

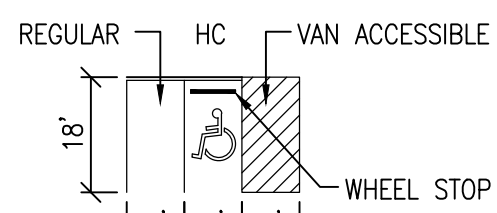
LOCATION MAP

SITE PLAN DATA TABLE	
ACREAGE	5.96 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	RESTAURANT
PROPOSED STRUCTURES	ONE (1) STORY - COMMERCIAL
F.A.R.	4.45%
PERCENT IMPERVIOUS	33.28%
PARKING REQUIRED	1 PARKING/200sf = 58 PARKING SPACE
PARKING PROVIDED	152 (INCLUDES 6 HC)
OPEN SPACE	66.72%

MAYS LAND AND CATTLE, LLC  
52.30 ACRES  
INST. NO. 202015362  
O.P.R.P.C.T.

**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 3,600 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.
- REFUSE CONTAINERS SHALL BE SCREENED ON THREE SIDES BY CONSTRUCTION OF A MASONRY WALL OF SUFFICIENT HEIGHT TO FULLY SCREEN SAID CONTAINERS OR DISPOSAL AREAS. MASONRY WALLS SHALL BE CONSTRUCTED OF LIKE AND SIMILAR MATERIALS TO THOSE OF THE PRIMARY STRUCTURE AND SHALL BE ENCLOSED ON THE FOURTH SIDE BY AN OPAQUE GATE.
- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.



