

CLIENT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL: 609.602.8106

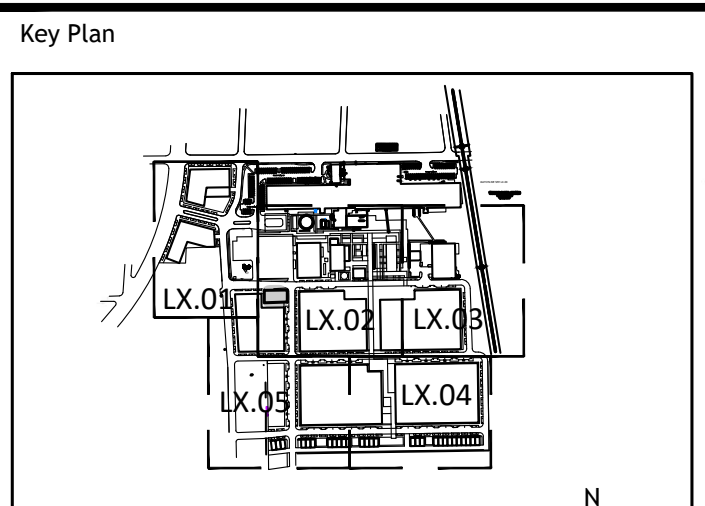
LANDSCAPE ARCHITECT:
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ARCHITECT:
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CIVIL:
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13455 NOEL RD., SUITE 700
DALLAS, TX 75240
TEL: 972.770.1370
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1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY



Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
OVERALL PLAN

Project No: 18059.00 Scale: 1"=100'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No:
L0-02

LANDSCAPE REQUIREMENTS & CALCULATIONS		
Site Data	Acres	Square Footage
Total Site Area	27	1184978
TREES	Required (#%)	Provided
50% of Total Trees to be Canopy Trees	194/ 50%	311/ 80%
PARCEL 1&3		
Street Frontage	Required	Provided
1 Canopy tree per 30 LF		1 canopy tree per ~75 feet to satisfy street parking requirement per City's direction
PARCEL 2&4		
Street Frontage	Required	Provided
1 Canopy tree per 30 LF		1 canopy tree per ~75 feet to satisfy street parking requirement per City's direction
PARCEL 8		
Site Landscape Area	Required (Sqft/%)	Provided (Sqft/%)
10% of entire site to be permanent landscaping	6697 sqft/ 10%	6489 sqft/ 9%
15% of the street yard to be permanent landscaping	15%	15%
Street Frontage	Required	Provided
1 Canopy Tree/40LF	25	16
PARCEL 9		
Site Landscape Area	Required (Sqft/%)	Provided (Sqft/%)
10% of entire site to be permanent landscaping	52945 sqft/ 10%	93564 sqft/ 17%
15% of the street yard to be permanent landscaping	15%	17%
Street Frontage	Required	Provided
1 Canopy Tree/40LF	38	34
PARCEL 10		
Site Landscape Area	Required (Sqft/%)	Provided (Sqft/%)
10% of entire site to be permanent landscaping	6613.6 sqft/ 10%	18773 sqft/ 28%
15% of the street yard to be permanent landscaping	15%	98%
Street Frontage	Required	Provided
1 Canopy Tree/40LF	24	22
Landscape Buffer on Elm St.	20 feet	30-60 feet
Landscape Buffer on Hwy 5	20 feet	30-35 feet
Parking Lot (Parcel 9)		
Trees within 65' of every parking space	Required	Provided
	Yes	Yes
Total Parking spaces		197
1 Tree per every 10 Parking Spaces	20	45
5 feet Landscape Buffer	Yes	Yes

PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
CC	CC	Cercis canadensis	Eastern redbud	16	3" CAL	B&B
CI	CI	Carya illinoensis	Pecan	10	3" CAL	B&B
CD	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
GB	GB	Ginkgo biloba	Ginkgo	13	4.5" CAL	B&B
MC	MC	Myrica cerifera	Southern wax myrtle	13	3" CAL	B&B, multistem
MS	MS	Magnolia stellata	Star magnolia	5	3" CAL	B&B, multistem
MXS	MXS	Magnolia x soulangeana	Saucer magnolia	15	4.5" CAL	B&B, multistem
TD	TD	Taxodium distichum	Bald cypress	10	4.5" CAL	B&B
QA	QA	Quercus acutissima	Sawtooth Oak	53	4.5" CAL	B&B
QV	QV	Quercus virginiana	Live oak	40	4.5" CAL	B&B
UC	UC	Ulmus crassifolia	Cedar elm	108	4.5" CAL	B&B
UP	UP	Ulmus parvifolia	Lacebark elm	98	4.5" CAL	B&B

