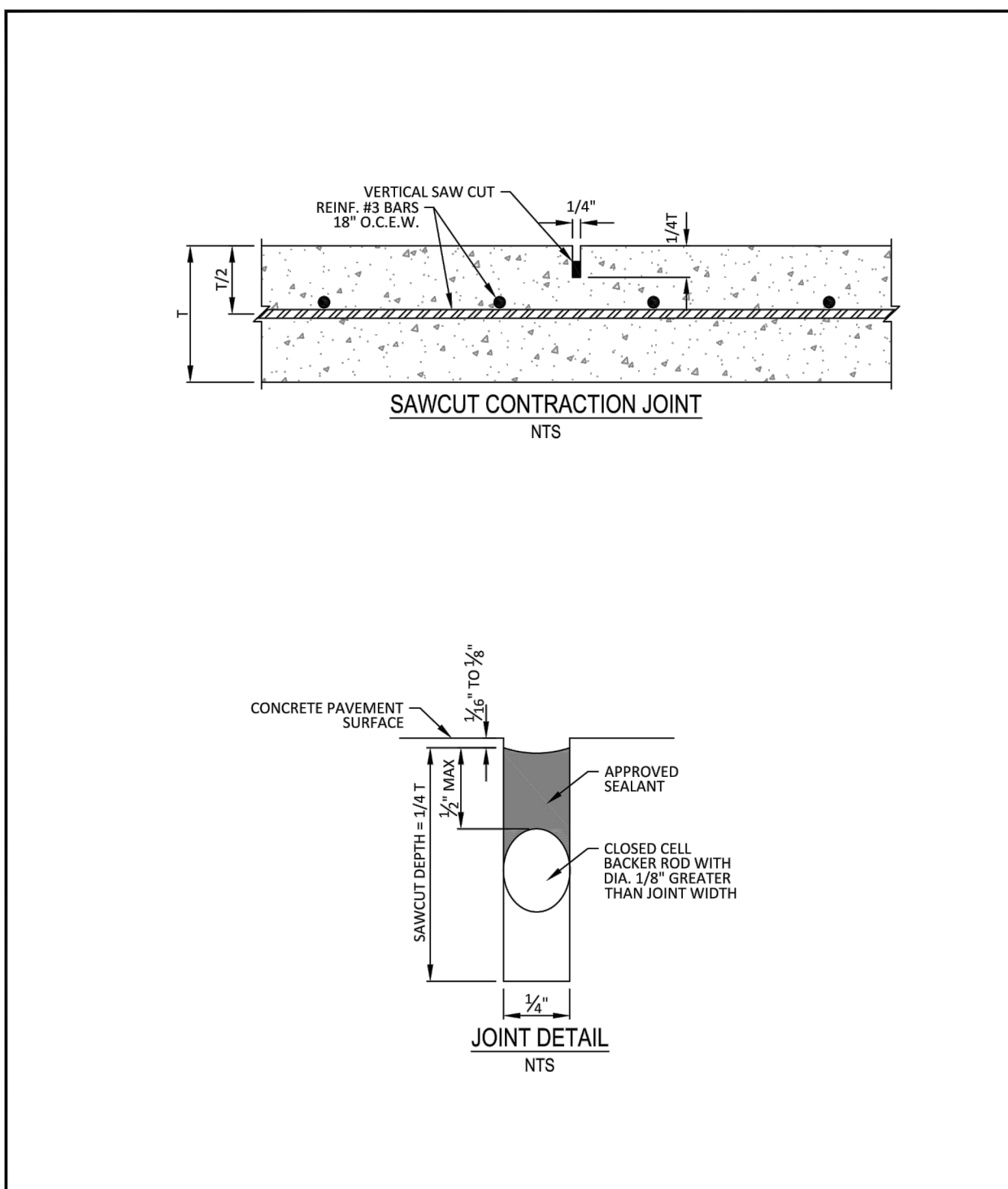
SHEET NUMBER  
**C-7.1**

PROJECT NO.: 240-21-001



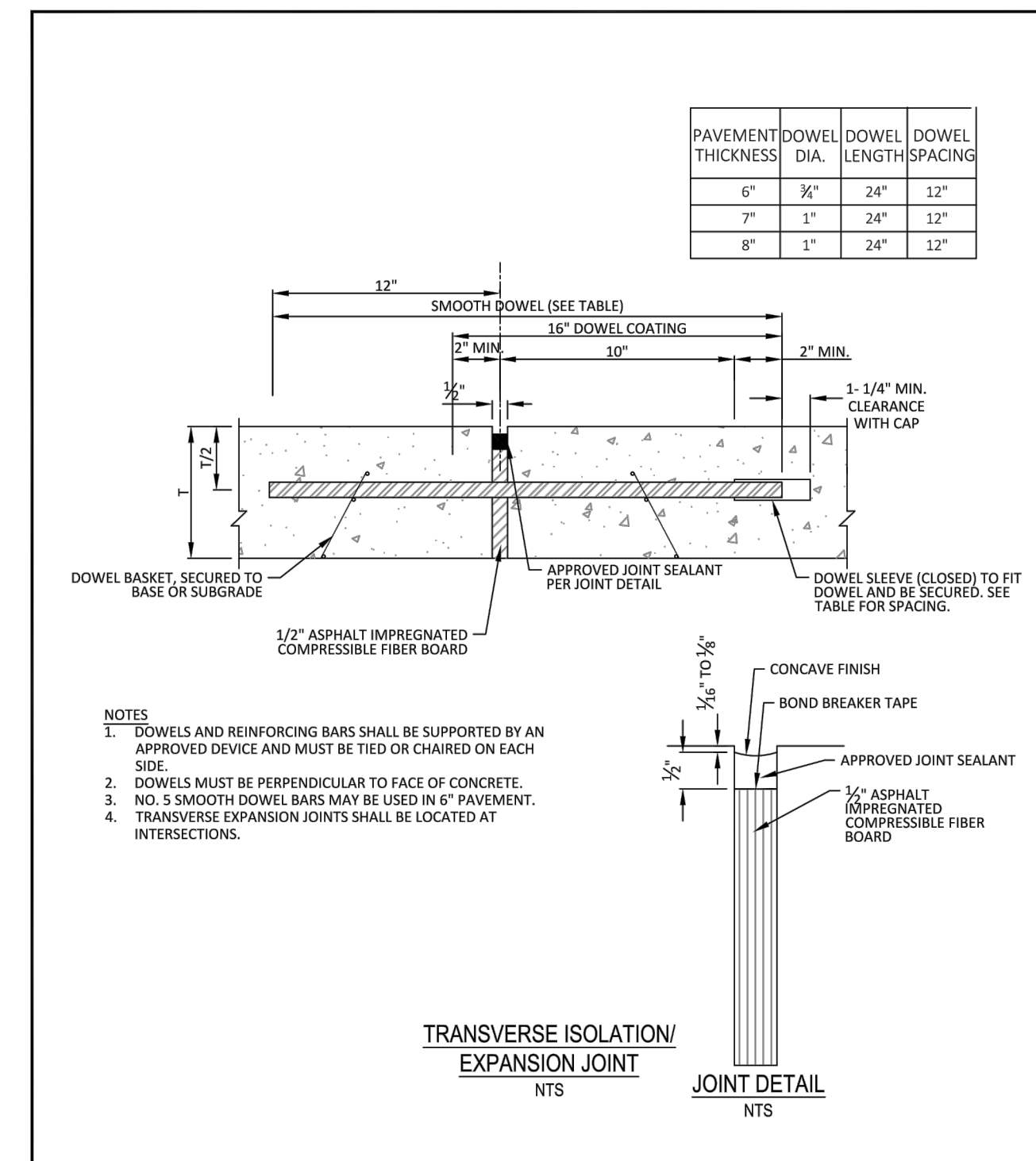
ADDISON PUBLIC WORKS & ENGINEERING SERVICES	DRIVEWAY RETURN	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-P03

