



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

ZONED: HC
HIGHWAY COMMERCIAL

**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.

ZONED: C-1
COMMERCIAL

LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL FL
EASEMENT	---
SETBACK LINE	---
FULL DEPTH SAWCUT	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PARKING STALL COUNT	(5)
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED STORM DRAIN LINE	SD
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM DRAIN LINE	SD
EXISTING OVERHEAD ELECTRIC LINE	OHE
PROPOSED WATER VALVE	⊕
EXISTING WATER VALVE	⊕
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER METER	⊕
EXISTING WATER METER	⊕
PROPOSED SANITARY SEWER CLEANOUT	○
EXISTING SANITARY SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	○
EXISTING SANITARY SEWER MANHOLE	○

- NOTES**
- MINIMUM TURNING RADIUS FOR FIRE LANES ARE 20-FEET INTERIOR AND 44-FEET EXTERIOR.
 - ALL CURB RADII ARE 3.0' UNLESS OTHERWISE NOTED.
 - SEE LANDSCAPE PLANS FOR HARDSCAPE DETAILS.
 - SEE ARCHITECTURE SHEETS FOR ALL BUILDING DIMENSIONS AND DOOR LOCATIONS.
 - 3 EMPLOYEES PER SHIFT.

PAVEMENT LEGEND	
	EXISTING ASPHALT
	PROPOSED SIDEWALK/FLUMES
	PROPOSED FIRE LANE
	PROPOSED 7' HEAVY DUTY CONCRETE PAVEMENT

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 481130254L, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA OF ZONE "AE". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK LIST	
BM#1	ALUMINUM DISK FOUND (4-13-2016) MON 003 DALLAS LOGISTICS HUB MONUMENT SYSTEM FOUND 1.2 MILES EAST FROM HIGHWAY 310 ON LANGDON ROAD. 35' WEST OF THE CENTERLINE OF DRIVE TO KEN MITCHUM FIREARMS TRAINING CENTER. 123' 7" SOUTHWEST OF THE SIGN TO KEN MITCHUM FIREARMS TRAINING CENTER. ELEV=399.52'
BM#2	"X" SET (4-13-2016) ON CENTER OF CONCRETE HEADWALL 3815' SOUTH OF THE CENTERLINE INTERSECTION OF FINN ROAD AND I-45 NORTH BOUND SERVICE ROAD. ±10' EAST FROM EDGE OF ASPHALT. ELEV=460.87'
BM#3	"X" SET (4-13-2016) ON CENTER RADIUS OF CONCRETE AT SOUTHWEST CORNER OF GOODE ROAD AND FINN ROAD. ±5' NORTH OF "NO TRUCKS" SIGN. ELEV=474.00'

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



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DATE: _____

REVISIONS: _____

No. _____

13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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WWW.KIMLEY-HORN.COM TX F-528
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PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

Engine: JEFFREY W. DOLAN
P.E. No. 114925 Date: MARCH 2020

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
084496100	MARCH 2020	AS SHOWN	TCF	NJA	JWD

TEXAS

TRUCK WASH
PREPARED FOR
WILWASH, LLC

SITE PLAN

SHEET NUMBER