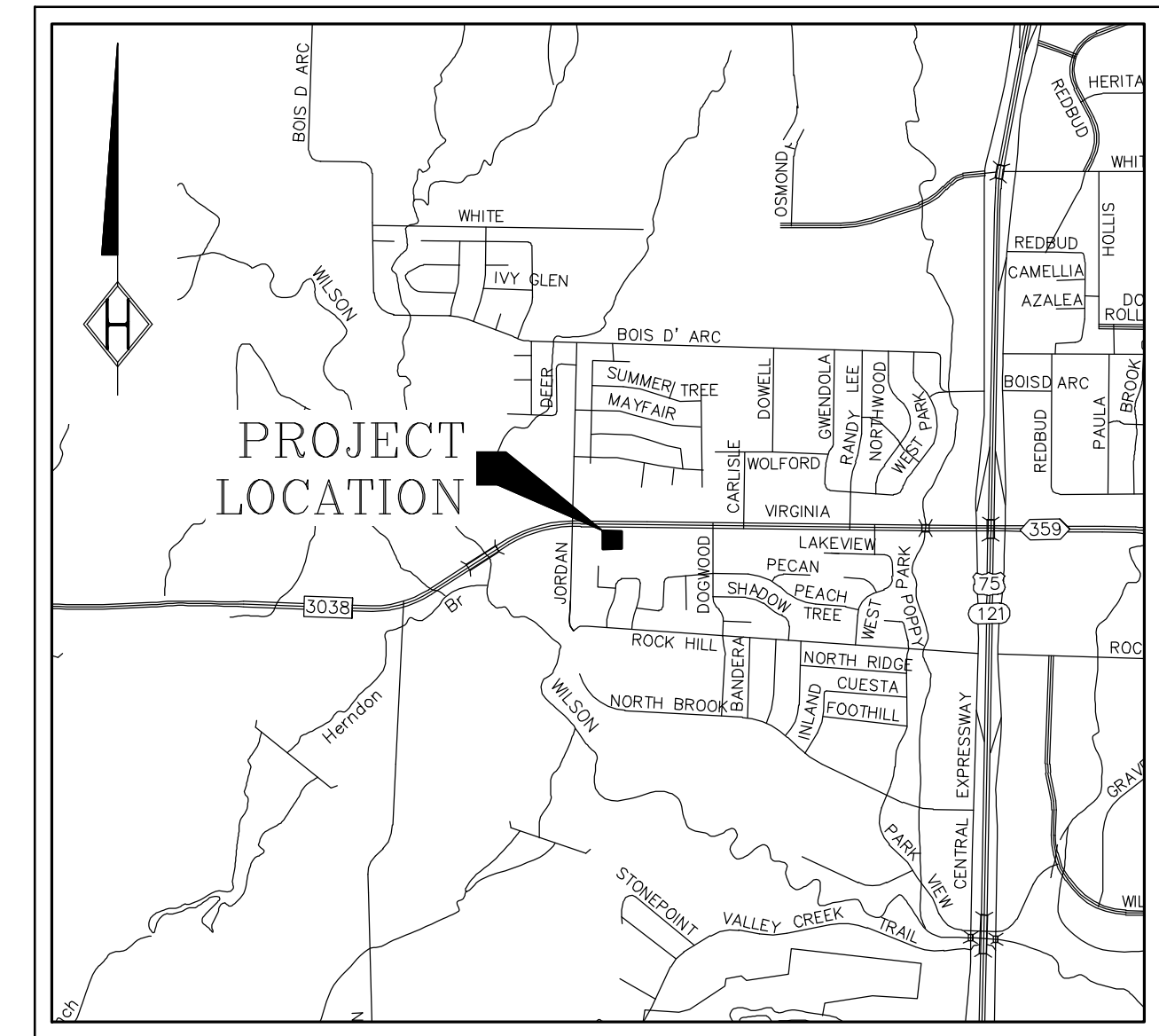
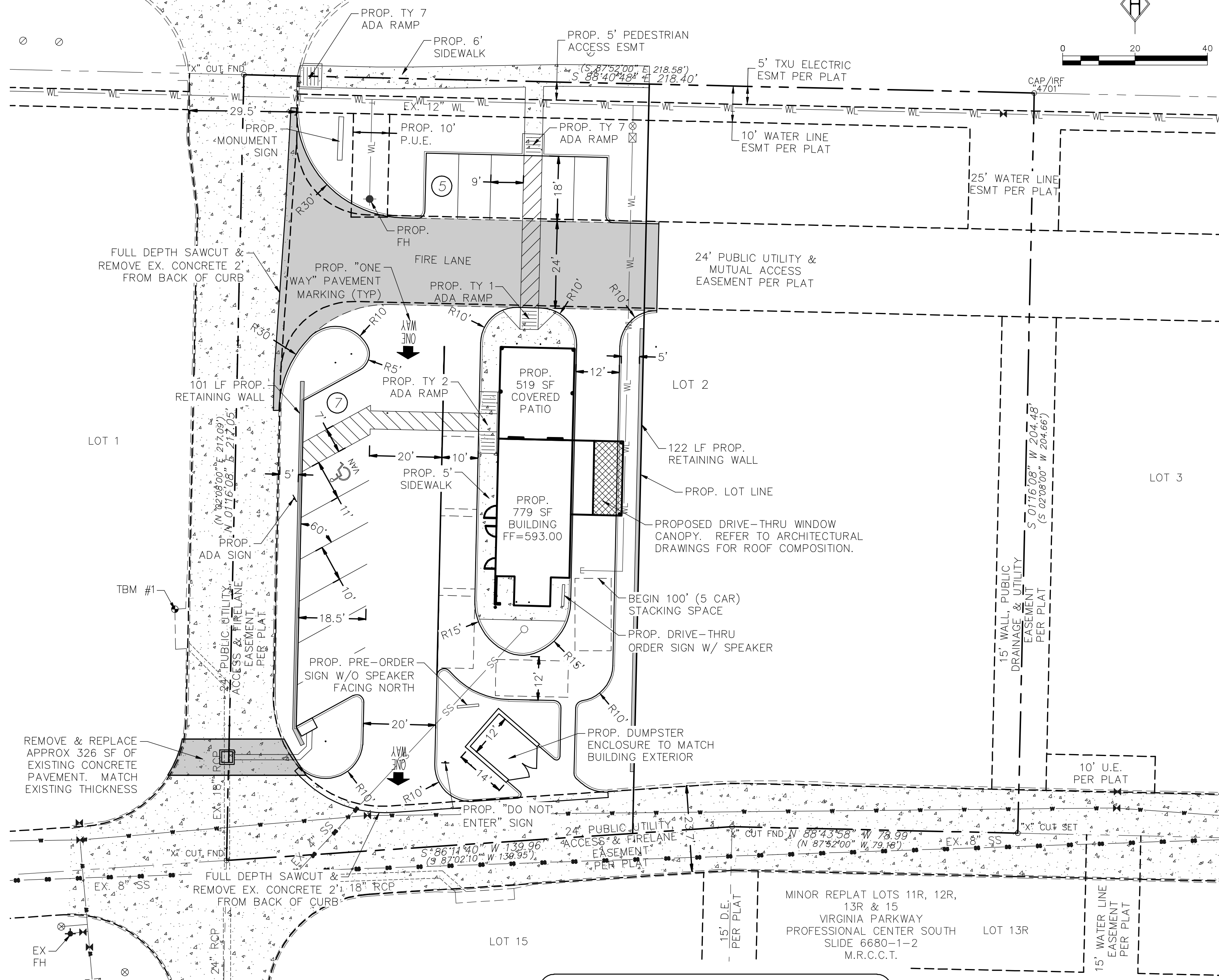