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY



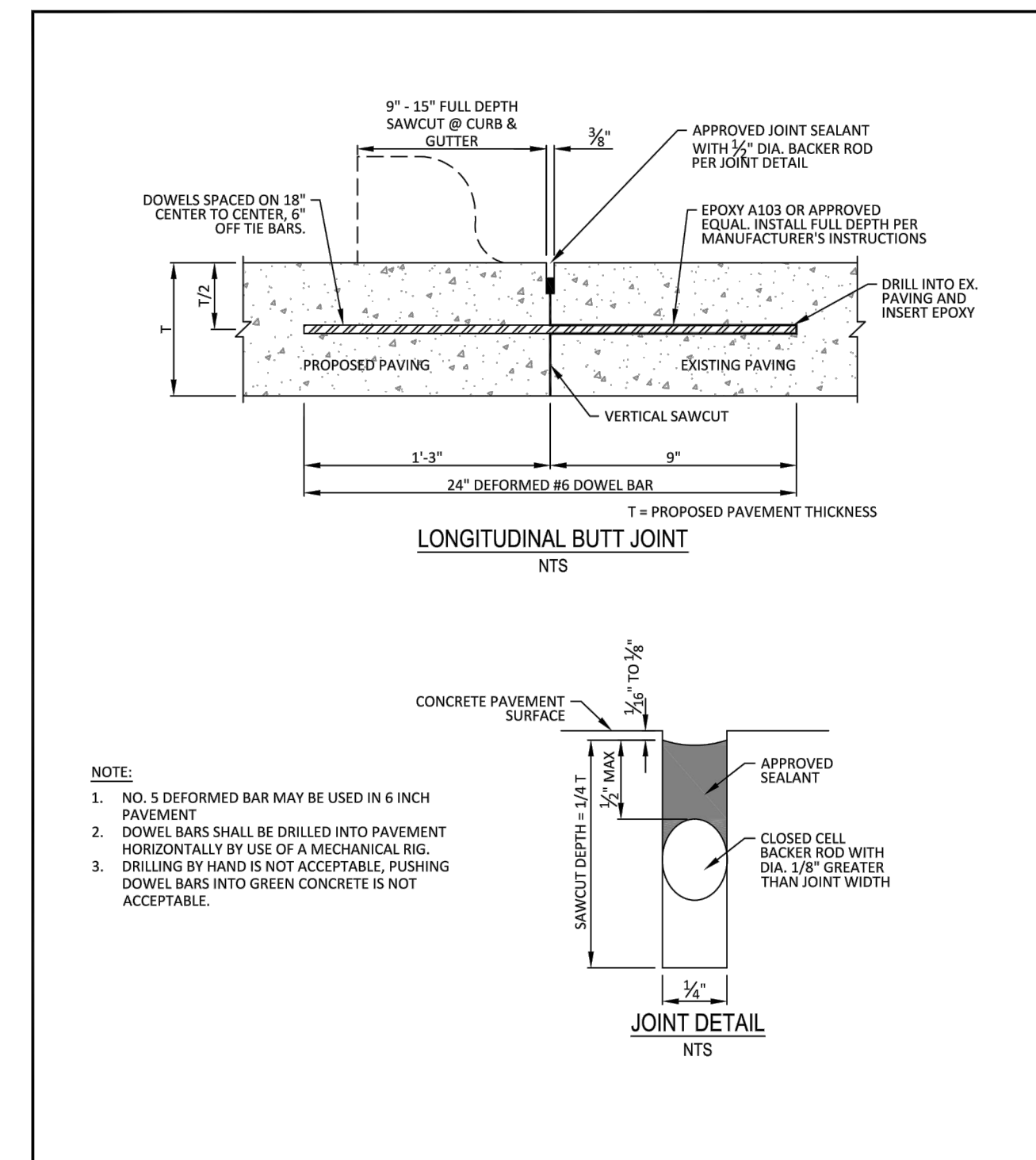
ADDISON PUBLIC WORKS & ENGINEERING SERVICES	SAWCUT CONTRACTION JOINT	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-P18

