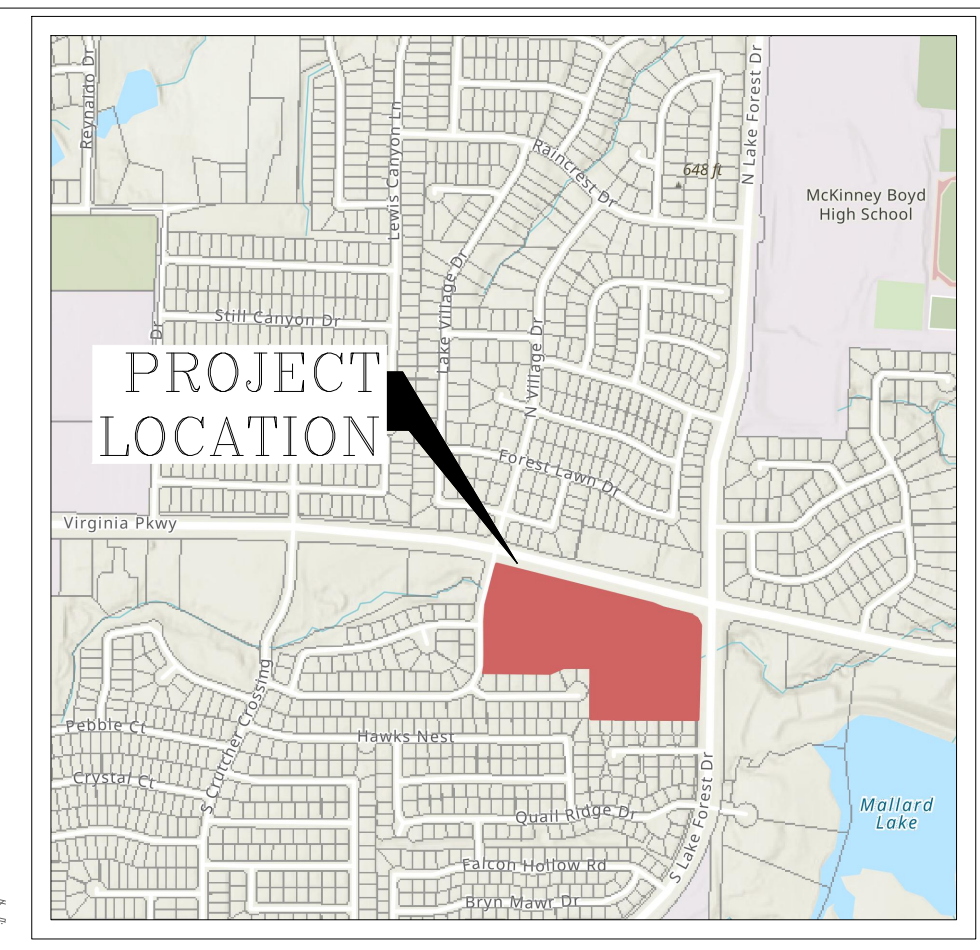
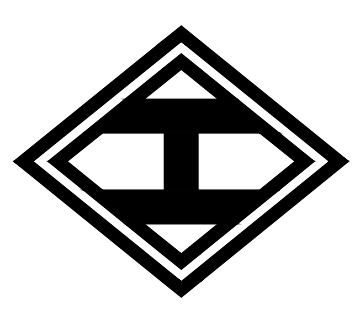


- NOTES:**
1. THIS PROPERTY WILL REQUIRE THE CITY OF MCKINNEY APPROVAL PRIOR TO SITE DEVELOPMENT.
 2. M.A., F.L., W, S.S. & S.D. ESMT = MUTUAL ACCESS, FIRE LANE, WATER, SANITARY SEWER & STORM DRAINAGE EASEMENT
 3. W, S.S. & S.D. ESMT = WATER, SANITARY SEWER & STORM DRAINAGE EASEMENT
 4. M.A. & F.L. ESMT = MUTUAL ACCESS & FIRE LANE EASEMENT
 5. M.A., F.L., W & S.D. ESMT = MUTUAL ACCESS, FIRE LANE, WATER, & STORM DRAINAGE EASEMENT
 6. W & S.D. ESMT = WATER, & STORM DRAINAGE EASEMENT



Vicinity Map 1"=1000'

HOMEYER ENGINEERING, INC.
 ENGINEERING, INC.
 TBP. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 FAX
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TIVONA EVENT CENTER
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SITE PLAN

SITE INFORMATION

LOT 2
 LOT AREA: 9.25 AC (402,984 SF)
 EXISTING ZONING: PD(1997-05-33) AND PD(1997-05-34) WITH OFFICE AND RETAIL USES
 PROPOSED LAND USE: EVENT CENTER
 PROPOSED BUILDING AREA: 44,784 SF (TOTAL)
 BUILDING HEIGHT: 35'
 LOT COVERAGE 38,721 SF
 FLOOR AREA RATIO: 0.111
 IMPERVIOUS AREA: 175,863 SF
 PARKING REQUIRED:
 44,784 SF INDOOR AMUSEMENT AREA @ 1 SPACE/100 SF = 448 SPACES
 1,920 SF OFFICE AREA @ 1 SPACE/400 SF = 5 SPACES
 PARKING REQUIRED: 453 SPACES
 PARKING PROVIDED: 357 SPACES**
 HANDICAP PARKING REQUIRED: 8 SPACES
 HANDICAP PARKING PROVIDED: 10 SPACES
 **98 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

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
⊙ SSMH	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙ WM	WATER METER

STANDARD NOTATIONS

SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER
 TIVONA LLC
 1509 W. HEBRON PKWY STE 100
 CARROLTON TX 75010
 CONTACT: SANJAY JOSHI

ENGINEER
 HOMEYER ENGINEERING, INC
 P.O. BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 03/18/2024

DRAWN: SRH
DATE: 02/21/22
HEI #: 19-0507
SHEET NO: C1