SHRUBS & GROUND COVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
AG	AG	Abelia grandiflora	Glossy Abelia		30"-36" HT	72" o.c.
LF	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	72" o.c.
SO	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	72" o.c.
BG	BG	Bouteloua gracilis	Blue Grama	189,762sf	#1 Cont	12" o.c.
CS	CS	Cortaderia selloana	Pampas Grass		#3 Cont	36" o.c.
MSG	MSG	Miscanthus sinensis 'Gracellimus'	Maiden Grass		#3 Cont	36" o.c.
PA	PA	Pennisetum alopecuroides	Fountain Grass		#3 Cont	24" o.c.
SS	SS	Sedum spp.	Sedum		#1 Cont	12" o.c.
LAWN				33,718 sf		Sod

- GENERAL NOTES:**
- THE SHRUB AND GROUND COVER LIST WILL BE FURTHER REFINED AS DESIGN DEVELOPS; ALL SPECIES WILL BE SELECTED FROM THE APPROVED PLANT LIST IN APPENDIX A.
 - ALL LANDSCAPE AREAS WILL PROVIDE WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - REFER TO MATERIAL PLANS L2-01, L2-02, L2-03, L2-04, AND L2-05 FOR MORE MATERIAL AND PAVING INFORMATION.
 - REFER TO PLANTING PLANS L3-01, L3-02, L3-03, L3-04 AND L3-05 FOR PLANTING INFORMATION AND DIMENSIONS OF ALL LANDSCAPE AREA.

LEGEND

	CIP CONCRETE		STONEDUST
	UNIT PAVERS		GRASSCRETE PAVING
	PLAYSURFACE		PROPOSED FIRELANE

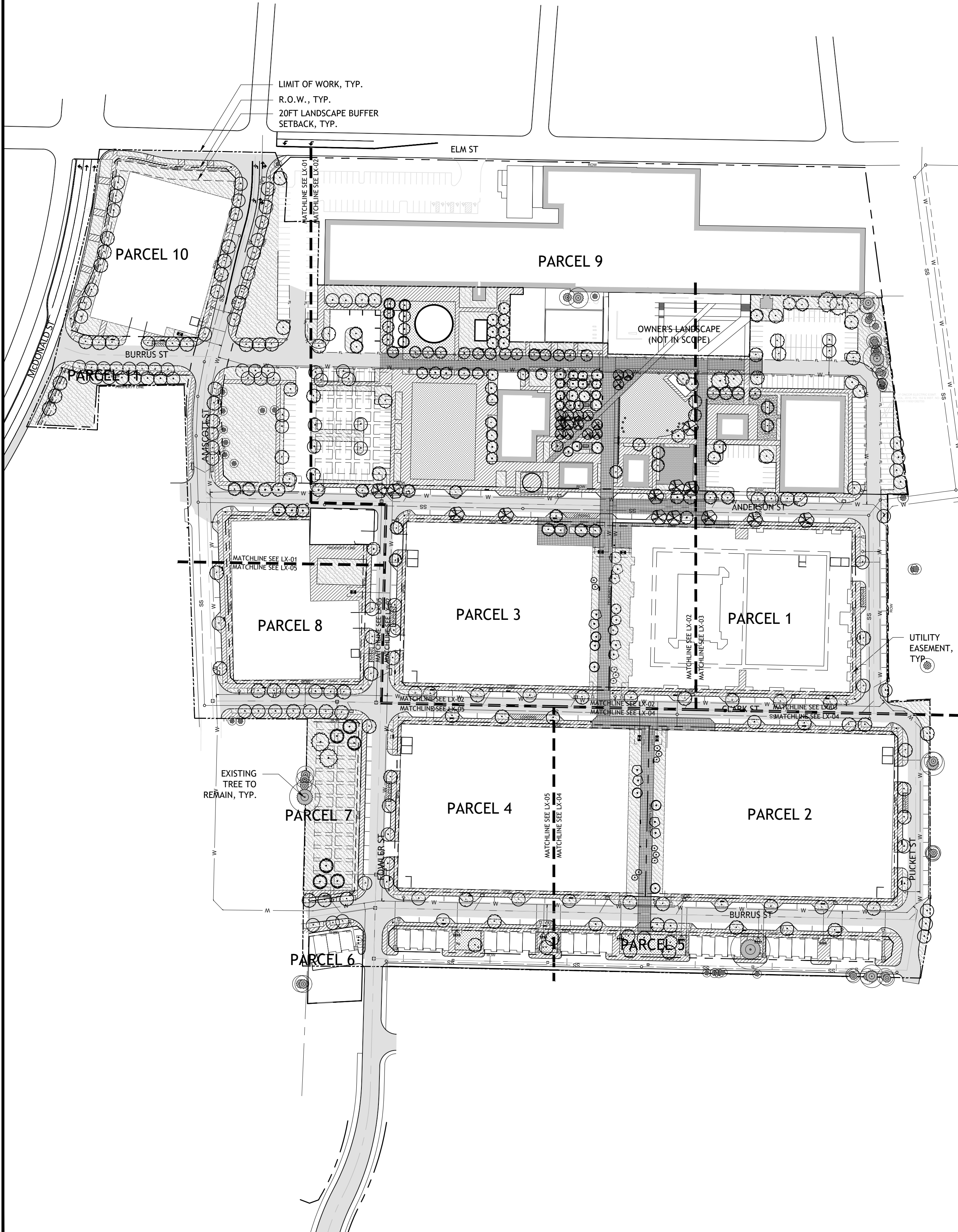
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK