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY



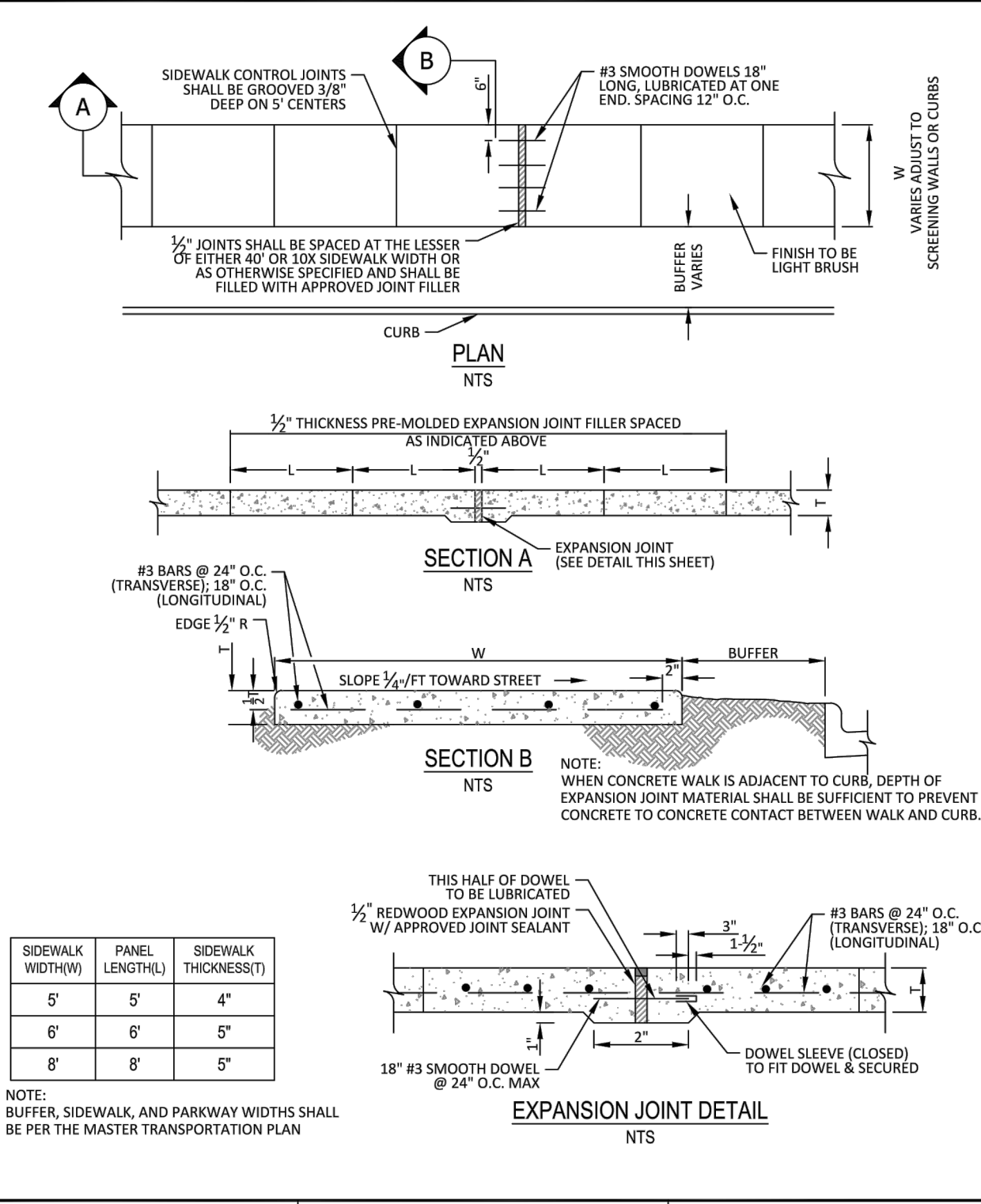
ADDISON PUBLIC WORKS & ENGINEERING SERVICES	TRANSVERSE EXPANSION JOINT	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-P11

