

BIRD LANE

INGRESS/EGRESS ROAD

SIMPSON STUART ROAD

RHODES LANE

SITE INGRESS/EGRESS

INTERSTATE 45

APPROXIMATE LIMITS OF FLOOD ZONE

APPROXIMATE LIMITS OF FLOOD ZONE

APPROXIMATE LIMITS OF FLOOD ZONE

APPROXIMATE LIMITS OF FLOOD ZONE

JACKSON HAMMOND, INC  
TRACT 1  
101.1823 ACRES  
(VOL. 2005137, PG. 4910)  
(D.R.D.C.T.)

BLOCK 8245

BLOCK 8246

80' VEGETATION PRESERVATION AREA

OPERATION PLAN NOTES

- HOURS OF OPERATION: 7 AM-7 PM
- LOCATION AND DEPTH OF FILL: APPROX. 35 FT OF DEPTH (REFER TO GRADING PLAN AND PROFILE FOR EXTENTS)
- FENCES AND OTHER BARRIERS FOR SAFETY & SCREENING: NO ADDITIONAL FENCES OR BARRIERS
- DRAINAGE AND EROSION CONTROL MEASURES: SEE EROSION CONTROL PLAN AND DETAILS
- MEANS FOR PROTECTION OF TREES: SEE EROSION CONTROL DETAILS
- TRUCK ROUTES TO BE USED: SIMPSON STUART AND S CENTRAL EXPWY USED FOR SITE ACCESS. REFER TO TRUCK ROUTE EXHIBITS.
- DURATION OF FILL: 3-5 YEARS
- INGRESS AND EGRESS TO AND FROM SITE: REFER TO TRUCK ROUTE EXHIBITS

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
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CONTRACT INFORMATION

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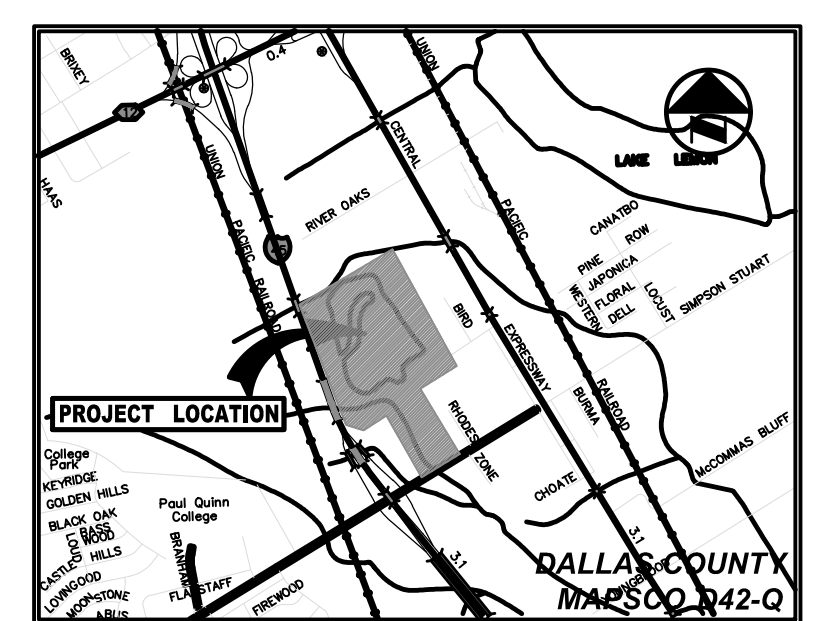
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GRAPHIC SCALE IN FEET

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TS	TRAFFIC SIGNAL CONTROL
TS	TRAFFIC SIGNAL POLE
TB	TELEPHONE BOX
FL	FLOOD LIGHT
FL	FLAG POLE
TS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IR	W/PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
X	PROPERTY LINE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
614.00	EXIST SPOT ELEVATION
614.25	EXIST TOP OF CURB ELEVATION
620.50	EXIST GUTTER ELEVATION
620.50	PROPOSED TOP OF WALL ELEVATION
620.50	PROPOSED TOP OF CURB ELEVATION
614.00	PROPOSED GUTTER ELEVATION
614.25	PROPOSED SPOT ELEVATION
M.G.	MATCH EXISTING GRADE
---	PROPOSED SHALE
---	PROPOSED GRADE BREAK
---	PROPOSED DRAINAGE FLOW DIRECTION
---	PROPOSED 100-YR FLOODPLAIN LIMITS

GENERAL NOTES

- SQUARE FOOTAGE OF IMPERVIOUS COVER: 0 SF
- REFER TO TREE SURVEY FOR LOCATION AND IDENTIFICATION OF EXISTING TREES



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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CLAYTON J. STROLLE, P.E. TEXAS REGISTRATION NO. 108906 DATE: 12/21/2020