VIRGINIA PARKWAY (F.M. 3038)
(VARIABLE WIDTH-R.O.W.)



VICINITY MAP
SCALE: 1"=2000'

LEGEND	
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
///	ASPHALT
⊙	TELEPHONE MANHOLE
⊗	POWER POLE
⊙	LIGHT POLE
⊗	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊗	WATER METER

- NOTES:**
- SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE INFORMATION	
ZONING DISTRICT =	"PD" PLANNED DEVELOPMENT DISTRICT 2005-12-132
LAND AREA =	0.56 AC (23,747 SF)
LATITUDE =	33.19825 / LONGITUDE = -96.65303
PROPOSED BUILDING AREA =	1,298 SF
PROPOSED BUILDING HEIGHT =	20 FT
FLOOR AREA RATIO =	0.06:1
LOT COVERAGE =	14,216 SF (59.9%)
PARKING REQUIRED:	1,298 SF @ 1 SPACE/ 150 SF = 9 SPACES
PARKING PROVIDED =	12 SPACES
HANDICAP PARKING REQUIRED =	1 SPACE
HANDICAP PARKING PROVIDED =	1 SPACE

DEVELOPER
DNSK Enterprises, LLC
141 Sundance Drive
Van Alstyne, Texas 75495
Contact: Raymond Beshears
Phone: 214-551-1249

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

RECEIVED
By Kathy Wright at 9:20 am, Mar 14, 2013

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 03/13/2013

HOMEYER ENGINEERING, INC.
ENGINEERING FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

BAHAMA BUCKS
LOT 2
VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
1.05 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: SRH
DATE: 01/28/13
HEI #: 13-106
SHEET NO:
C1

Wednesday, March 13, 2013 10:08 AM
C:\oad\dwg\13-106\13-106_bahama_bucks_virginia_parkway_professional_center_south\13-106_sfr_site_plan.dwg