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY



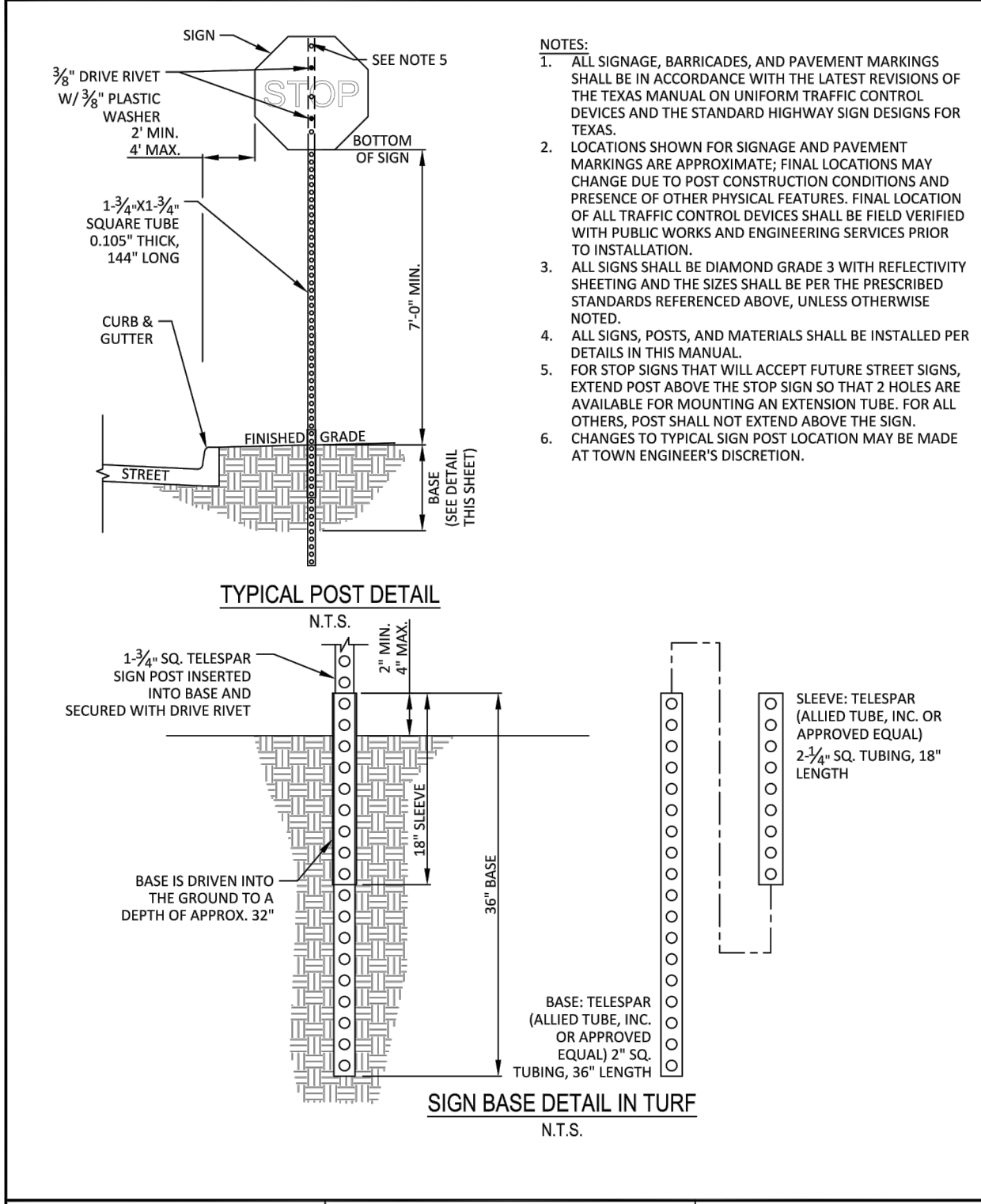
ADDISON PUBLIC WORKS & ENGINEERING SERVICES	LONGITUDINAL BUTT JOINT	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-P09