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

**Pacheco Koch** 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.
SXXX-XXX	YYYYMMDDXXXX	WW18-XXXX DP18-XXXX

**SITE PLAN**

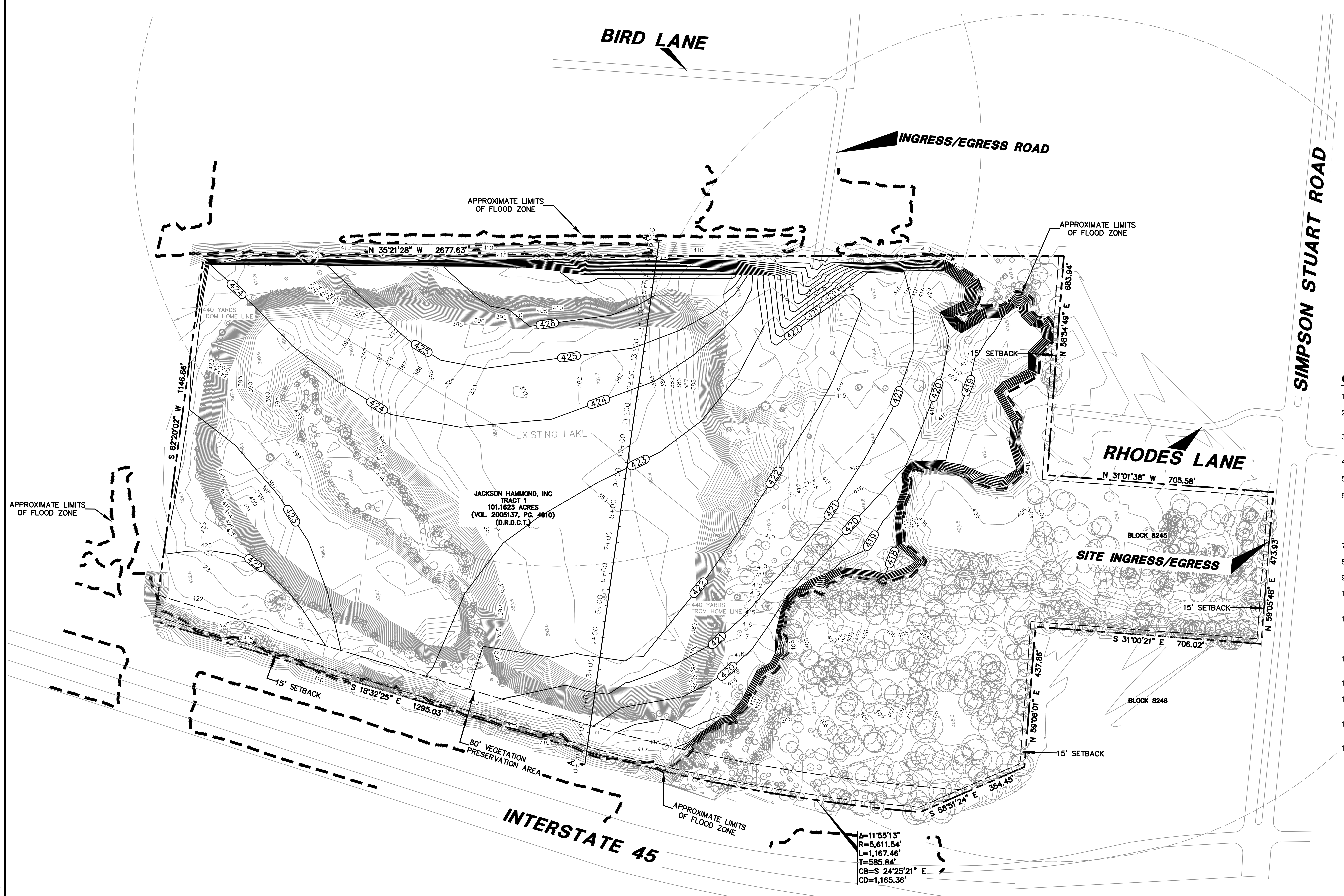
**JULIUS SCHEPPS SITE FILL**

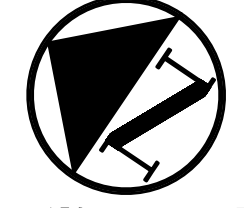
**8800 JULIUS SCHEPPS**


**ZONING CASE No.: Z201-157**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	FILE	SHEET
MJD	JJS	FEB 2021	1"=150'	XXXX-XXXX	C1.1







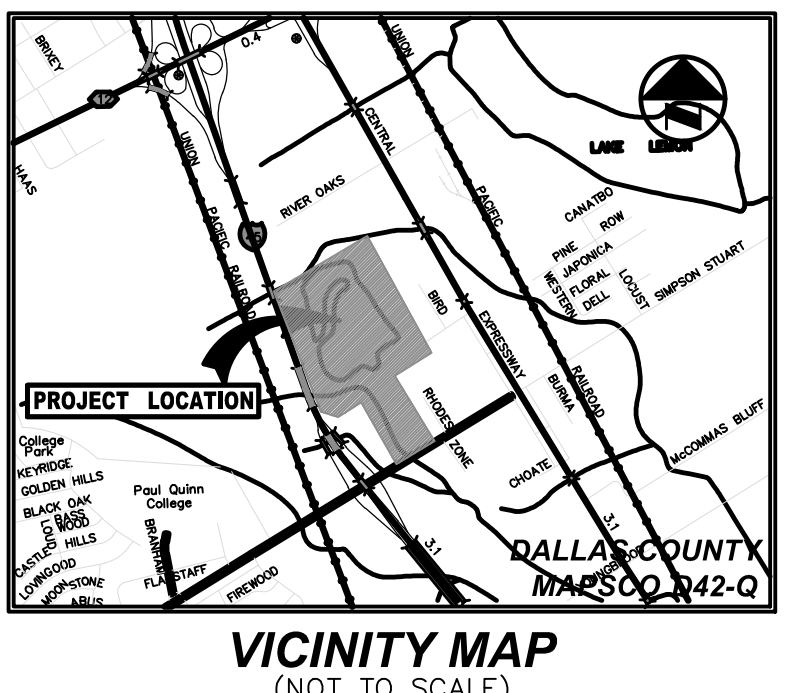
GRAPHIC SCALE IN FEET

**LEGEND**

⊕	BOLLARD
⊙	ELECTRIC METER
⊙	POWER POLE
⊙	LIGHT STANDARD
⊙	WATER METER
⊙	WATER VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	FIRE HYDRANT
⊙	CLEANOUT
⊙	MANHOLE
⊙	TRAFFIC SIGNAL CONTROL
⊙	TRAFFIC SIGNAL POLE
⊙	TELEPHONE BOX
⊙	FLOOD LIGHT
⊙	FLAG POLE
⊙	TRAFFIC SIGN
⊙	1/2-INCH IRON ROD
⊙	W/PACHECO KOCH" CAP SET
⊙	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	EXIST CONTOUR
---	EXIST SPOT ELEVATION
---	EXIST TOP OF CURB ELEVATION
---	EXIST GUTTER ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED GUTTER ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED TOP OF WALL ELEVATION
---	MATCH EXISTING GRADE
---	PROPOSED GRADE BREAK
---	PROPOSED DRAINAGE FLOW DIRECTION
---	PROPOSED 100-YR FLOODPLAIN LIMITS

**GRADING & DRAINAGE GENERAL NOTES**

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
  - RCP C-76, CLASS III
  - ADS N-12
  - HANCOR HI-Q
  - CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.



