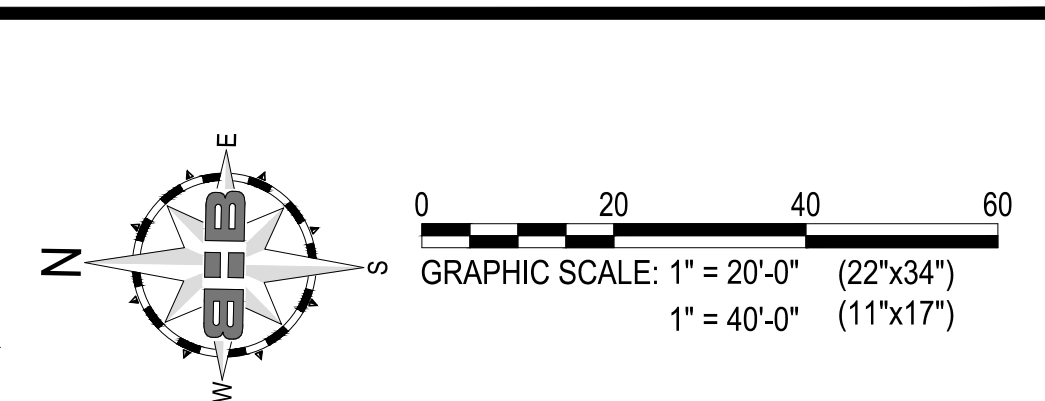
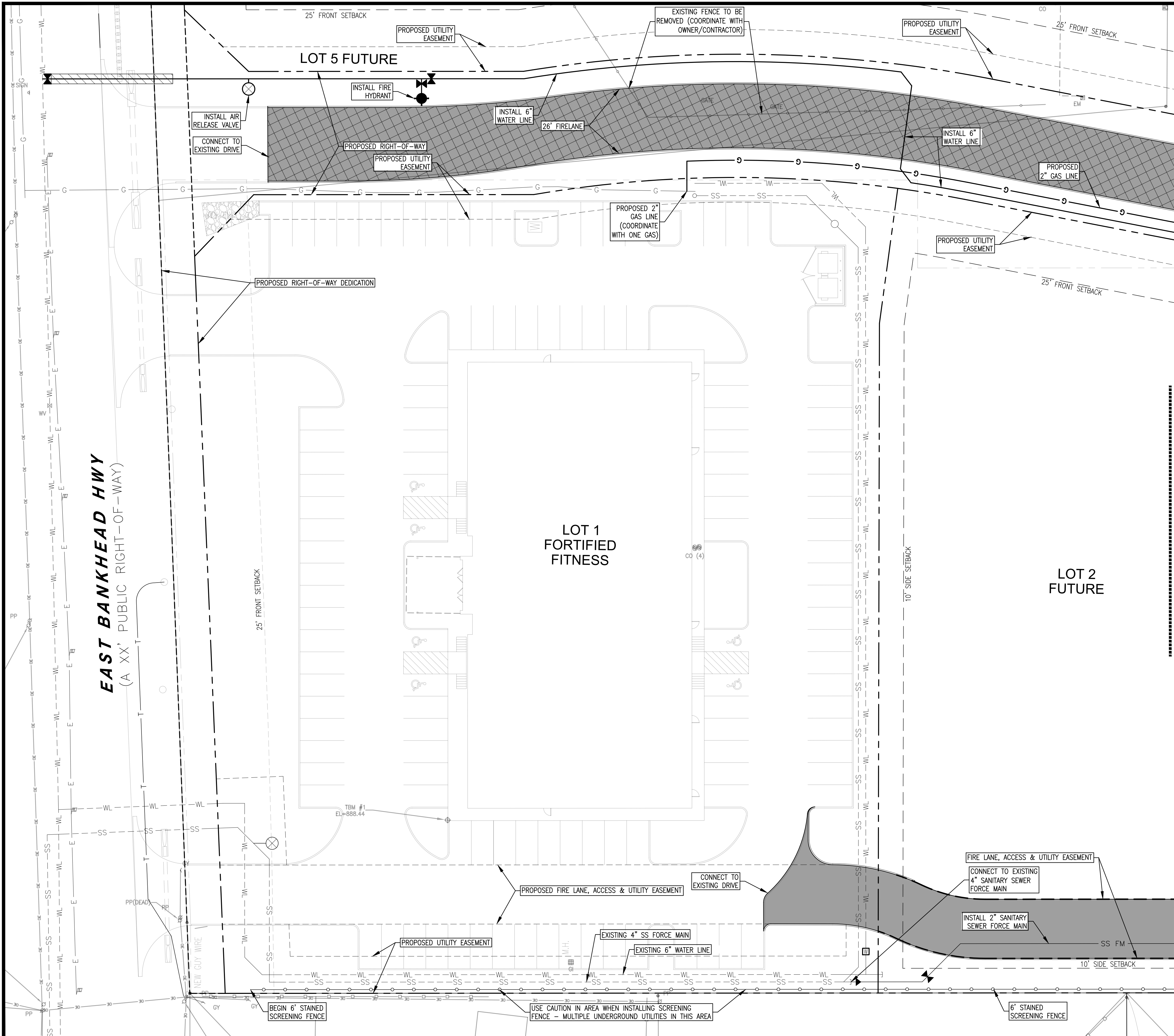


