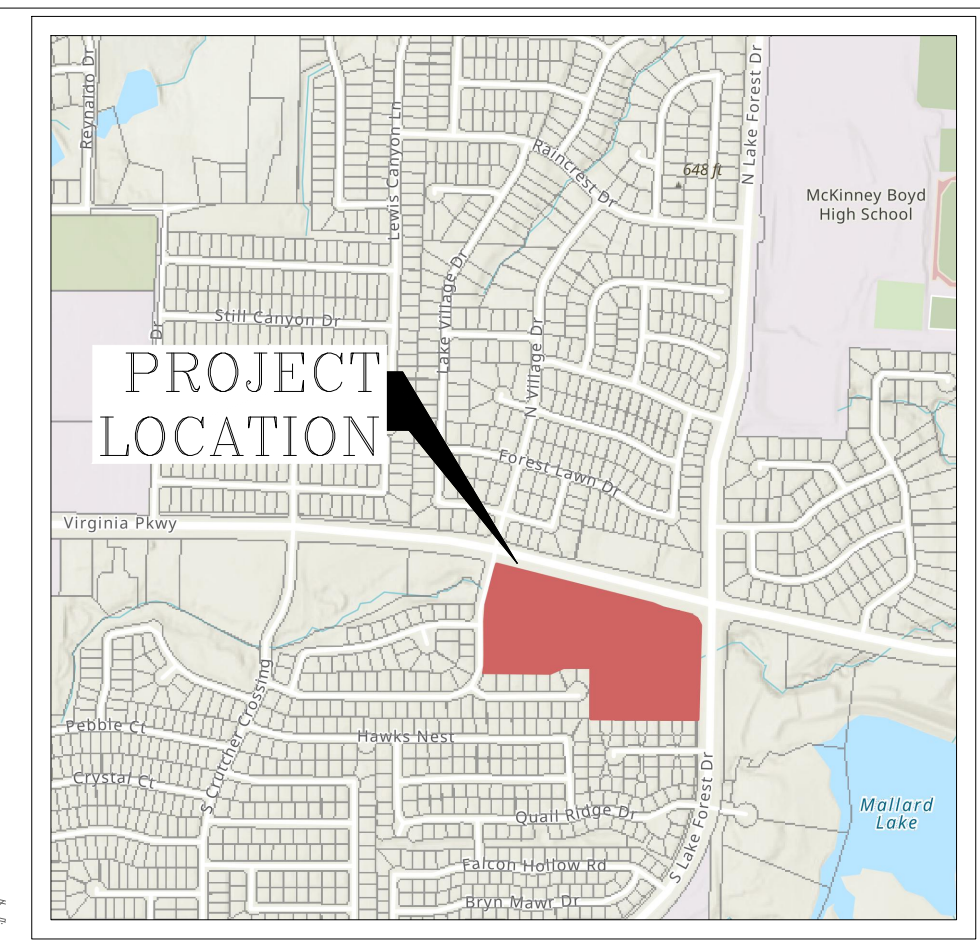


- NOTES:**
1. THIS PROPERTY WILL REQUIRE THE CITY OF MCKINNEY APPROVAL PRIOR TO SITE DEVELOPMENT.
 2. M.A., F.L., W, S.S. & S.D. ESMT = MUTUAL ACCESS, FIRE LANE, WATER, SANITARY SEWER & STORM DRAINAGE EASEMENT
 3. W, S.S. & S.D. ESMT = WATER, SANITARY SEWER & STORM DRAINAGE EASEMENT
 4. M.A. & F.L. ESMT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

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 PROVIDED: 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

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

SITE PLAN

S. VILLAGE DRIVE
VARIABLE WIDTH R.O.W.
CAB. K, PG 21
P.R.C.C.T.

S. LAKE FOREST DRIVE
120' R.O.W.
CAB. J, PG 709
P.R.C.C.T.

Virginia Parkway
120' R.O.W.
CAB. J, PG 709
P.R.C.C.T.

STONE BROOKE CROSSING

BLOCK C STONE BROOKE CROSSING PHASE I
CABINET K, PAGE 21
P.R.C.C.T.
ZONING: PD-SF (RS-60)

SANDY COURT

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STEVEN R. HOMEYER, PE # 86942
DATE: 03/18/2024

DRAWN: SRH

DATE: 02/21/22

HEI #: 19-0507

SHEET NO: C1