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**Pacheco Koch** 7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PLAT NO. SXXX-XXX	BLDG PERMIT NO. YYYYMMDDXXXX	SDC ENGINEERING TRACKING NOS. WW18-XXXX	DP18-XXXX
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**GRADING PLAN**

**JULIUS SCHEPPS SITE FILL**

**8800 JULIUS SCHEPPS**

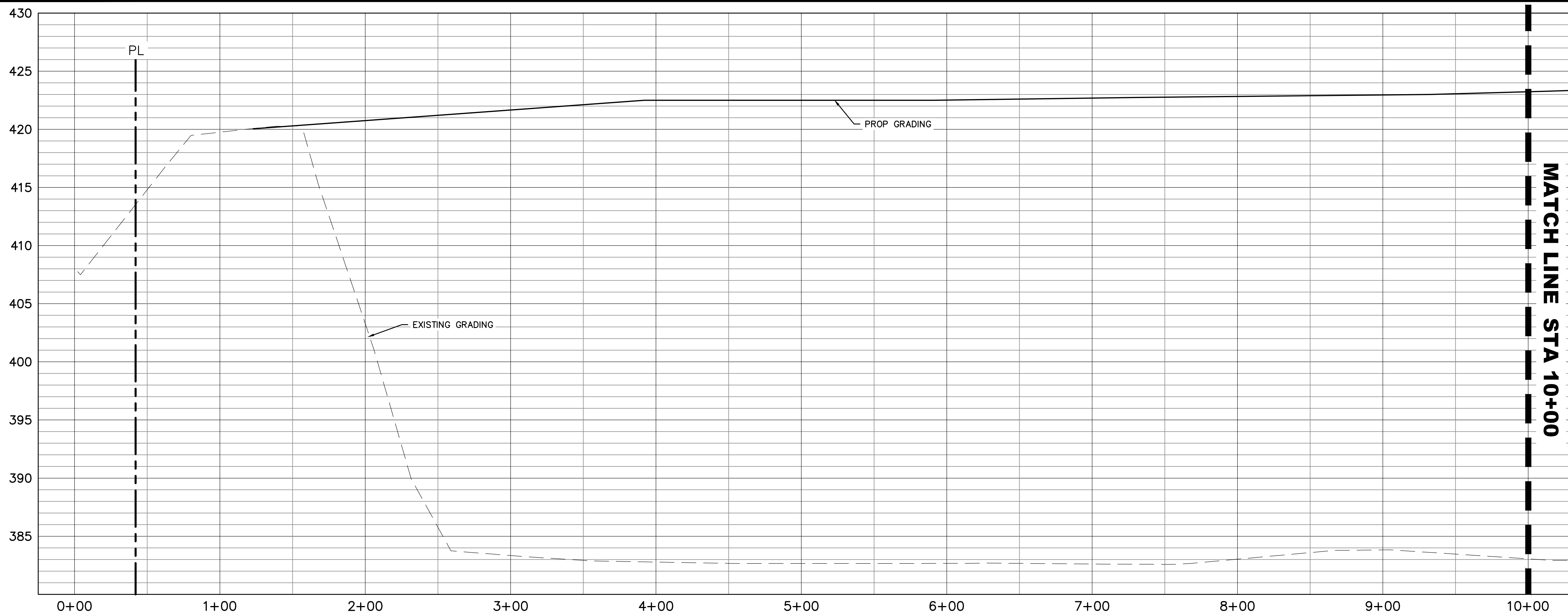
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**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	FILE	SHEET
MJD	JJS	FEB 2021	1"=150'	XXXT-XXXX	<b>C2.1</b>