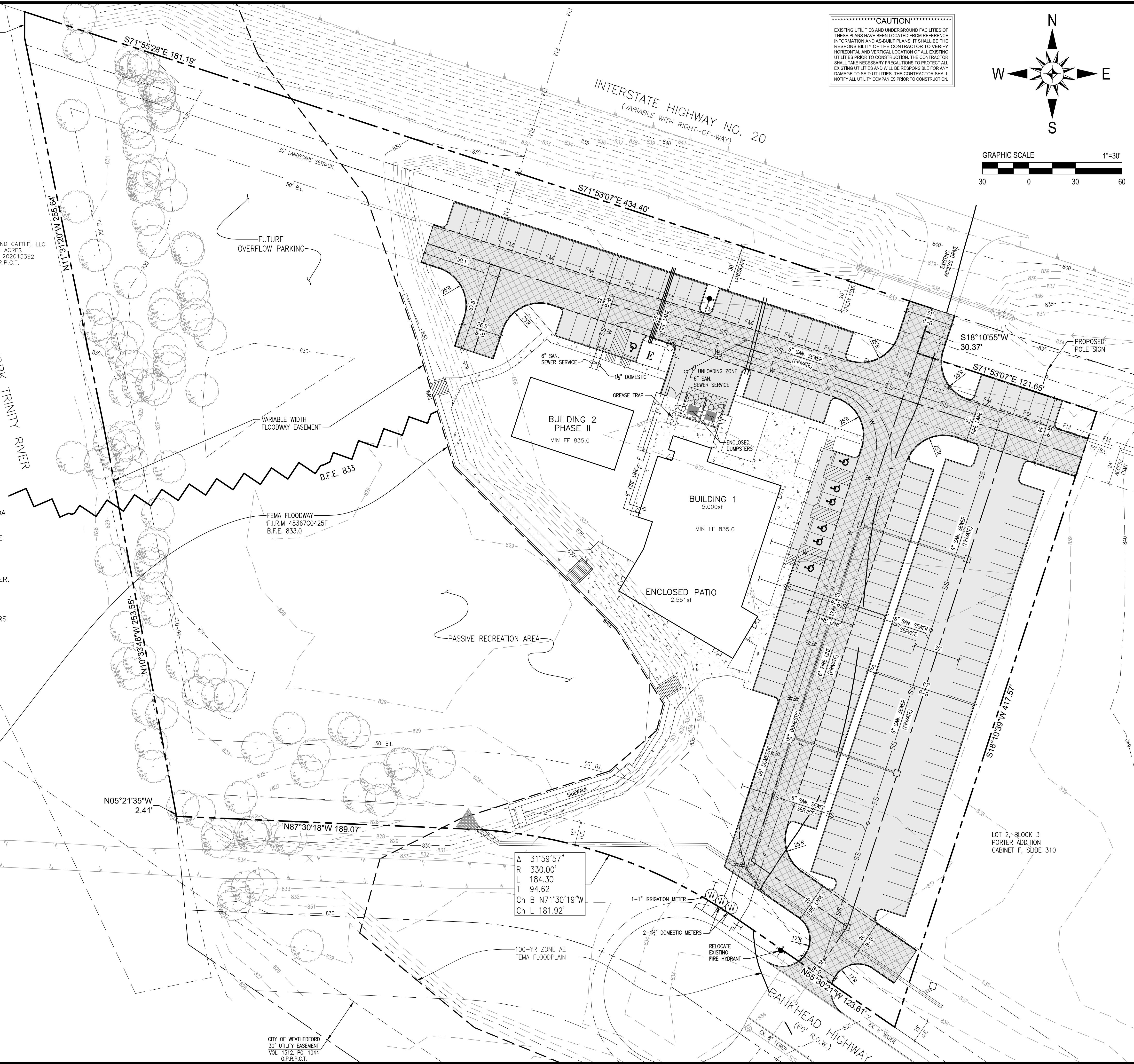
TYPICAL PARKING LAYOUT

LEGEND	
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

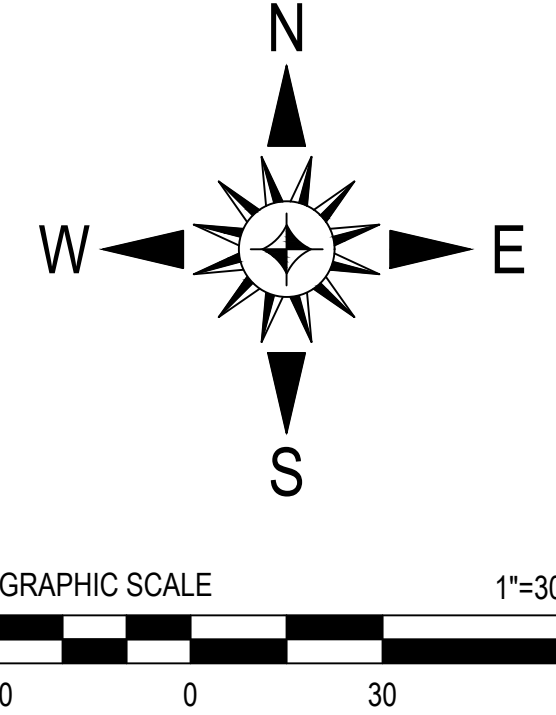
APPLICANT  
BPO REAL ESTATE, LLC  
609 S. GOLIAD, ST. UNIT 2410  
ROCKWALL, TX. 75087  
732-887-9699

CITY OF WEATHERFORD  
30' UTILITY EASEMENT  
VOL. 1512, PG. 1044  
O.P.R.P.C.T.

USER: RANDALL PETERSON  
PROJECT: 2023-002  
FILE NAME: BARRON STARK RESTAURANT SITE AC, WILLOW PARK RD, DWMGAS99R.C30 SITE PLAN.DWG



\*\*\*\*\*CAUTION\*\*\*\*\*  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



NO.	REVISIONS	DESCRIPTION	DATE

**Barron-Stark**  
Engineers

STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
**CHARLES F. STARK**  
57357  
1/16/2022

**SITE PLAN - STANDARD SERVICE**  
**LOT 1, BLOCK 3, PORTER ADDITION**  
CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

CLIENT No.	483
PROJECT No.	9976
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	OCTOBER 2022
SHEET	<b>C2.0</b>