

GOODE ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
WILWASH ADDITION
INST. 202000031852
7.939 ACRES
345,827 SQ. FT.

LOT 2, BLOCK A
WILWASH ADDITION
INST. 202000031852
5.624 ACRES
244,976 SQ. FT.

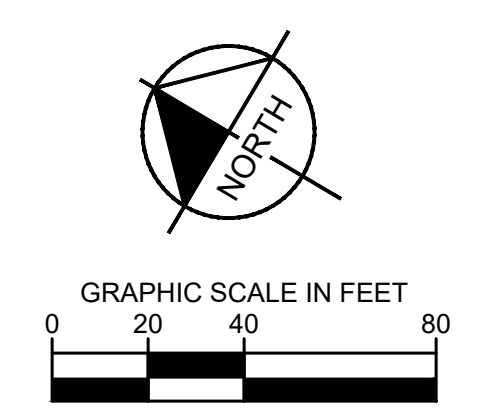
LOT 1, BLOCK 1
LOVE'S TRAVEL STOP & COUNTRY STORE
VOL. 2005073, PG. 29
D.R.D.C.T.
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
VOL. 2004219, PG. 13342
D.R.D.C.T.

INTERSTATE HIGHWAY 45
(A VARIABLE WIDTH RIGHT-OF-WAY)
(NORTH BOUND SERVICE ROAD)

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT CAL	SIZE	REMARKS	
UP	2		ULMUS PARVIFOLIA SEMPERVIRENS / ATHENA / ATHENA LAZARUS ELM	B & B	3" CAL.	12' - 14' HT. STRONG CENTRAL LEADER, FULL	
UC	14		ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL.	12' - 14' HT. STRONG CENTRAL LEADER, FULL	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LF	76		LEUCOPHYLLUM FRUTESCENS / COMPACTA / COMPACT TEXAS RANGER	CONT.	24" HT.	30" O.C.	FULL AND MATURING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
TA	269		TRACHELOSPERMUM ASHBOOM / ASH JASMINE	1 GAL.	3-5 RUNNERS, 12"-18" SPR.	18" O.C.	FULL
SEED	121,706 SF		CYNODON DACTYLON / BERBERIDA GRASS	N/A	N/A	N/A	MIXED SEED
SOD	32,427 SF		CYNODON DACTYLON / COMMON BERBERIDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

City of Hutchins		
Article VI Sec. 605 Landscaping Requirements		
	REQUIRED	PROVIDED
(b)		
Landscaping shall be provided by the planting of a landscape strip adjacent to all public and private streets. Within the landscape strip, one approved shade tree (3" caliper min) and five evergreen shrubs (5 gallon min) shall be provided per every 50 LF of frontage.		
Goode Rd: 526 LF / 50 = 11 shade trees & 53 evergreen shrubs	11 shade trees & 53 evergreen shrubs	11 shade trees & 57 evergreen shrubs
HS Frontage Rd: 185 LF / 50 = 4 shade trees & 19 evergreen shrubs	4 shade trees & 19 evergreen shrubs	4 shade trees & 19 evergreen shrubs
(c)		
Interior parking areas shall be landscaped in addition to any landscaped strip. Trees must be provided in each parking lot spaced at a ratio of one shade tree (3" caliper min) for each fifteen parking spaces provided.		
5 parking spaces / 15 = 1 shade tree	1 shade tree	1 shade tree
(f)		
Where parking lots are adjacent to the landscape strip along a public street frontage, evergreen shrubs must be provided for screening	N/A	N/A
(e)		
Dumpster enclosures that are visible from a public street frontage shall be screen with evergreen shrubs.	N/A	N/A
Article VI Sec. 602 Tree Preservation & Mitigation		
	REQUIRED	PROVIDED
Protected trees, if removed, shall be replanted on a 1:1 ratio per caliper inch and shall be from the protected tree list.	63 inches 21 trees	Payment into fund

- NOTES:
- ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS AND COMPLY WITH REQUIREMENTS AS NOTED BY TCEQ AND REVIEWING CITY.
 - ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE.
 - CONTRACTOR TO SEED ALL DISTURBED AREAS.
 - NO TREES WITHIN 5' OF UTILITIES.



DWG: 2404219.LANDSCAPE PLAN.dwg
 DATE: 03/11/2020 11:03 AM
 PLOTTED BY: L:\DWG\2404219.LANDSCAPE PLAN.dwg
 PLOT DATE: 03/11/2020 11:03 AM
 PLOT SCALE: 1/8" = 1'-0"
 PLOT SHEET: 1 OF 1
 PLOT TITLE: LANDSCAPE PLAN
 PLOT USER: L:\DWG\2404219.LANDSCAPE PLAN.dwg
 PLOT DEVICE: L:\DWG\2404219.LANDSCAPE PLAN.dwg
 PLOT STATUS: OK
 PLOT MESSAGE:

No.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley»Horn

R.L.A. PATRICK B. HART
 L.L.A. No. 2839 Date MARCH 2020

RHA PROJECT
 064496100

DATE
 MARCH 2020

SCALE
 AS SHOWN

DESIGNED BY
 LLL

DRAWN BY
 LLL

CHECKED BY
 PBH

TEXAS

HUTCHINS

**TRUCK WASH
 PREPARED FOR
 WILWASH, LLC**

LANDSCAPE PLAN

SHEET NUMBER
L-100