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JULIUS SCHEPPS

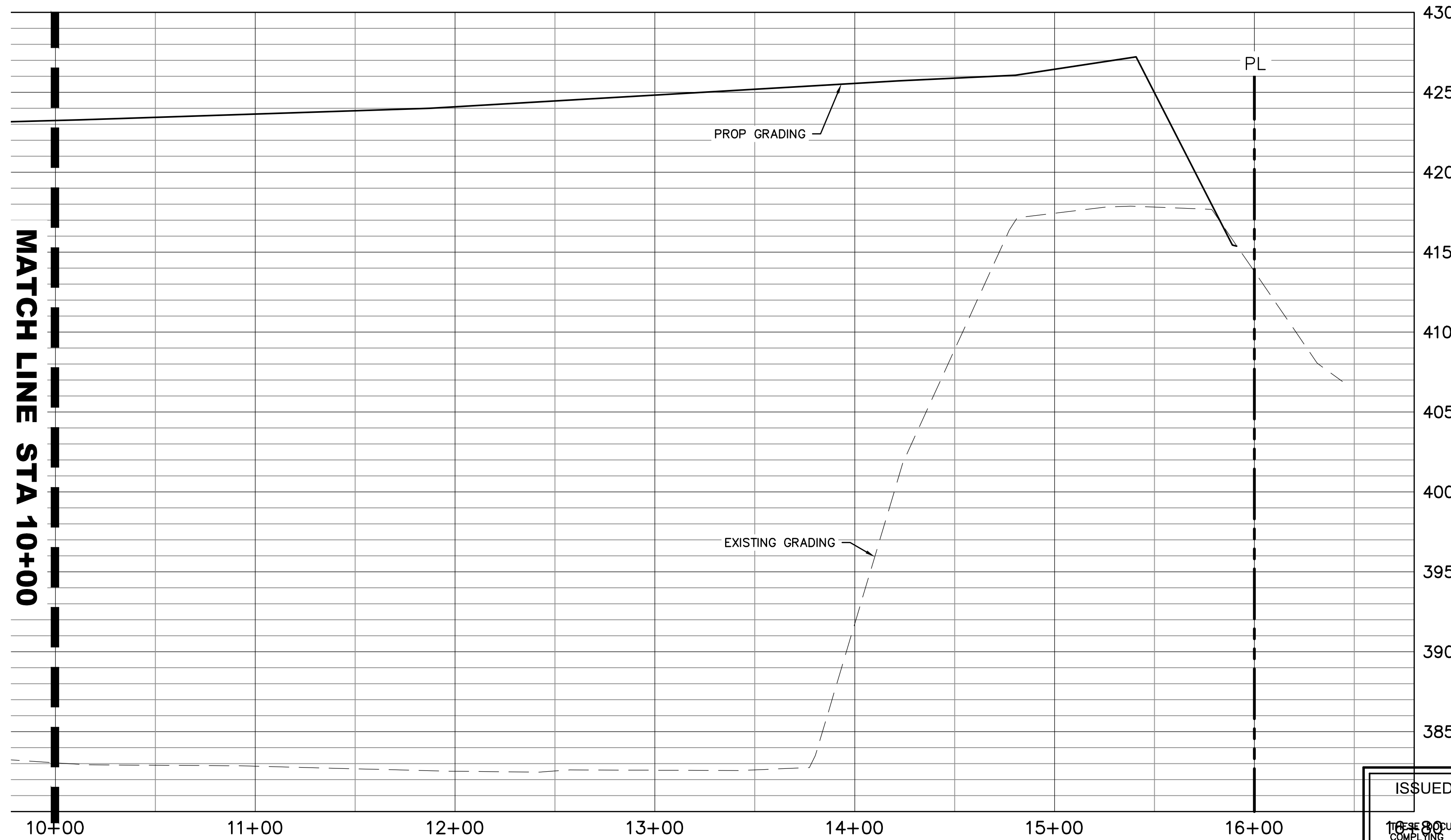


**PROFILE SECTION-AA**

SCALE: H: 1"=40'  
V: 1"=5'

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING



**PROFILE SECTION-AA**

SCALE: H: 1"=40'  
V: 1"=5'

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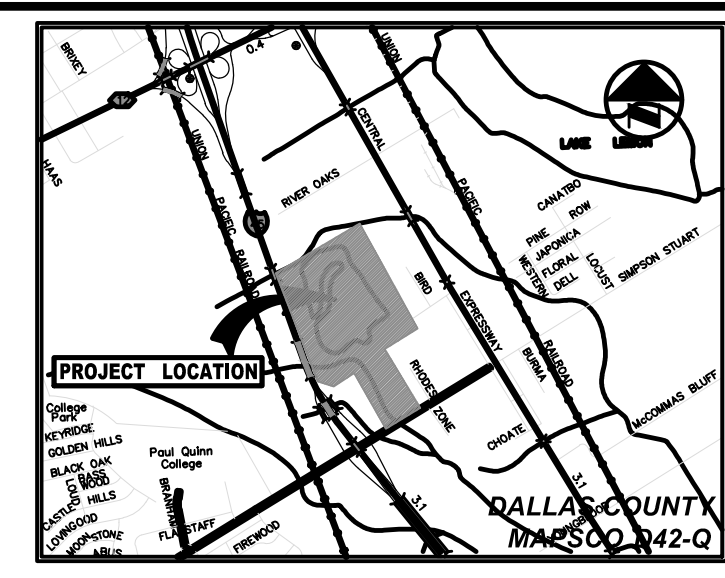
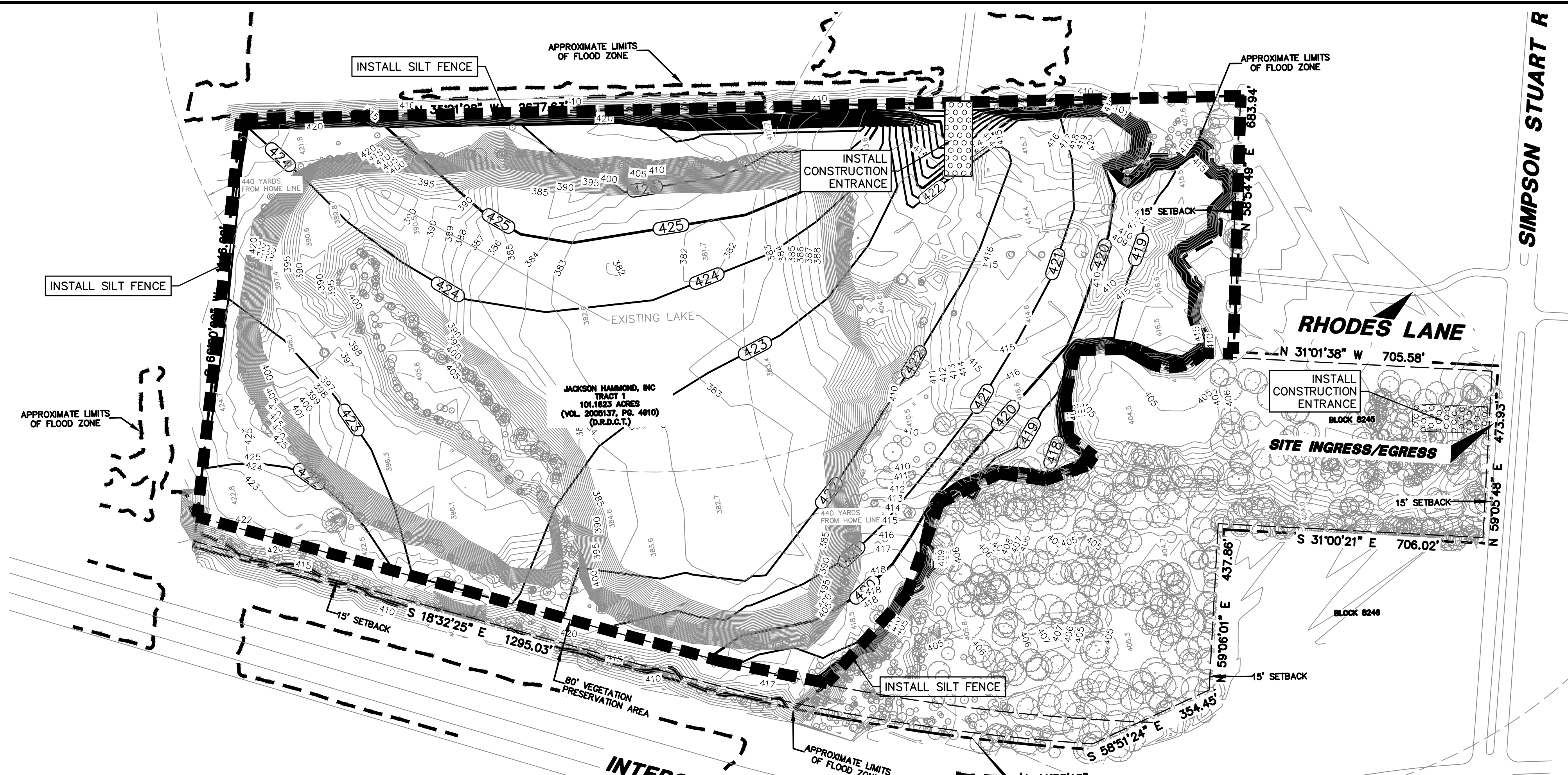
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SXXX-XXX	YYYYMMDDXXXX	WW18-XXXX DP18-XXXX