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY



ADDISON PUBLIC WORKS & ENGINEERING SERVICES	CONCRETE SIDEWALK	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-P08

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY



ADDISON PUBLIC WORKS & ENGINEERING SERVICES	SIGN POST IN TURF DETAIL	STANDARD CONSTRUCTION DETAILS TRAFFIC		
		DATE: JANUARY 2022	REV DATE:	SHEET: SD-T11

USE WITHIN THE TOWN OF ADDISON RIGHT-OF-WAY

**RECORD DRAWING**

THIS RECORD DRAWING REFLECTS, TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE APPROXIMATE LOCATION OF THE CONSTRUCTED WORK BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND WAS PREPARED WITHOUT THE BENEFIT OF AN AS-BUILT SURVEY. THIS RECORD DRAWING MAY DEVIATE FROM THE ORIGINAL CONSTRUCTION DOCUMENTS DUE TO FIELD CHANGES DURING CONSTRUCTION. THE ENGINEER'S SEAL OR SIGNATURE ON THIS DRAWING IS NOT INTENDED TO INDICATE THE ENGINEER'S APPROVAL OR ACCEPTANCE OF ANY SUCH DEVIATIONS FROM THE DESIGN.

*Hector J. Sotelo* DATE: MAR 10, 2023  
 HECTOR J. SOTELO, P.E. 104800

**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10598 (TEXAS)

**LORO ASIAN SMOKEHOUSE**  
 14999 MONTFORT DRIVE  