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- LEGEND**
- (4) NUMBER OF PARKING SPACES
 - MEDIUM TO HEAVY DUTY PAVEMENT 7" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
 - MEDIUM DUTY PAVEMENT 6" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
 - SIDEWALK 4" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.

SITE SUMMARY

LOT 1
 USE: FORTIFIED FITNESS - GYM (EXISTING)
 ACREAGE: 2.036 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING PROVIDED: 83 SPACES
 PARKING REQUIRED: 121 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 17.6%

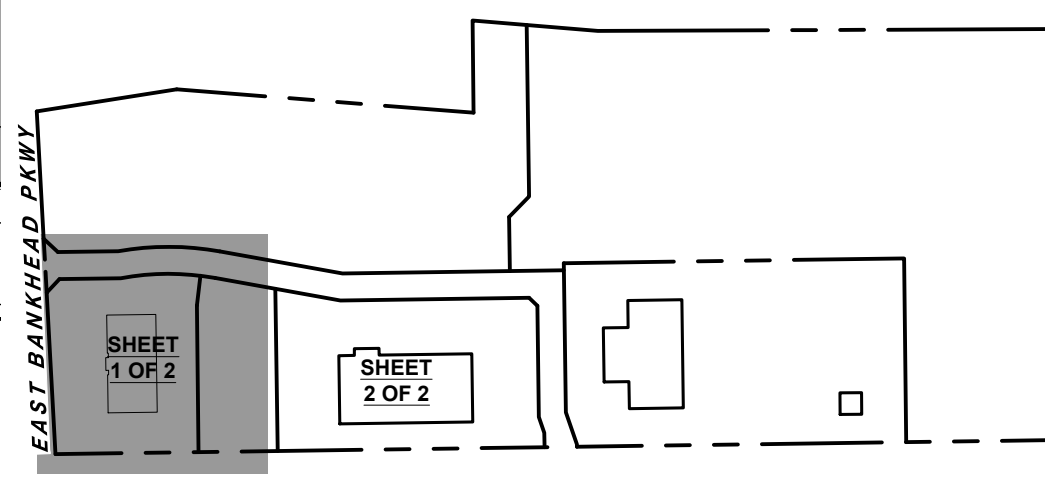
LOT 2
 USE: FUTURE DEVELOPMENT
 ACREAGE: 1.051 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: N/A
 PARKING PROVIDED: N/A
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: N/A

LOT 3
 RETRO RINK - ROLLER SKATING RINK
 ACREAGE: 3.121 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 105 SPACES**
 PARKING PROVIDED: 128 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 23.2%
 IMPERVIOUS PAVING: 72,360 SQ.FT.