<b>GRADING CROSS SECTION</b>				
<b>JULIUS SCHEPPS SITE FILL</b>				
<b>8800 JULIUS SCHEPPS</b>				
<b>ZONING CASE No.: Z201-157</b>				
<b>CITY OF DALLAS, DALLAS COUNTY, TEXAS</b>				
DESIGN	DRAWN	DATE	SCALE	FILE
MJD	JJS	FEB 2021		XXXT-XXXX
				<b>SHEET C2.2</b>

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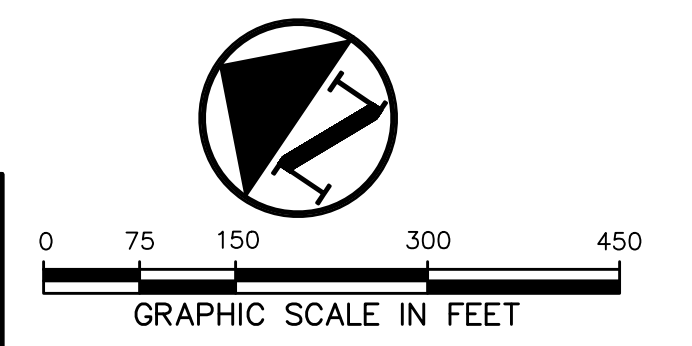
JULIUS SCHEPPS



VICINITY MAP  
(NOT TO SCALE)

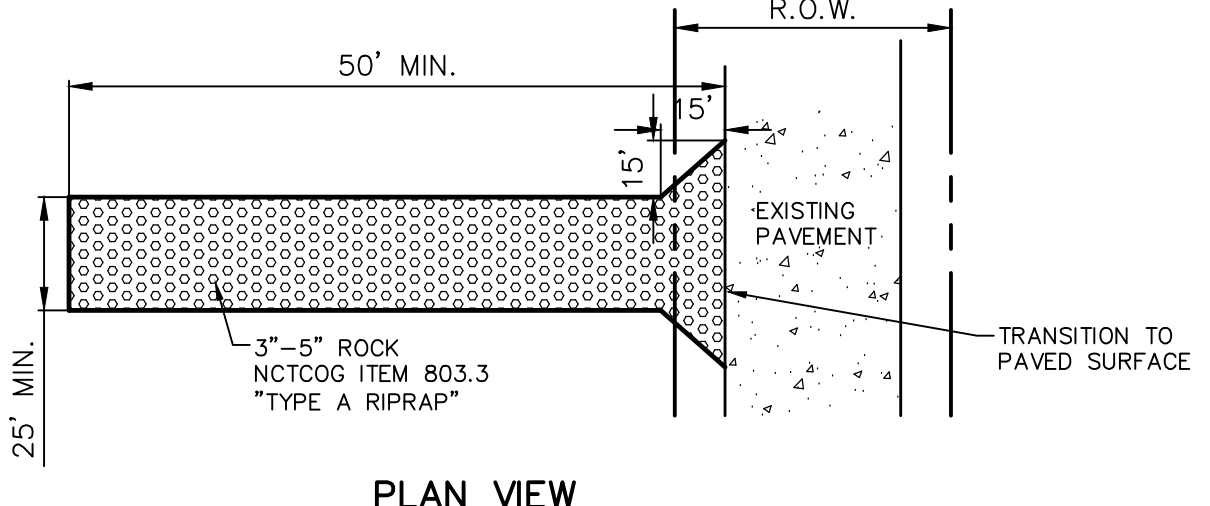
LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FHC. FIRE HYDRANT
- CS. CLEANOUT
- MH. MANHOLE
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- TELE. TELEPHONE BOX
- FL. FLAG POLE
- FF. FLAG POLE
- SIGN. TRAFFIC SIGN
- IRS. 1/2-INCH IRON ROD
- W/P. W/7-PACHECO KOCH™ CAP SET
- (C.M.) CONTROLLING MONUMENT
- — — — — PROPERTY LINE
- - - - - FENCE
- — — — — OVERHEAD UTILITY LINE
- — — — — EXIST. CONTOUR
- — — — — PROPOSED CONTOUR
- → → → → PROPOSED DRAINAGE FLOW DIRECTION
- ◻ ◻ ◻ ◻ ◻ PROPOSED CONSTRUCTION ENTRANCE
- ▬ ▬ ▬ ▬ ▬ SILT FENCE (LIMITS OF DISTURBED AREA)
- ▬ ▬ ▬ ▬ ▬ PROPOSED 100-YR FLOODPLAIN LIMITS

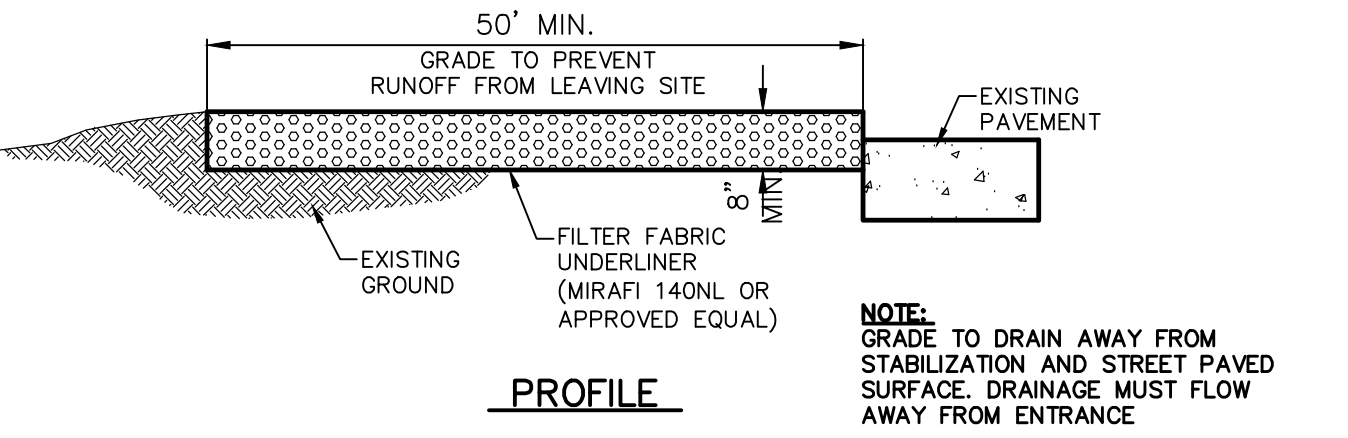


POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
  - 2.A. CLEARING AND GRUBBING
  - 2.B. ROUGH GRADING
  - 2.C. FINAL GRADING
  - 2.D. UTILITY INSTALLATION
  - 2.E. PAVEMENT INSTALLATION
  - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 101.1623 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.3.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF DALLAS, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LINE STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
  - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
  - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
  - 22.C. STRUCTURAL CONTROL MEASURES.
  - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
  - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.



