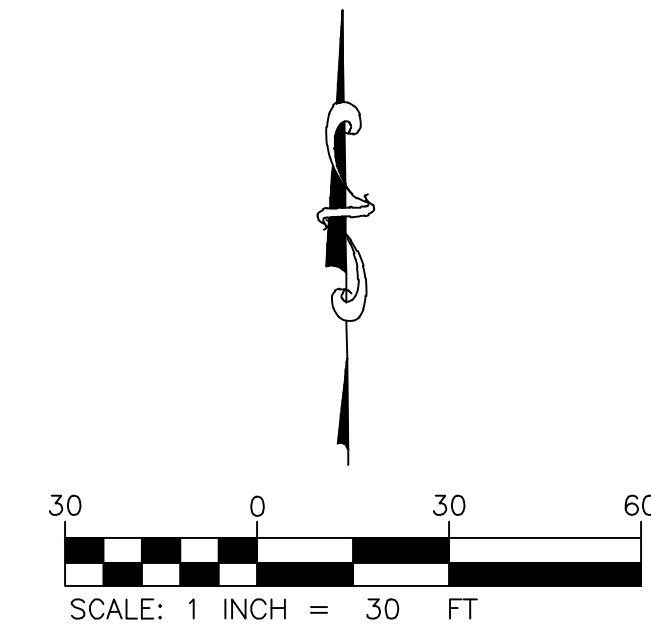
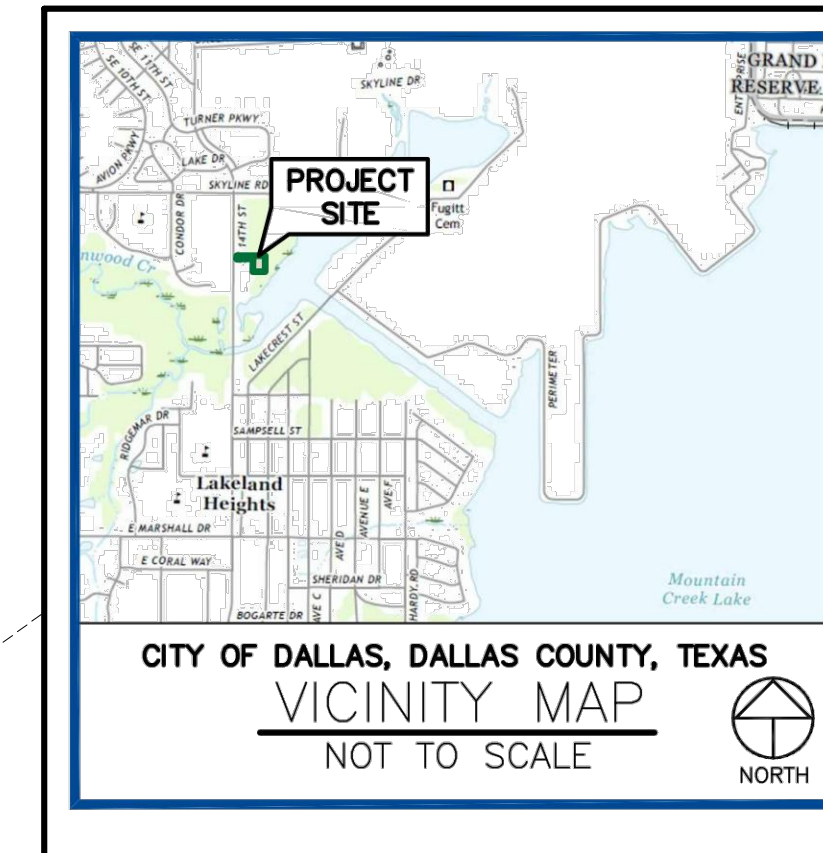


DATA:
 USE: ELECTRIC SUBSTATION
 AREA: 1.35 ACRES
 ZONING: R-7.5 (Δ)



APPROX LOCATION
 PROPOSED OVERHEAD
 12.47KV T&D BY ONCOR

PROPOSED 2-1/2 X 10' CHAIN LINK GATES
 WITH 3 STRAND BARBED WIRE
 ON TOP AT 45° ANGLED OUTWARDS.
 GATES WILL SWING INWARDS.