**A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

MATCHLINE

KEY MAP



BHB
 BAIRD, HAMPTON & BROWN
 building partners
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPPELS Firm #44, #10194146

HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES

HANEY COMPLEX - RETRO RINK
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

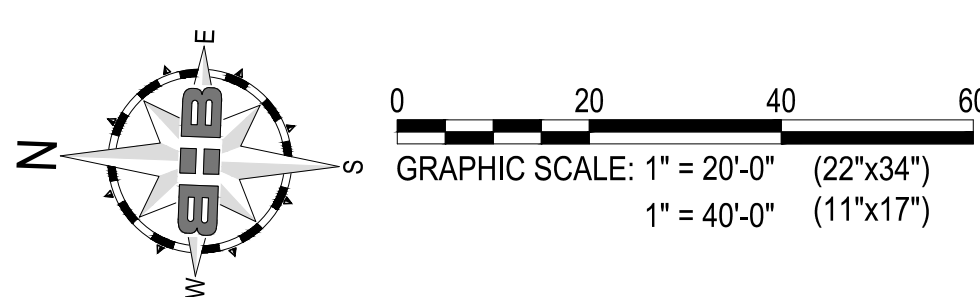
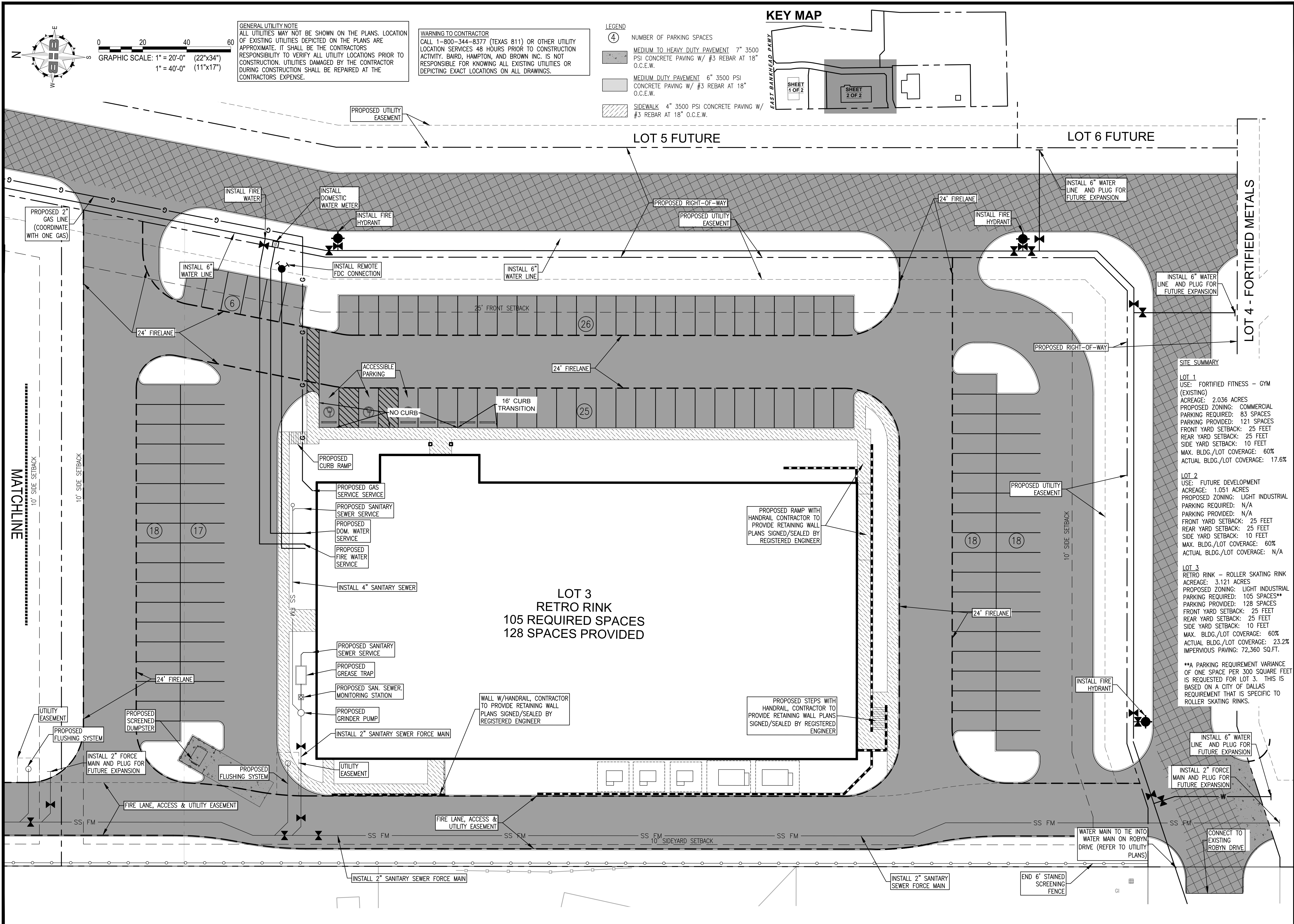
SITE PLAN 1 OF 2

