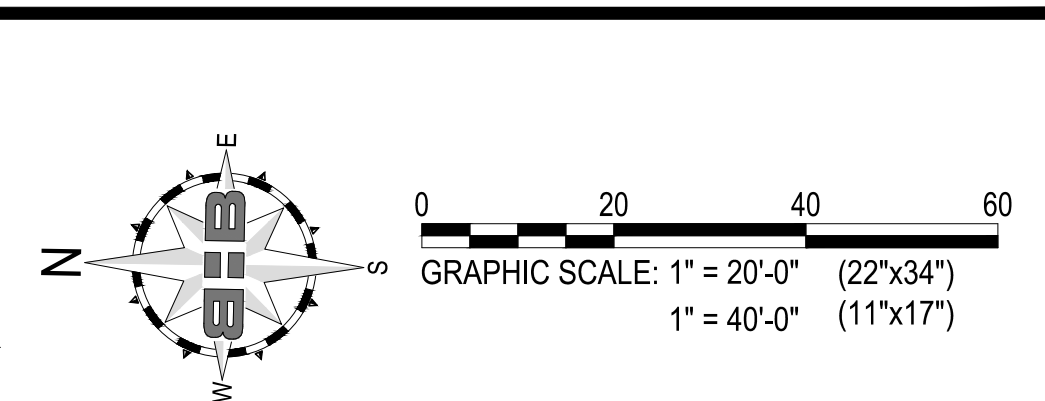
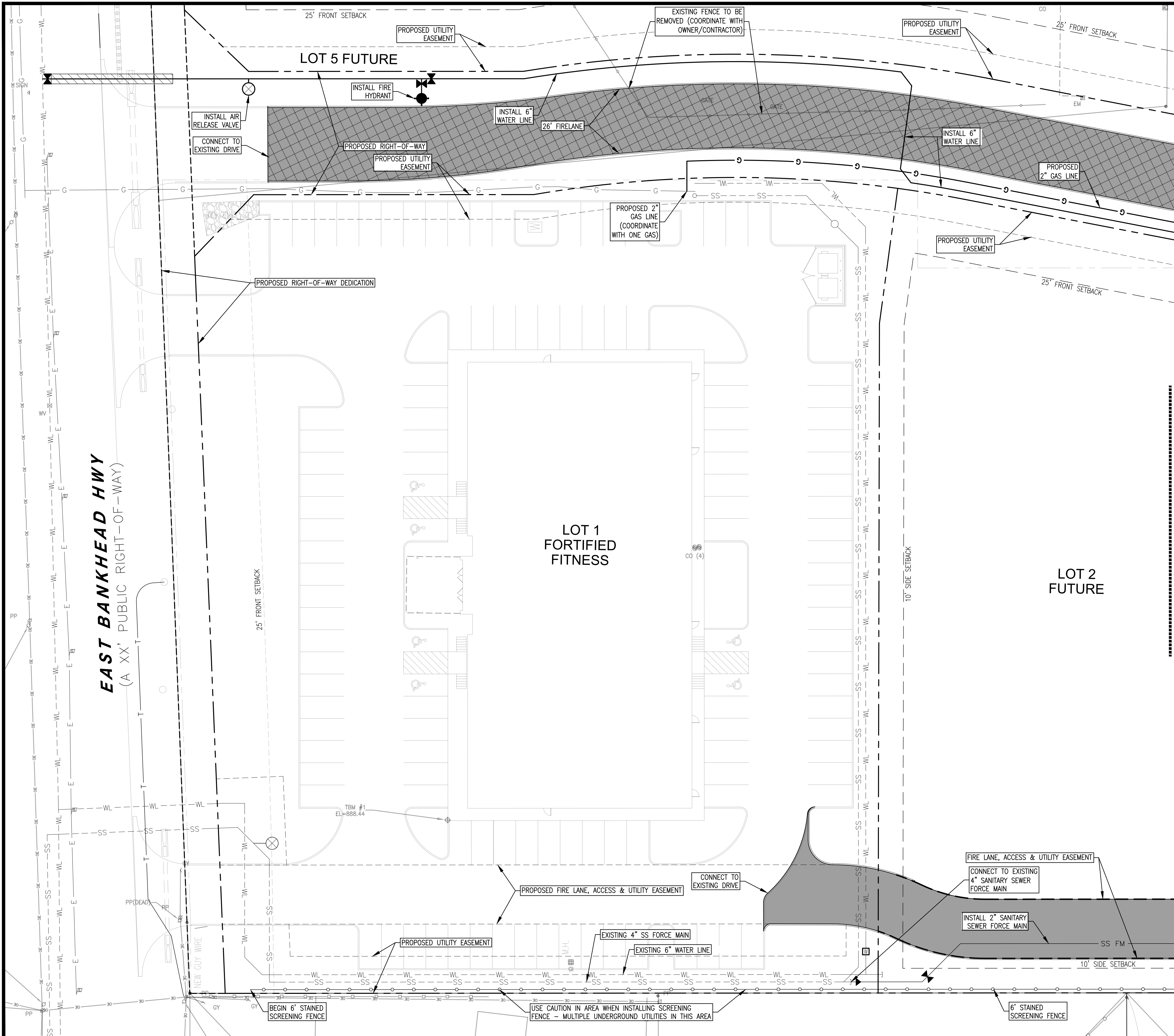