PROPOSED 12' TALL CHAIN LINK
 FENCE WITH 3 STRAND BARBED WIRE
 ON TOP AT 45° ANGLED OUTWARDS.
 (TYP. ALL SIDES)

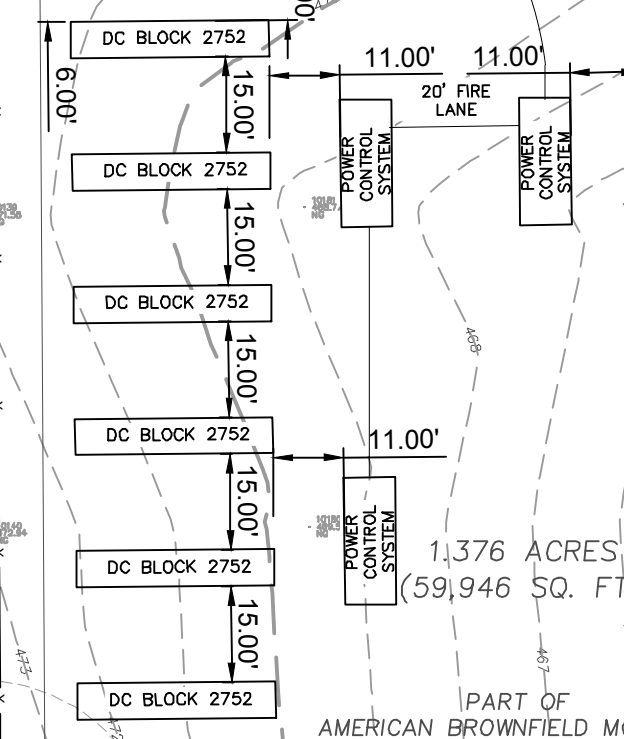
20' GRAVEL ROAD
 (SEE DALLAS FIRE
 DEPT SPECIFICATIONS)

UTILITY OWNED
 POWER POLES
 RECLOSERS
 AUX SERVICE POLE

P5 - POCC (12.47 KV)
 EPS METER POLE
 P4 - ERCOT METER
 P3 - GOAB SWITCH RECLOSER
 P2 - CUSTOMER PRODUCTION METER
 P1 - RELAY ENCLOSURE

2 - Parking spaces
 (10'x20')

PROPOSED UNDERGROUND TRENCH
 FOR DRY UTILITIES
 1. 12.47KV CONDUIT
 2. FIBER OPTIC COMMUNICATIONS



SOUTHEAST 14TH STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)

TBM#1
 ELEV. 479.74'

TBM#2
 ELEV. 479.74'

TXU GENERATION COMPANY LP, TXU
 MOUNTAIN CREEK COMPANY LP, &
 TXU ELECTRIC DELIVERY COMPANY
 DOC. NO. 200101646353, O.P.R.D.C.T.

REMAINDER OF
 AMERICAN BROWNFIELD MCO, LLC
 DOC. NO. 201200297936, O.P.R.D.C.T.

BENCHMARKS
 1. TEMPORARY BENCHMARK #1
 BEING AN "X" CUT SET IN THE TOP OF CURB LOCATED IN
 THE WEST RIGHT OF WAY LINE OF SOUTHEAST 14TH
 STREET, SAID POINT BEING FURTHER LOCATED
 APPROXIMATELY 110 FEET SOUTHWEST OF A POWER
 POLE AND APPROXIMATELY 92 FEET SOUTHWEST OF A
 CHAINLINK FENCE CORNER POST.
 ELEVATION - 479.74'
 2. TEMPORARY BENCHMARK #2
 BEING AN "X" CUT SET ON THE EDGE OF CONCRETE IN
 THE EAST RIGHT OF WAY LINE OF SOUTH EAST 14 TH
 STREET, SAID POINT BEING FURTHER LOCATED
 APPROXIMATELY 19 FEET SOUTH OF A CHAINLINK FENCE
 CORNER POST, AND APPROXIMATELY 73 FEET SOUTH OF
 A POWER POLE.
 ELEVATION - 479.74'

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - EM - ELECTRIC METER
 - FLM - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - HY - FIRE HYDRANT
 - DC - FIRE DEPARTMENT CONNECTION
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CN - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - CB - CABLE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - UG - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GAC - GUY ANCHOR
 - OP - OVERHEAD POWER LINE
 - BWF - BARBED WIRE FENCE
 - WIF - WROUGHT IRON FENCE
 - WF - WOOD FENCE
 - CF - CHAINLINK FENCE
 - GP - GATE POST
 - P - PER PLANS
 - APPROX - APPROXIMATE
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - RS - 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - HIBANK - HIGHBANK
 - SGN - SIGN
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - CTL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - PF - PIN FLAG/PAINT MARK
 - TC - TOP OF CURB
 - TOG - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCPP - REINFORCED CONCRETE PIPE
 - TTL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FRD - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO - NUMBER
 - PL - PAGE
 - RO/W - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - F.C. - FILM CODE
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - TR - TREE/SHRUB
 - CM - CONTROLLING MONUMENT
 - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

SITE PLAN
 LULLWATER PROJECT 2023-01
 1250 SE 14TH ST,
 DALLAS, TEXAS

DESIGN MP	DRAWN MP	CHKD RS
JOB No. 100482-01-001		
SHEET C1.0		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN
 IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL
 DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES
 BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY
 RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE
 OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY
 LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Y:\100482 - Lullwater\100482-01-001 (ENG) - 1250 SE 14th St - Dallas\Engineering\Planwork\Site Plan.dwg, Layout1 - September 20, 2023, 11:51 AM, amaru

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