



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Gate Inlet
 - Erosion Hazard Setback
 - 100-Year Fully Developed Floodplain per April 2022 Flood Study by Cross Engineering Consultants, Inc.

SITE DATA TABLE	
LOT SIZE	2,956 ACRES
EXISTING ZONING	128,767 SF
BUILDING HEIGHT	C2-2019-04-026
USE / BUILDING AREA	
INDOOR COMMERCIAL ENTERTAINMENT	41,470 SF - 100%
OUTDOOR COMMERCIAL ENTERTAINMENT	0 SF
OFFICE	-
TOTAL	41,470 SF
REQUIRED PARKING CALCULATIONS	
INDOOR COMMERCIAL ENTERTAINMENT	22 COURTS
OUTDOOR COMMERCIAL ENTERTAINMENT	4 COURTS
OFFICE (1 PER 400 S.F.)	1 SPACES
TOTAL COURTS	26 COURTS
PARKING PROVIDED	
INDOOR (3 SPACES PER COURT)**	66 SPACES
OUTDOOR (FIXED SEATING; 1 SPACE PER 8 LF)	1 SPACES
OFFICE (1 PER 400 S.F.)	-
TOTAL	67 SPACES
PARKING PROVIDED	78 SPACES
HANDICAP REQUIRED	4 SPACES
HANDICAP PROVIDED	4 SPACES
BUILDING FOOTPRINT AREA	38,325 SF
LOT COVERAGE	29.76%
IMPERVIOUS AREA	37,893 SF - 29.4%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING
 ** PARKING RATIO FOR INDOOR COURTS PER APPROVED SITE PLAN SITE2021-0022

SILVERADO TRAIL
 (Variable Width Right-of-way)

REMOTE FDC GENERAL COMMENTS

Shall be protected by bollards. Shall be located a minimum of 3 ft. from the face to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking screening and landscaping are considered obstructions. Shall be located no more than 100 ft. from the center of the fire hydrant, as the hose lays. Shall be located 2-6 ft. from back of curb. Shall be located near the corner of the building on the outside edge of the fire lane.

CITY OF MCKINNEY STANDARD NOTES:

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.

The Lighting for the subject property will be constructed and operated in conformance with Article 6 of the City of McKinney Code of Ordinances.

FIRE PROTECTION SYSTEMS

Building is required to be protected by an approved automatic fire sprinkler system and fire alarm system with full occupant notification.

FDC CLEAR SPACE AROUND CONNECTIONS

A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

Line Table

Line #	Distance	Bearing
L1	48.49	S82° 06' 36"W
L2	27.57	S89° 20' 52"W
L3	60.36	S0° 37' 11"E
L4	48.00	N89° 22' 49"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.25	169.36	4.14	S87° 16' 23"W	12.25
C2	49.40	913.54	3.10	S83° 38' 47"W	49.40
C3	89.31	806.92	6.34	S86° 06' 32"W	89.27
C4	14.56	42.00	19.86	N79° 27' 02"E	14.49

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
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 Texas P.E. Firm No. F-9395

Drawn By: C.E.C.L.
 Checked By: C.E.C.L.
 Scale: 1"=40'

SPECIFIC USE PERMIT EXHIBIT

SILVERADO BADMINTON

BADMINTON AA REAL ESTATE LLC
 MCKINNEY, TEXAS

Sheet No.
SUP

Project No.
 21023

SILVERADO BADMINTON