2/9/2024 4:18PM F:\job\2023\10\XXX_Haney Complex\01 Design & Drafting\02 Civil\2023\10\xxx SITE PLAN.dwg C:\0 SITE PLAN 1 OF 2



WARNING TO CONTRACTOR
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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%

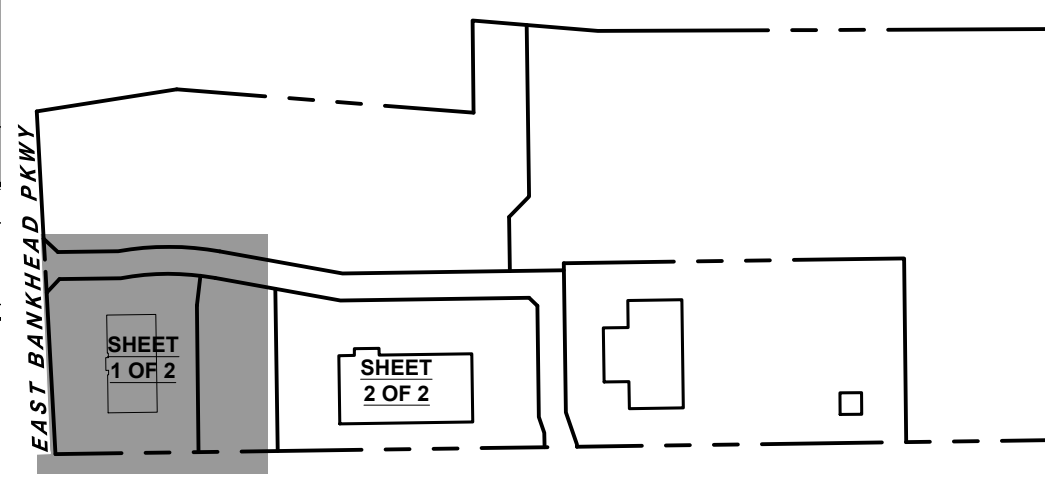
LOT 2
USE: FUTURE DEVELOPMENT
ACREAGE: 1.051 ACRES
PROPOSED ZONING: LIGHT INDUSTRIAL
PARKING REQUIRED: N/A
PARKING PROVIDED: N/A
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
MAX. BLDG./LOT COVERAGE: 60%
ACTUAL BLDG./LOT COVERAGE: N/A

