



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

February 21, 2022

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

**RE: Tivona Event Center
Site Plan – Letter of Intent**

On behalf of our client, Homeyer Engineering, Inc. is pleased to submit a Site Plan application for the Tivona Event Center, on a proposed 9.25 portion (proposed Lot 2) of a 14.01 acre tract located at the southwest corner of Virginia Parkway and Lake Forest Drive. The property is currently zoned as PD(1997-05-33) and PD(1997-05-34) with office and retail uses. The adjacent properties to the south and west are zoned PD-SF.

The proposed Lot 2 will consist of three event center buildings of 14,992 SF, 14,986 SF, and 14,907 SF respectively, and an office building of 1,920 SF.

Water service will be provided from an existing 12" water line along Lake Forest Drive and a second water connection will be provided from an existing 8" water line on the southeast 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 from west to east.

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