 ADDISON, TEXAS  
 PUBLIC INFRASTRUCTURE DETAILS

No.	Date	Revision Description



SHEET NUMBER  
**C-7.2**

**811**  
 Know what's below.  
 Call before you dig.  
 (@ least 48 hours prior to digging)

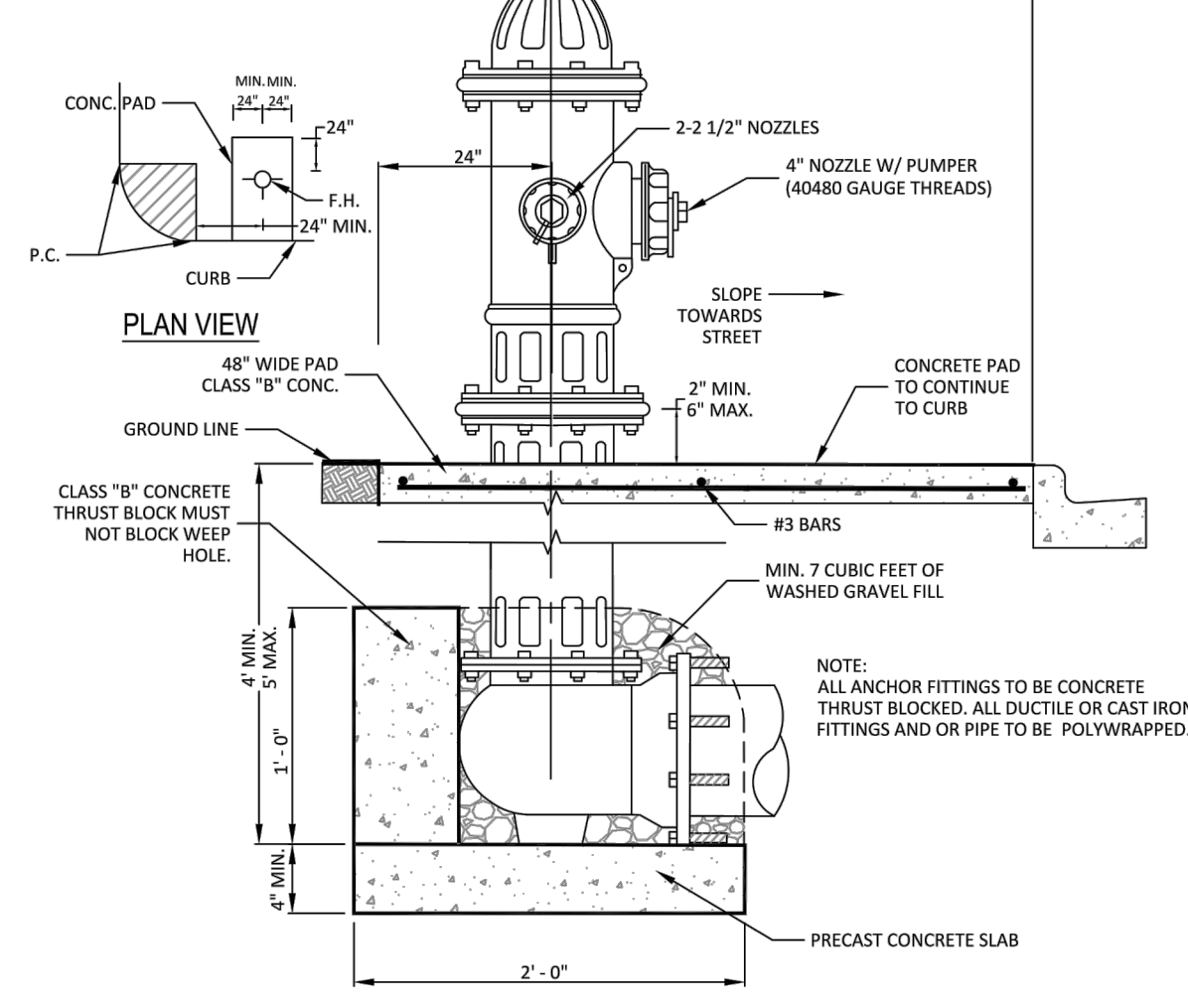
**BENCHMARKS**

SITE BENCHMARK #1: MAG NAIL SET N: 7033821.19 E: 2484200.52	ELEV. = 616.35
SITE BENCHMARK #2: MAG NAIL SET N: 7033755.57 E: 2483934.79	ELEV. = 618.52



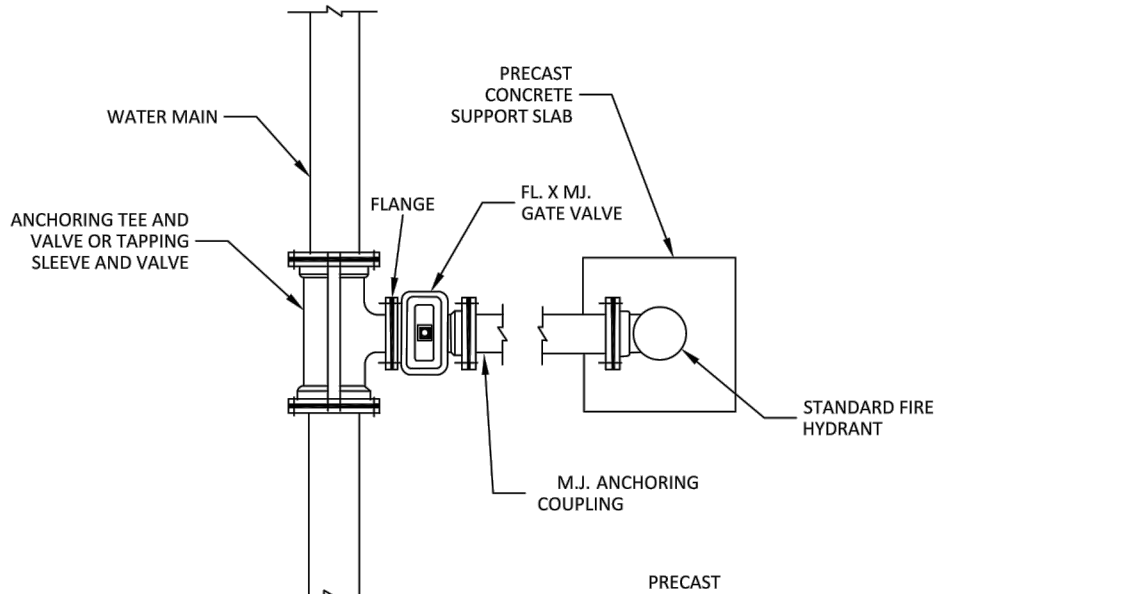
File: B:\Clients\240 (Loro Asian Smokehouse - Addison)\Civil\Sheet Set\C-7 Construction Details.dwg | Date Plotted: 3/10/2023 10:36 AM | Plotted By: deminis

- NOTE:
- EJW SCD250 HYDRANT OR EQUIVALENT APPROVED BY THE CITY.
  - DESIGN, SITE REQUIREMENTS, THE GENERAL OPERATION, PAINTING AND DELIVERY OF ALL FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON WATER SYSTEM REQUIREMENTS.
  - FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 24" FROM THE P.C.S. OF THE CORNER TURNING RADIUS AT INTERSECTIONS AND DRIVEWAYS (SEE PLAN VIEW).
  - FIRE HYDRANT COLORS: RUSTOLEUM PROFESSIONAL GRADE ENAMEL (7792 & 7738).