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
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 BHB, INC.
 TX, REGISTERED FIRM F-00044
 ENGINEER: T. SCOTT CRAWFORD, P.E.
 TEXAS LICENSE NO: 100155
 DATE: 2/9/2024

PROJECT NUMBER: 2023.150.000
 DATE: 2/9/2024 DRAWN BY: JPM
 DESIGN BY: TSC CHECKED BY: TSC

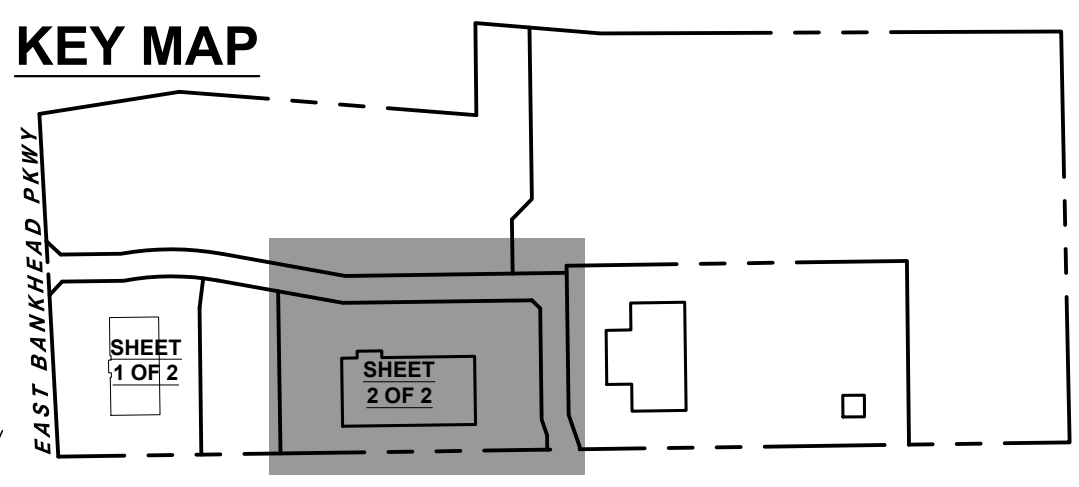
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LOT 2
 USE: FUTURE DEVELOPMENT
 ACREAGE: 1.051 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING PROVIDED: N/A
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
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 MAX. BLDG./LOT COVERAGE: 60%
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SITE PLAN 2 OF 2

