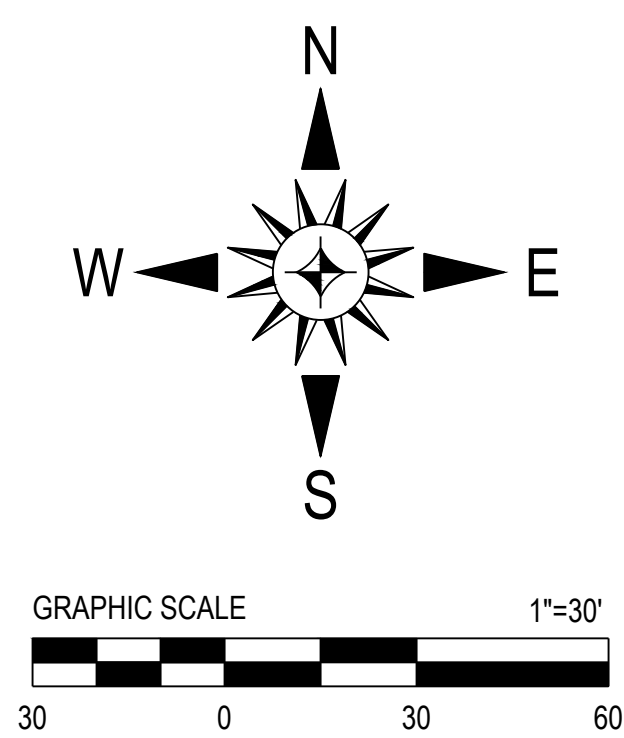


LOCATION MAP



SITE PLAN DATA TABLE	
ACREAGE	3.00 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	BOAT DEALERSHIP
PROPOSED STRUCTURES	1 - STORY COMM. - PRIMARY STRUCT. 46' HEIGHT - STORAGE TOWER
F.A.R.	13.54%
PERCENT IMPERVIOUS	77.9%
PARKING REQUIRED	OFFICE USE: 7,550 S.F./200 = 38 MAINTENANCE SHOP - MAX. SHIFT = 15 PEOPLE X 1.5 TOTAL REQ. SPACES: 61
PARKING PROVIDED	83 (INCLUDES 2 HC)
OPEN SPACE	22.1%

Δ 64°59'21"  
R 270.00'  
L 306.25  
T 171.97  
Ch B N14°34'11"W  
Ch L 290.10'

Δ 18°08'59"  
R 12.00'  
L 3.80  
T 1.92  
Ch B N09°04'29"E  
Ch L 3.79'

Δ 44°30'38"  
R 37.00'  
L 28.74  
T 15.14  
Ch B N22°15'19"E  
Ch L 28.03'

**GENERAL NOTES:**

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3"-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

LOT 1, BLOCK 2  
PORTER ADDITION  
CABINET F, SLIDE 310

BULLISH HOLDINGS, LLC  
TRACT 2  
INST. NO. 202040039  
O.P.R.P.C.T.

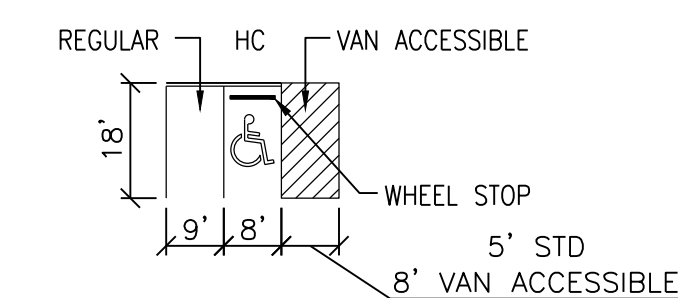
LOT 2, BLOCK 1  
PORTER ADDITION  
CABINET F, SLIDE 54

BASIC DEVELOPERS, LLC  
INST. NO. 202035768  
O.P.R.P.C.T.

T.B.C.A. INC.  
INST. NO. 201919818  
O.P.R.P.C.T.

APPLICANT  
MKB HOLDINGS, LLC  
32 MARKET AVE SW, SUITE 200  
GRAND RAPIDS, MI. 49503  
(616) 430-8160

ACCORDING TO THE U.S. DEPT. OF  
HOUSING AND URBAN DEVELOPMENT  
F.I.R.M. COMMUNITY PANEL NO.  
48367C0425F, THIS PROPERTY DOES  
NOT LIE IN A 100-YR FLOODPLAIN  
LOMR 20-06-0011P



TYPICAL PARKING LAYOUT

SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING
	PROPOSED CONCRETE PAVING

USER: JARBREEL\_GRAHAM  
 PLOTTED ON: 9/27/2022 11:24 AM  
 FILE NAME: N:\BARON\STARK\SWIFT\_ENC\495 - 0804 CONSTRUCTION\10066 - TOMMY'S BOATS WILLOW PARK\10 CAD\100 DMS\106-10066\_CX.X SITE PLAN.DWG

NO.	REVISIONS	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10988  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. PLANS PREPARED BY CHARLES F. STARK, P.E. REGISTRATION NO. 57357.

08-11-2022

**SITE PLAN**  
**LOT 3, BLOCK 1 PORTER ADDITION**  
**TOMMY'S BOATS**  
 CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS

CLIENT No.	495
PROJECT No.	10066
DESIGN:	JRG
DRAWN:	JRG
CHECKED:	CFS
DATE:	SEPTEMBER 2022
SHEET	CX.X