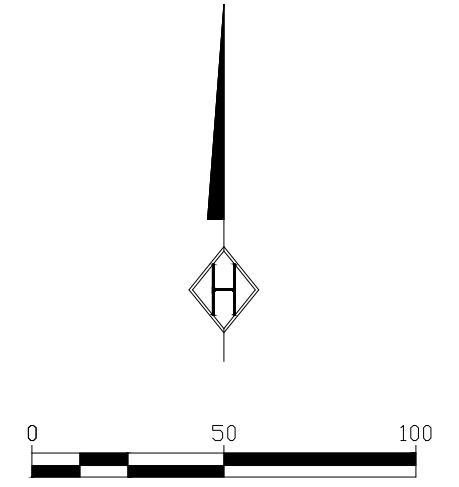


- NOTES:**
1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE THE CITY OF MCKINNEY APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. THIS CONCEPT PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGES AS DETERMINED BY THE REQUIREMENTS OF CITY ORDINANCES IN THE SITE PLAN AND CIVIL ENGINEERING PLAN REVIEW PROCESS.
 4. M.A., F.L. & UTIL. ESMT = MUTUAL ACCESS, FIRE LANE AND UTILITY EASEMENT
 5. PER EXISTING PLANNED DEVELOPMENT, ONLY TWO SIT DOWN RESTAURANTS WILL BE ALLOWED ON LOTS 1 AND 3



SITE INFORMATION

TOTAL DEVELOPMENT AREA: 14.01 AC (610,432 SF) EXISTING ZONING: PD(1997-05-33) & PD(1997-05-34)	
LOT 1 LOT AREA: 2.98 AC (129,665 SF) PROPOSED BUILDING AREA: 12,946 SF BUILDING HEIGHT: 30' MAX PARKING REQUIRED: 12,946 SF SHOPPING CENTER @ 1 SPACE/250 SF = 52 SPACES PARKING REQUIRED: 52 SPACES PARKING PROVIDED: 110 SPACES HANDICAP PARKING REQUIRED: 5 SPACES HANDICAP PARKING PROVIDED: 6 SPACES	LOT 2 LOT AREA: 9.25 AC (402,984 SF) PROPOSED BUILDING AREA: 46,857 SF BUILDING HEIGHT: 35' PARKING REQUIRED: 42,871 SF INDOOR AMUSEMENT AREA @ 1 SPACE/100 SF = 429 SPACES 3,986 SF OFFICE AREA @ 1 SPACE/400 SF = 10 SPACES PARKING REQUIRED: 439 SPACES PARKING PROVIDED: 372 SPACES** HANDICAP PARKING REQUIRED: 8 SPACES HANDICAP PARKING PROVIDED: 9 SPACES ** 67 PARKING SPACES SHALL BE SHARED FROM LOT 1 AND LOT 3 PURSUANT TO CITY APPROVAL OF AN EXECUTED PARKING AGREEMENT. THE PROPOSED AWNINGS BETWEEN THE BUILDINGS ON LOT 2 SHALL BE FREESTANDING AND SHALL NOT BE CONNECTED TO THE BUILDING
LOT 3 LOT AREA: 1.77 AC (77,275 SF) PROPOSED BUILDING AREA: 10,578 SF BUILDING HEIGHT: 30' MAX PARKING REQUIRED: 10,578 SF RETAIL @ 1 SPACE/250 SF = 43 SPACES PARKING REQUIRED: 43 SPACES PARKING PROVIDED: 53 SPACES HANDICAP PARKING REQUIRED: 3 SPACES HANDICAP PARKING PROVIDED: 3 SPACES	

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TIVONA EVENT CENTER AND RETAIL
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

CONCEPT PLAN

DRAWN: SRH
 DATE: 06/28/19
 HEI #: 19-0507
 SHEET NO:
 C1

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 01/05/2022