PLAN VIEW

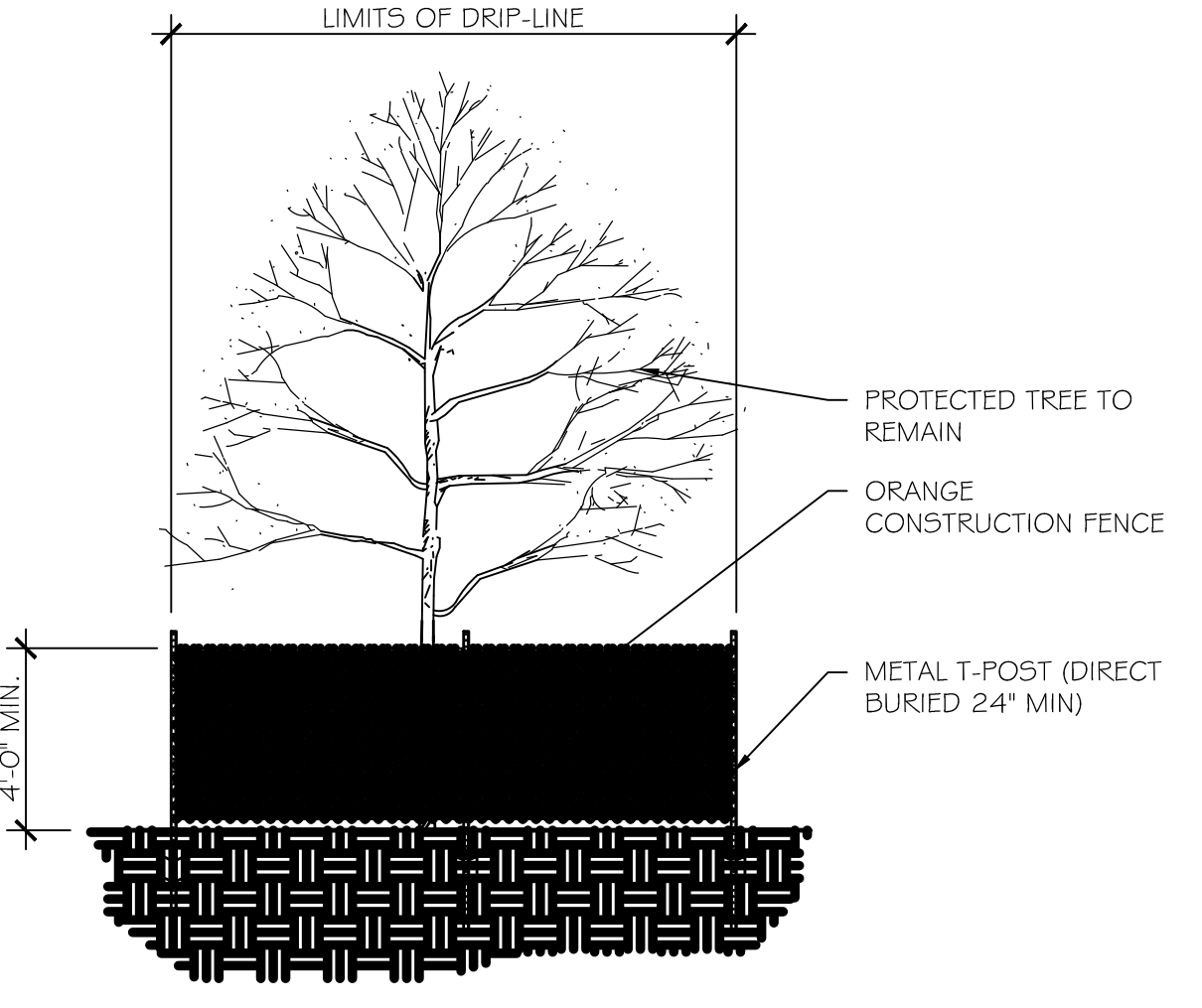


PROFILE

NOTE: GRADE TO DRAIN AWAY FROM STABILIZATION AND STREET PAVED SURFACE. DRAINAGE MUST FLOW AWAY FROM ENTRANCE.