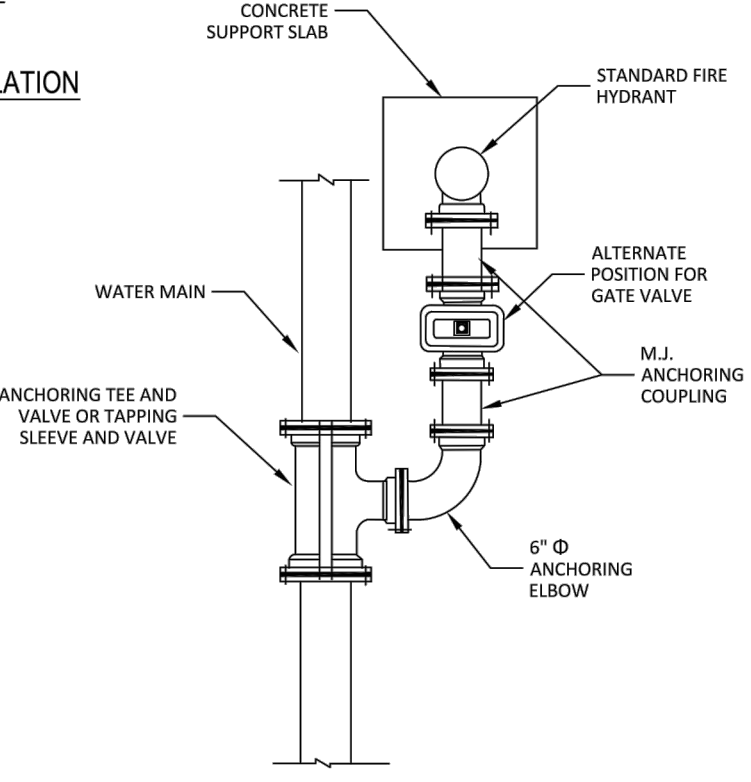


TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.

ADDISON PUBLIC WORKS & ENGINEERING SERVICES	TYPICAL FIRE HYDRANT INSTALLATION		STANDARD CONSTRUCTION DETAILS WATER	
	DATE: JANUARY 2022	REV DATE:	DATE: JANUARY 2022	REV DATE:



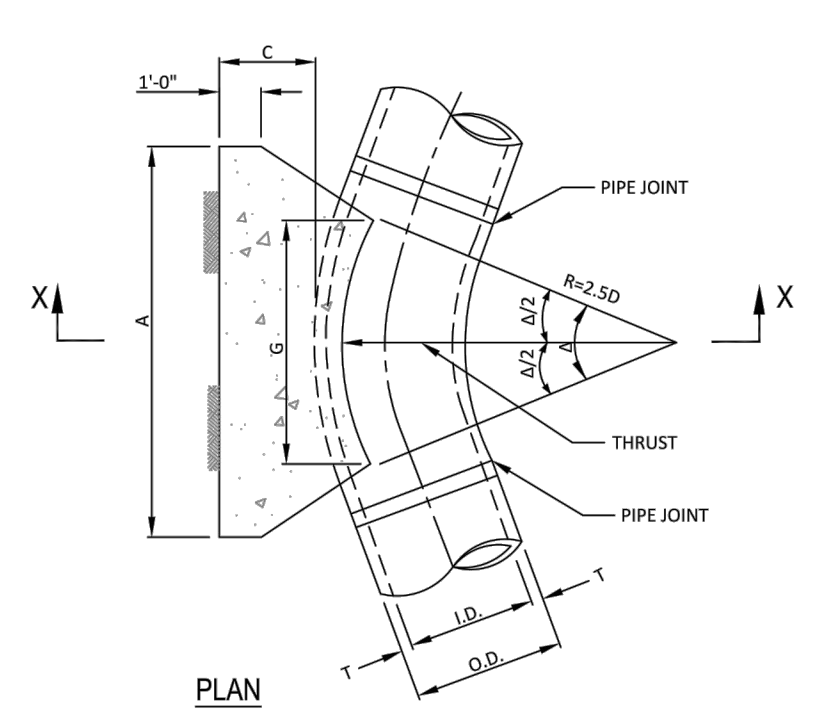
STANDARD INSTALLATION



ALTERNATE INSTALLATION

NOTE: MEGALUGS SHALL BE USED AT ALL TEES AND BENDS.

