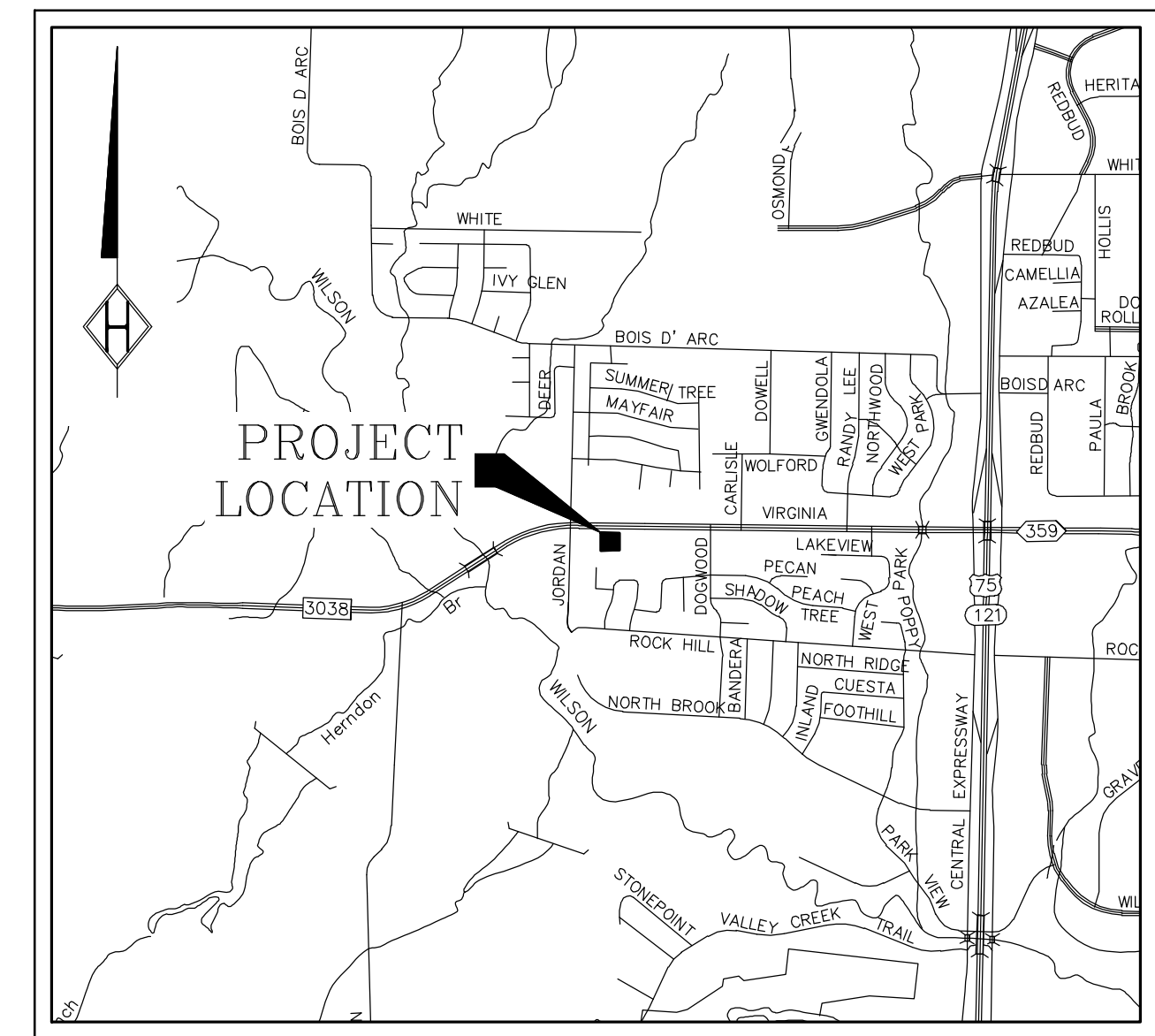
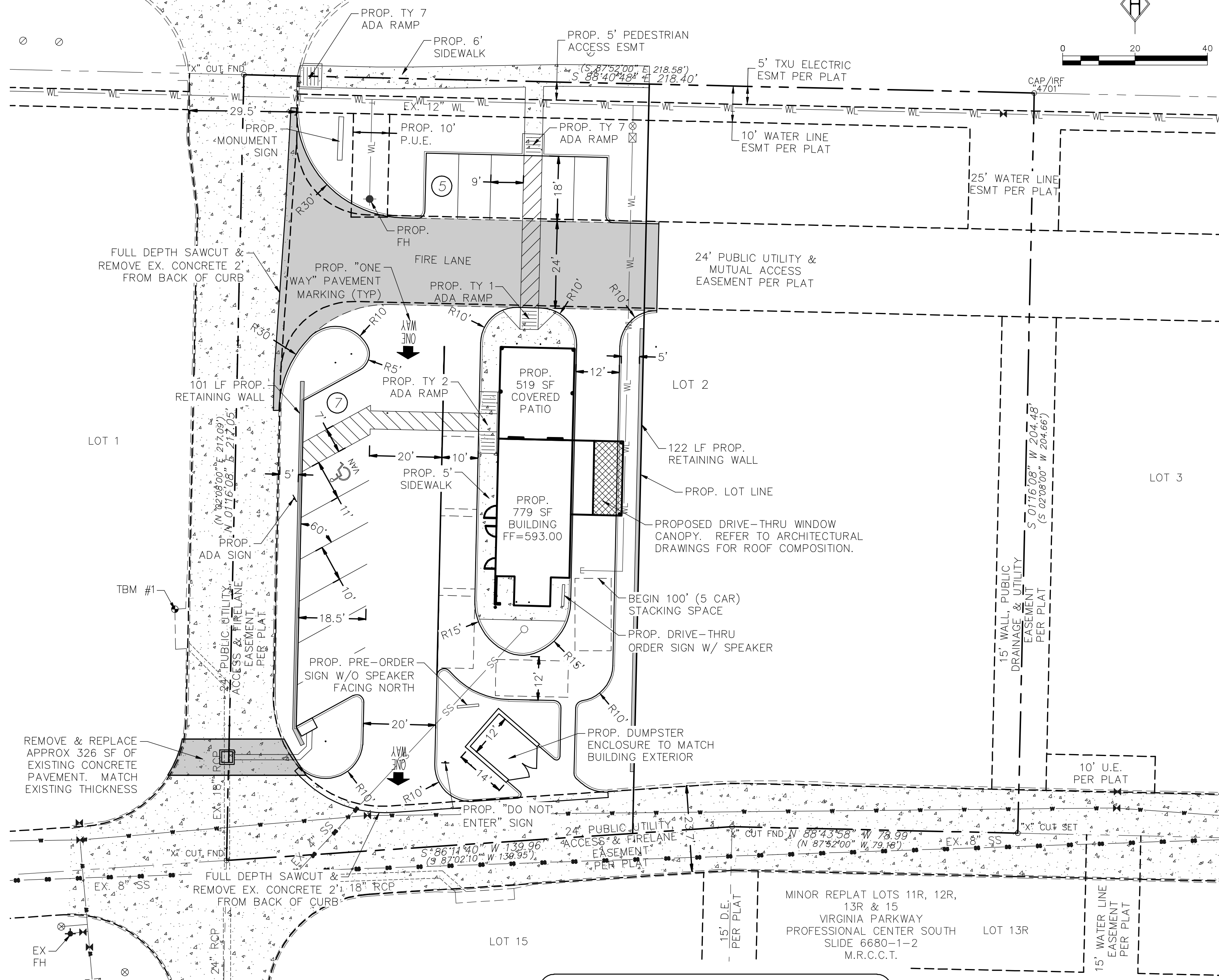


VIRGINIA PARKWAY (F.M. 3038)  
(VARIABLE WIDTH-R.O.W.)



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

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

**HOMEYER ENGINEERING, INC.**  
ENGINEERING FIRM REGISTRATION NO. F-84440  
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