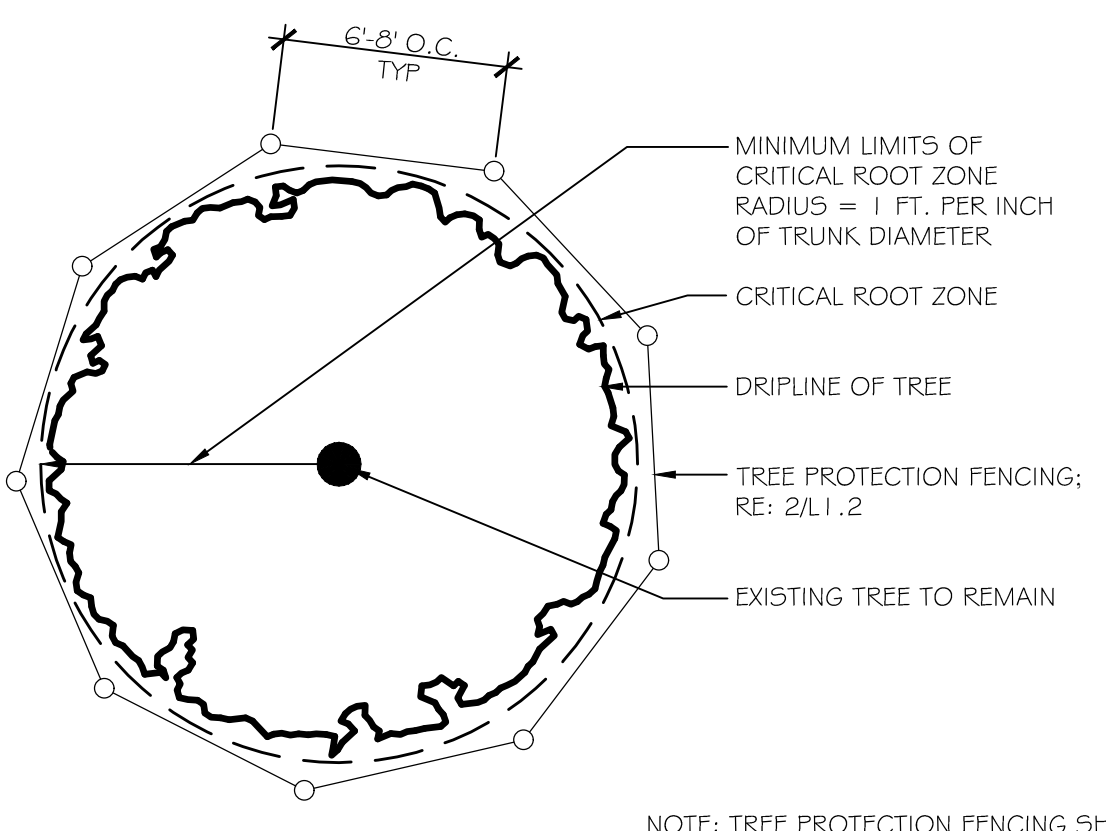
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



TREE PROTECTION FENCING

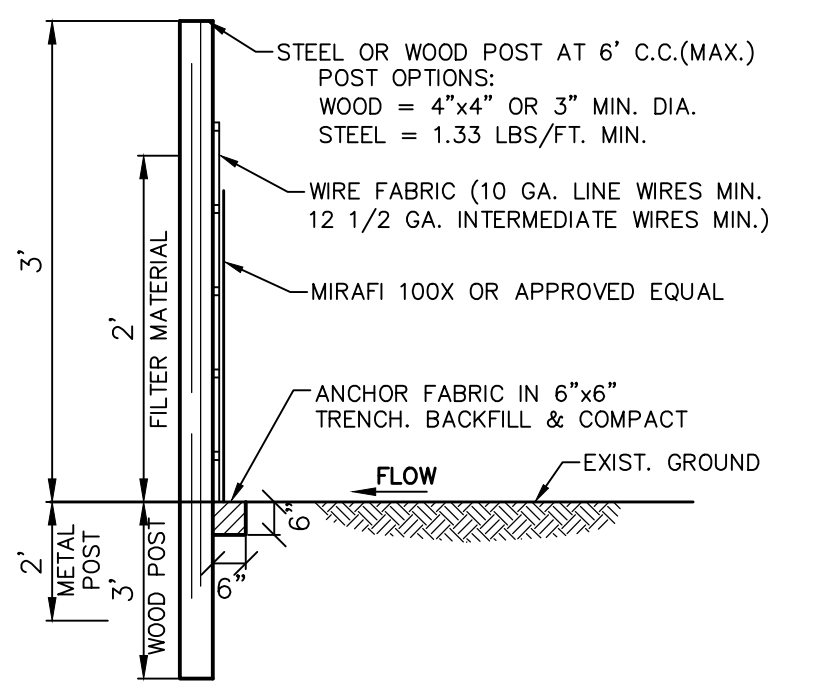
3/4" = 1'-0"



TREE PROTECTION FENCING - PLAN VIEW

N.T.S.

NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.



SILT FENCE

NOT TO SCALE

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SXXX-XXX	YYYYMMDDXXXX	WW18-XXXX DP18-XXXX

**EROSION CONTROL PLAN**

**JULIUS SCHEPPS SITE FILL**

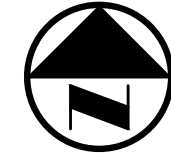
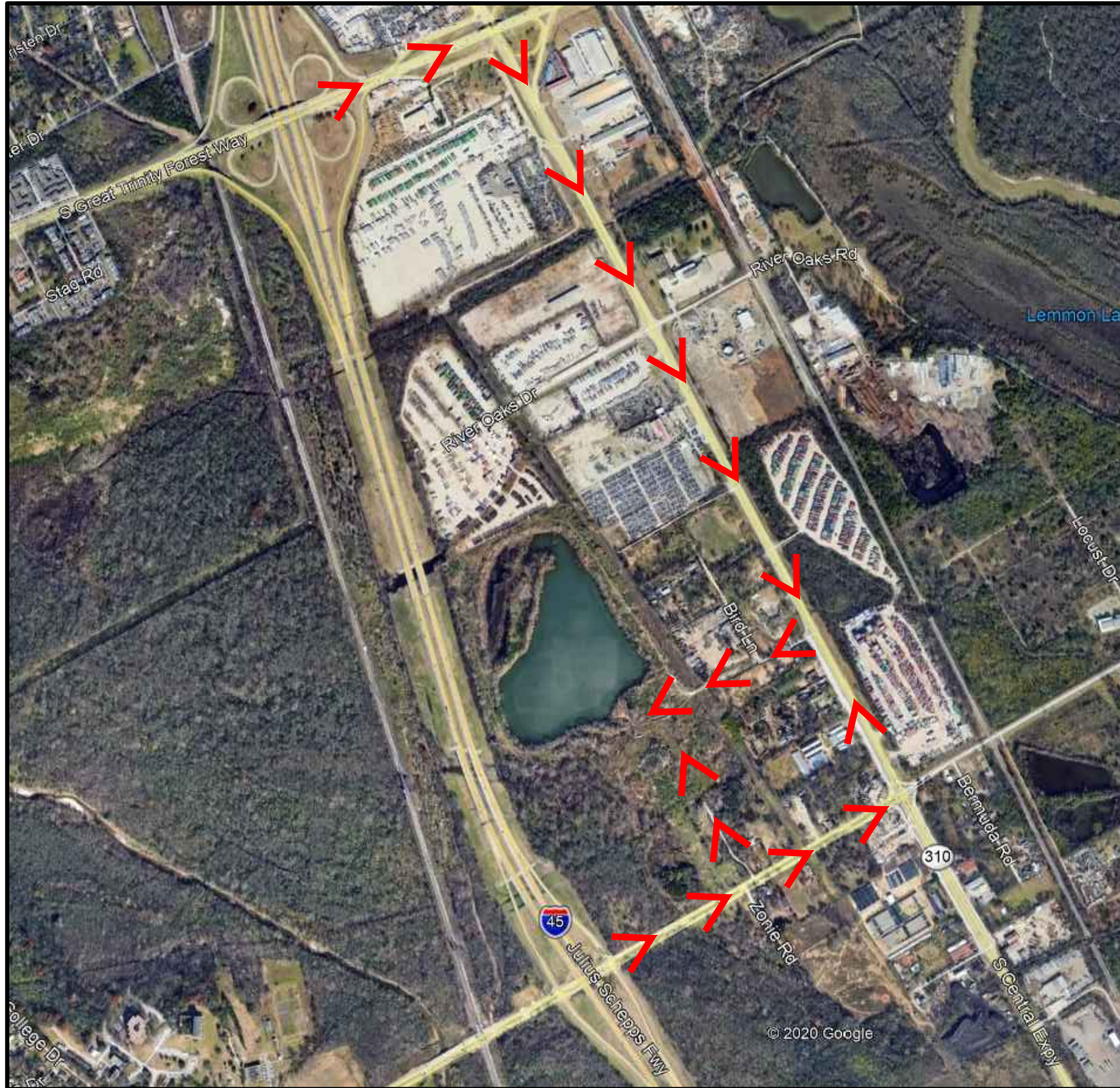
**8800 JULIUS SCHEPPS**