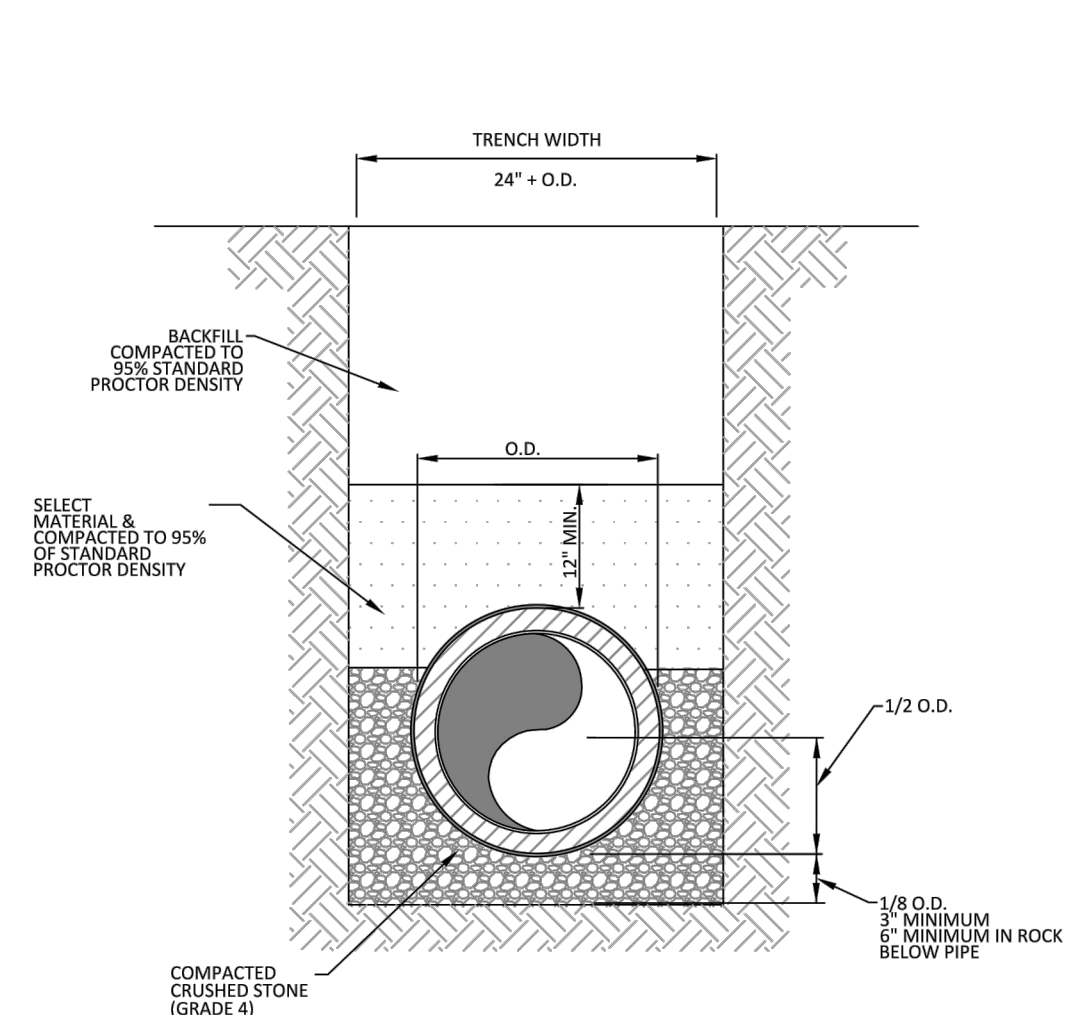
ADDISON PUBLIC WORKS & ENGINEERING SERVICES	TYPICAL FIRE HYDRANT INSTALLATION		STANDARD CONSTRUCTION DETAILS WATER	
	DATE: JANUARY 2022	REV DATE:	DATE: JANUARY 2022	REV DATE:



SECTION X-X

HORIZONTAL THRUST BLOCK AT PIPE BEND

ADDISON PUBLIC WORKS & ENGINEERING SERVICES	HORIZONTAL THRUST BLOCK AT PIPE BEND		STANDARD CONSTRUCTION DETAILS WASTEWATER	
	DATE: JANUARY 2022	REV DATE:	DATE: JANUARY 2022	REV DATE:



TYPICAL P.V.C. WATER MAIN EMBEDMENT  
N.T.S.

ADDISON PUBLIC WORKS & ENGINEERING SERVICES	P.V.C. WATER MAIN EMBEDMENT		STANDARD CONSTRUCTION DETAILS WASTEWATER	
	DATE: JANUARY 2022	REV DATE:	DATE: JANUARY 2022	REV DATE:

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*Hector J. Sotelo* DATE: MAR 10, 2023  
HECTOR J. SOTELO, P.E. 104800



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(@ least 48 hours prior to digging)

**BENCHMARKS**

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LORO ASIAN SMOKEHOUSE  
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ADDISON, TEXAS  
CITY WATER DETAILS

No.	Date	Revision Description



SHEET NUMBER  
**C-7.3**

PROJECT NO.: 240-21-001