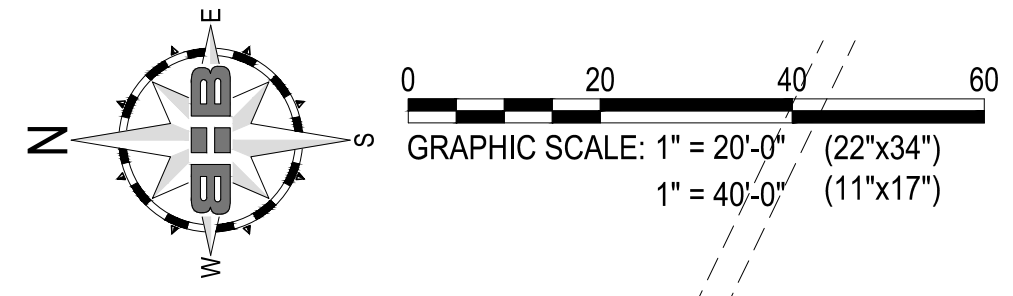
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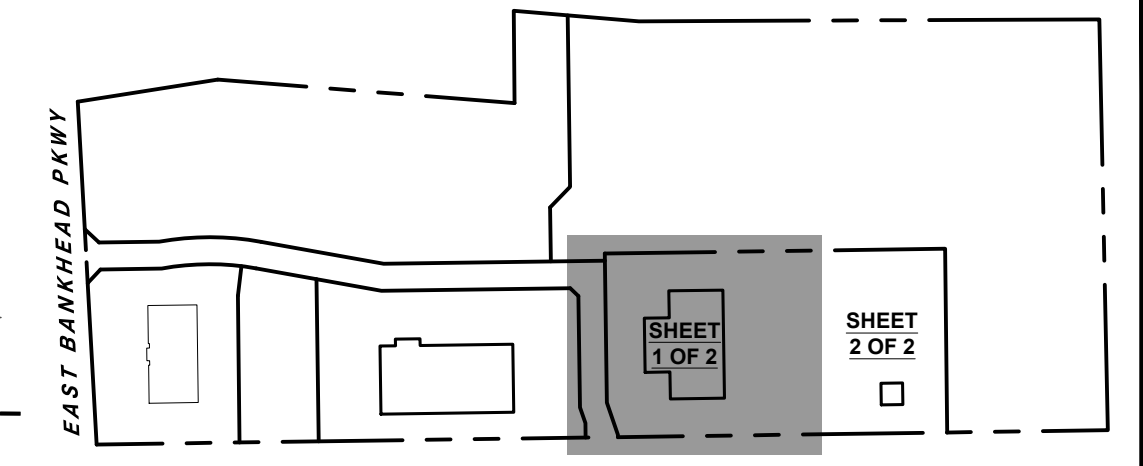


