



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

June 14, 2021

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

**RE: Tivona Event Center – Letter of Intent
Concept plan**

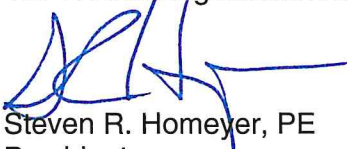
On behalf of our client, Homeyer Engineering, Inc. is submitting a concept plan for the Tivona Event Center and two future retail, restaurant and office buildings on a 14.01 acre tract located at the southwest corner of Virginia Parkway and Lake Forest Drive. The property is currently zoned as PD(197-05-034) and PD(197-05-033) with office and retail uses. The adjacent properties to the south and west are zoned PD-SF.

The subject property will be divided into three lots. Lots 1 and 3 will consist of office, restaurant and retail (mixed use) buildings of 7,500 SF and 12,675 sf respectively. Lot 3 will consist of three 15,000 SF event center buildings. Water service will be provided from an existing 12" water line along Lake Forest Lane and a second water connection will be provided from an existing 8" water line on southeast the corner of Virginia Parkway and Village Drive. Sanitary sewer will be provided from an existing 10" sewer line that runs through the subject property. The site drains from north and south into an existing channel that runs through the property.

If you have any questions regarding the proposed concept plan submittal, please feel free to contact me at 972-906-9985 or shomeyer@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440



Steven R. Homeyer, PE
President