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

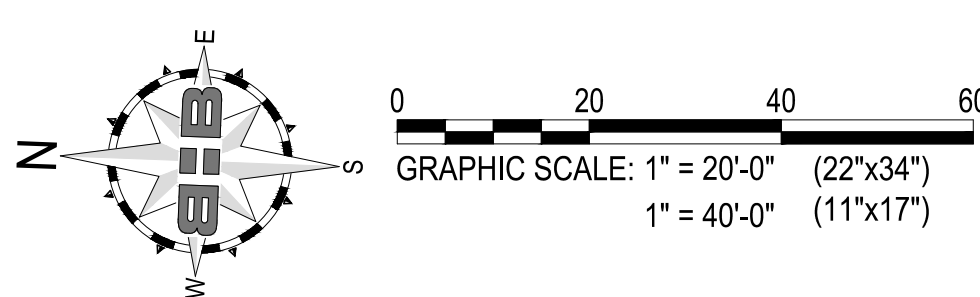
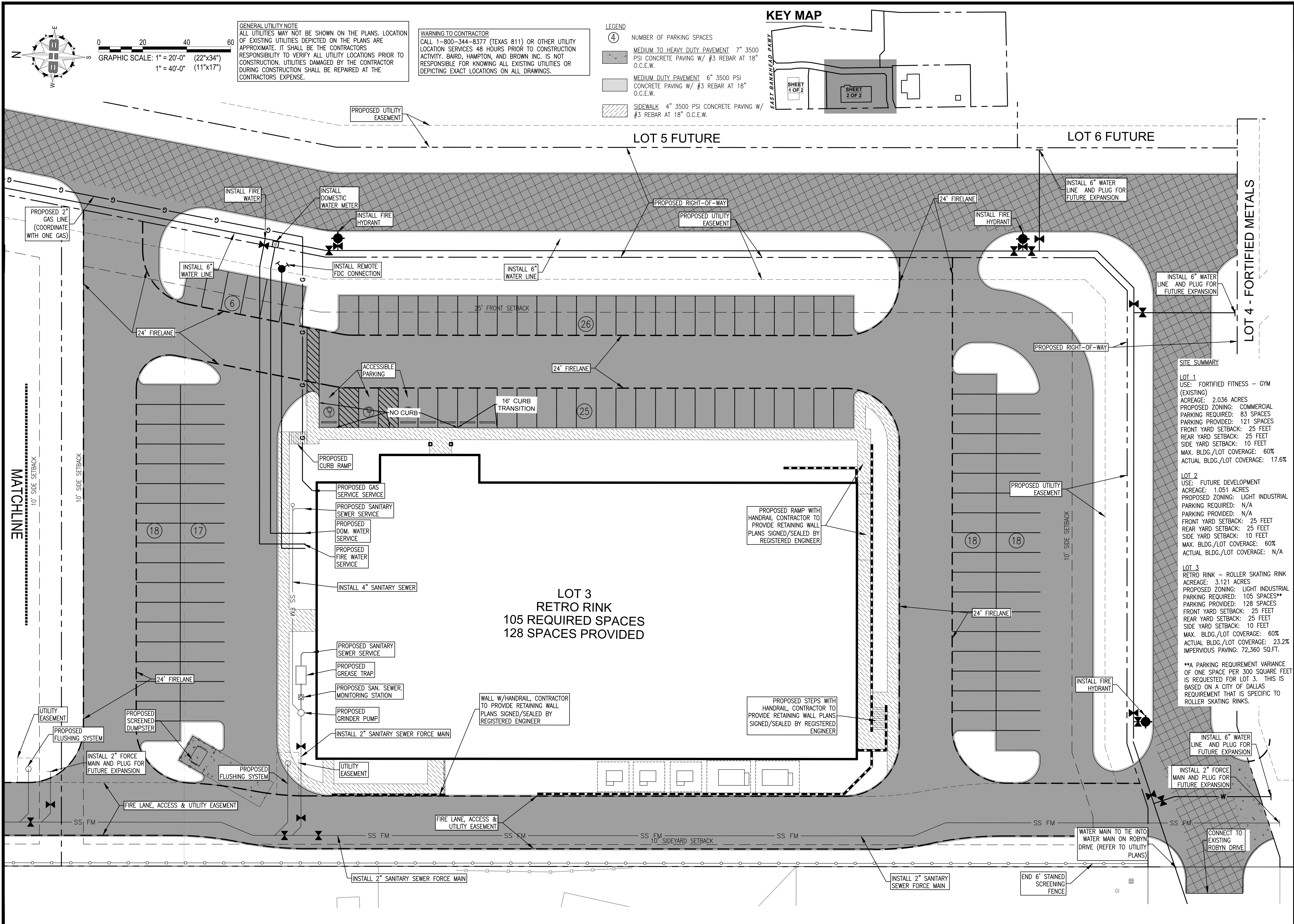
SITE PLAN 1 OF 2

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
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

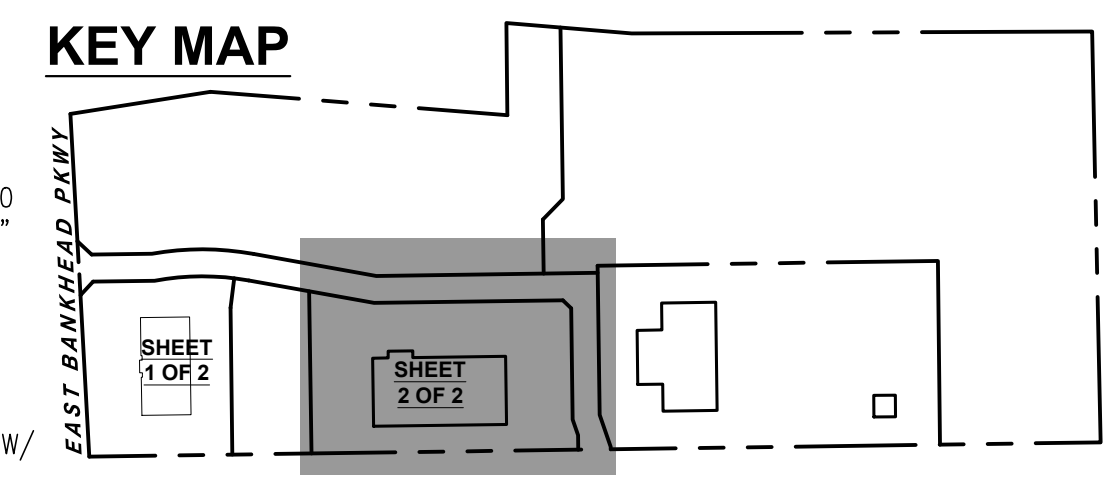
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 RETRO RINK - ROLLER SKATING RINK
 ACREAGE: 3.121 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING PROVIDED: 128 SPACES**
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SITE PLAN 2 OF 2

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

SHEET
C4.1

2.09.2024 4:19PM F:\job\2023\150\XXX_Haney Complex\01 Design & Drafting\02 Civil\2023.01.00_xxx_SITE PLAN.dwg C4.1 SITE PLAN 2 OF 2