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KEY MAP

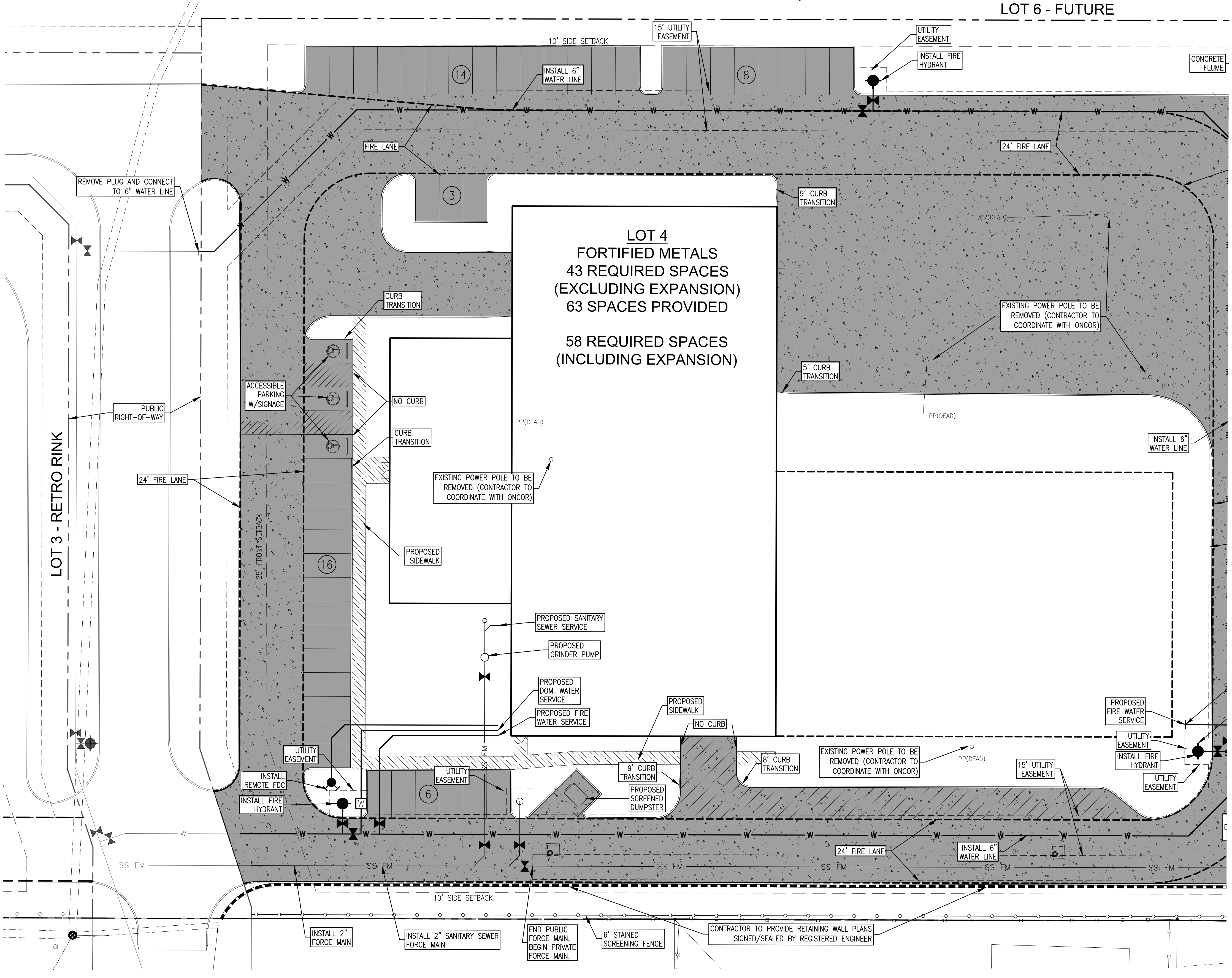


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HANEY COMPLEX -
FORTIFIED METALS
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

SITE SUMMARY

LOT 4
 USE: FORTIFIED METALS - METAL SALES
 ACREAGE: 4.905 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 47 SPACES++
 PARKING PROVIDED: 71 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG. LOT COVERAGE: 50%
 ACTUAL BLDG. LOT COVERAGE: 19.3%
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MATCHLINE