**ZONING CASE No.: Z201-157**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	FILE	SHEET
MJD	JJS	FEB 2021	1"=150'	XXX-XXXX	<b>C3.1</b>

WHARLOW 1/28/2021 1:37 PM  
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## EXHIBIT 1.1 INGRESS

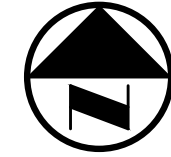
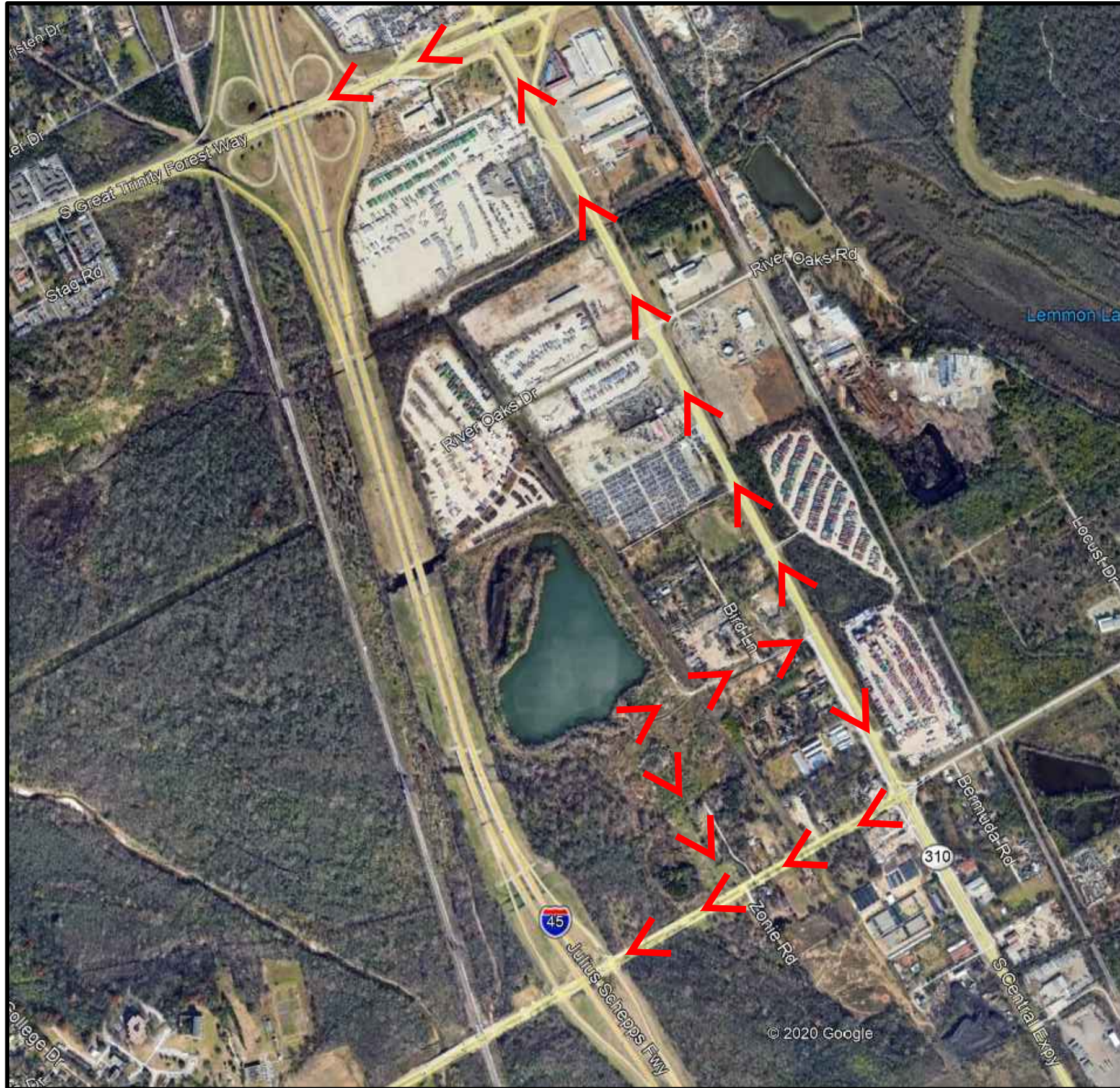


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
WJH	MJD	N.T.S.	01/28/2021	4685-20.332

JULIUS SCHEPPS SITE FILL

WHARLOW 1/28/2021 1:37 PM  
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## EXHIBIT 1.2 EGRESS



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
WJH	MJD	N.T.S.	01/28/2021	4685-20.332

JULIUS SCHEPPS SITE FILL