SITE PLAN 1 OF 2

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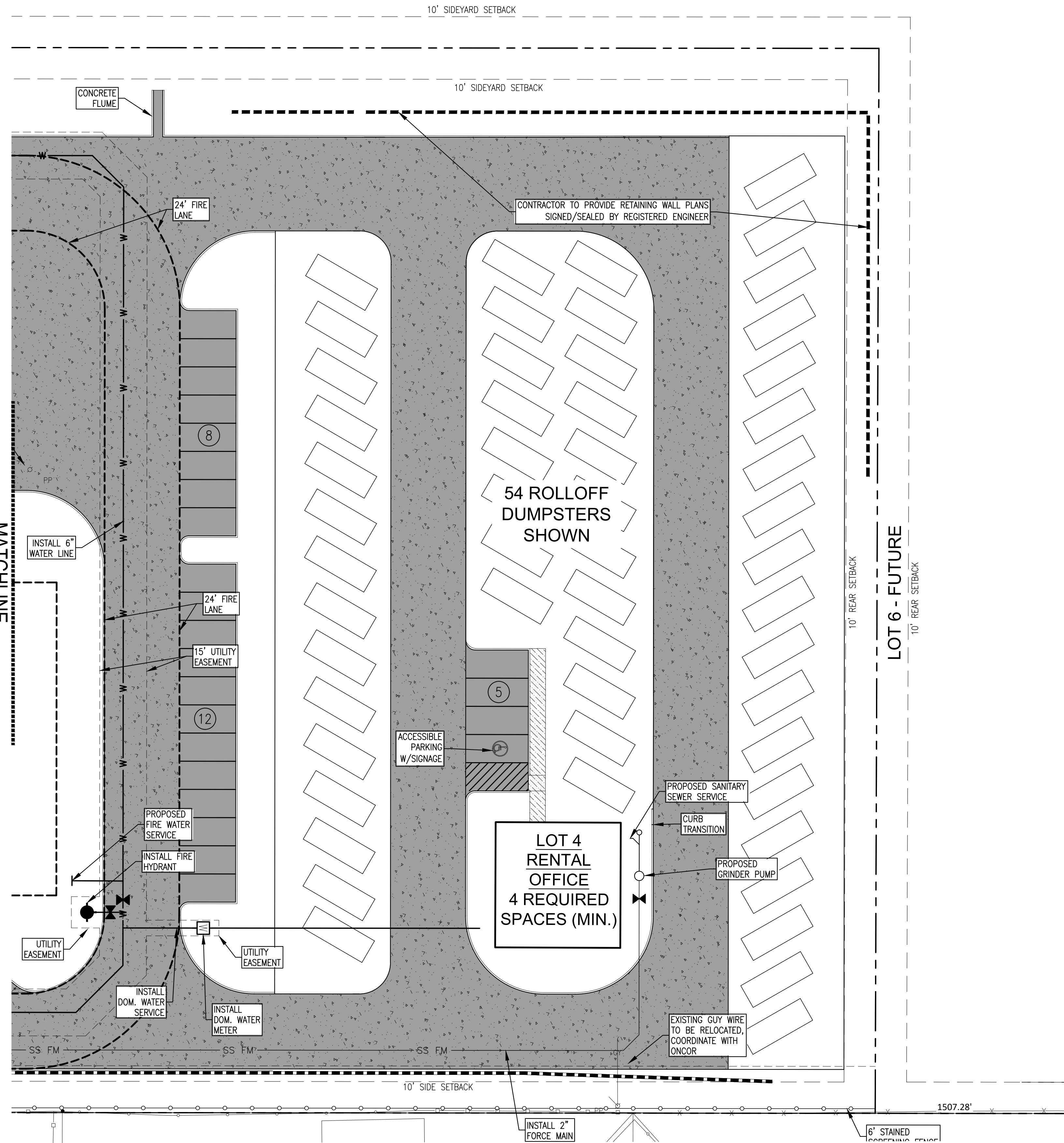
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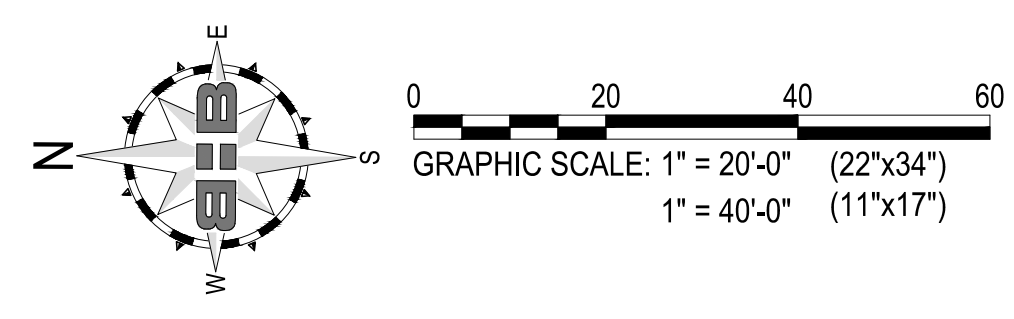
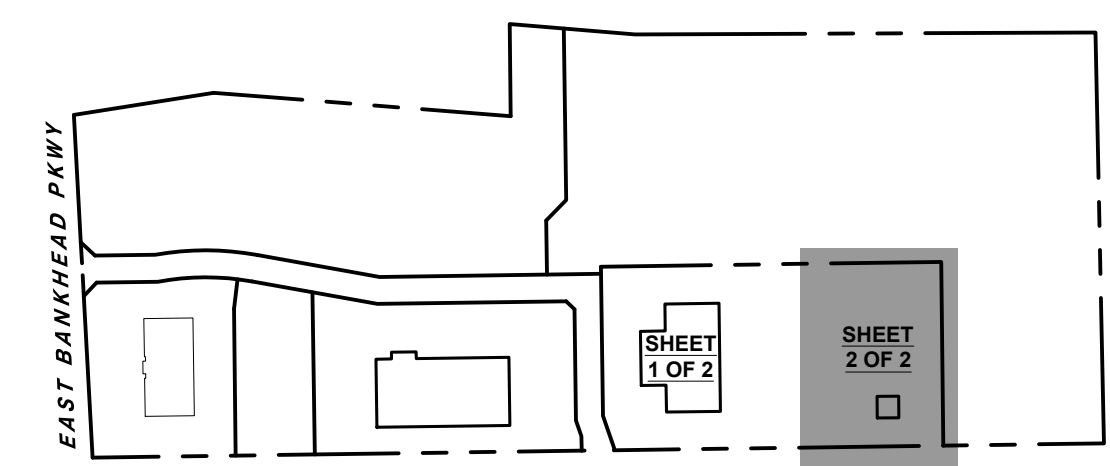
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