	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER METER (AND VAULT)
	IRRIGATION METER
	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
	PROPOSED CURB INLET
	PROPOSED GRATE INLET / JUNCTION BOX
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE

**PRELIMINARY SITE PLAN
COTTON MILL**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: JULY 5, 2022

OWNER / APPLICANT: PRESIDIUM 3100 MCKINNON ST SUITE 250 DALLAS, TEXAS 75201 TEL: 609.602.8106 CONTACT: JOSH EAMES	ENGINEER / SURVEYOR: KIMLEY HORN 13455 NOEL RD., SUITE 700 DALLAS, TX 75240 TEL: 972.770.1370 CONTACT: JONATHAN KERBY	LANDSCAPE ARCHITECT: SASAKI 110 CHAUNCY ST, SUITE 200, BOSTON, MA 02111 TEL: 617.926.3300 CONTACT: MARK DAWSON
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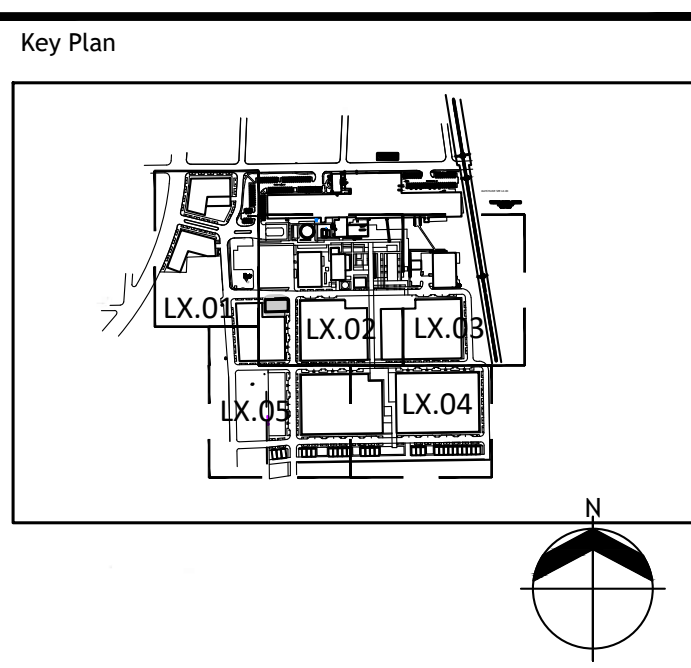
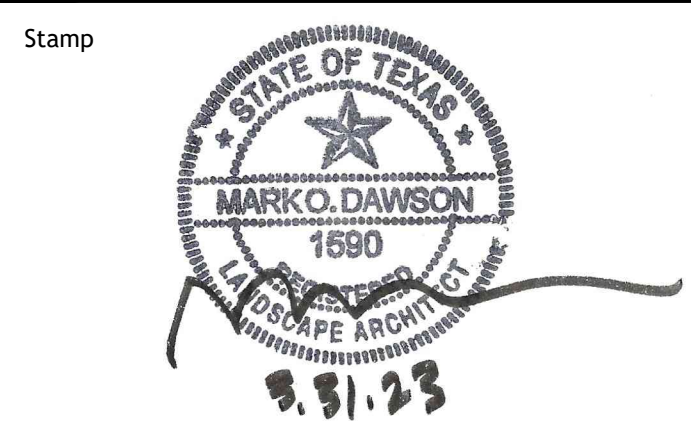
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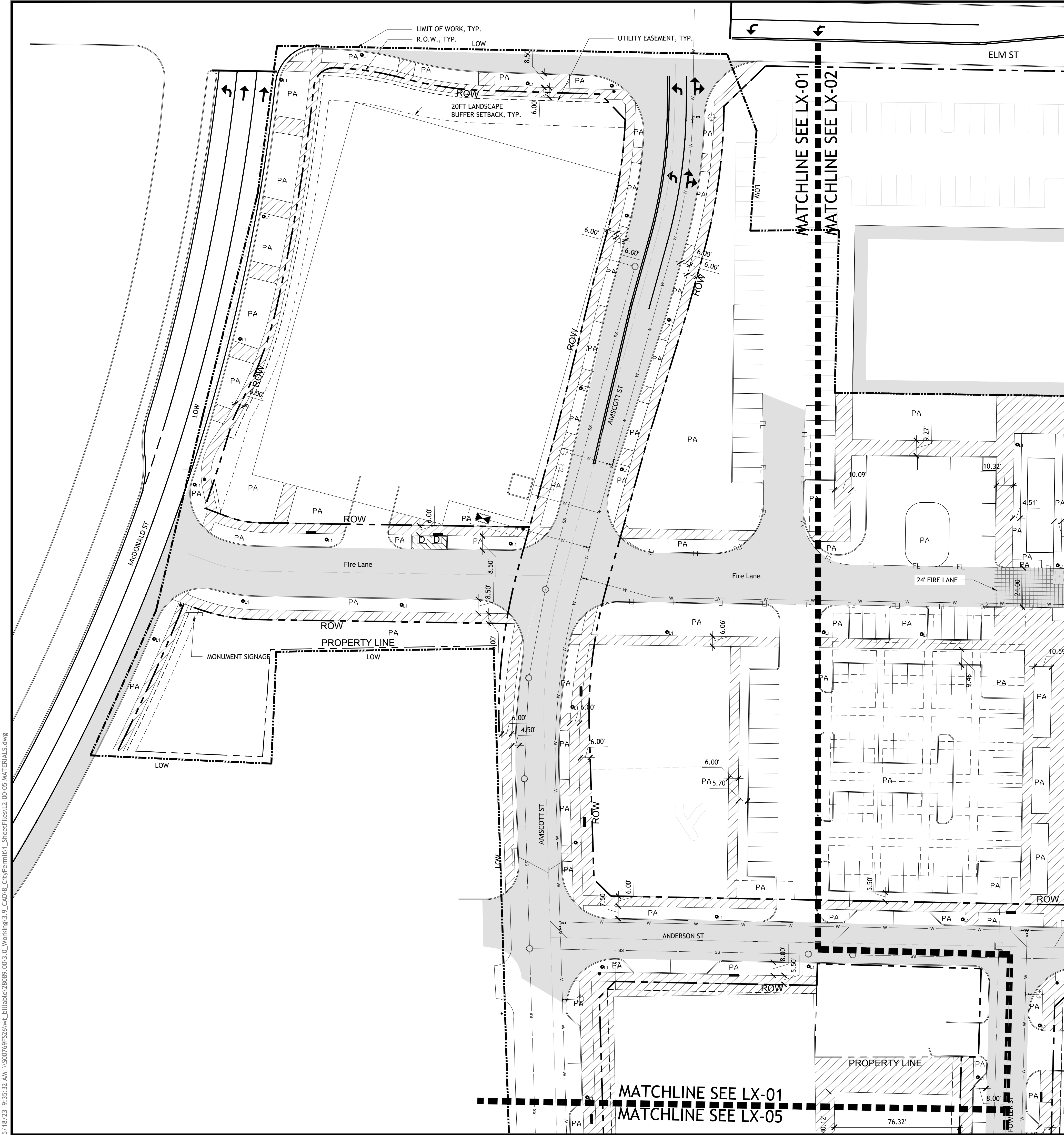
Drawing Title:
MATERIALS PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L2-01**

LEGEND

PAVING DESCRIPTION	SYMBOL	DESCRIPTION
CIP CONCRETE	[Hatched Box]	LIMIT OF WORK
UNIT PAVING	[Grid Box]	RIGHT OF WAY
PLAYSURFACE	[Dotted Box]	UTILITIES EASEMENT
STONEDUST	[Stippled Box]	20 FT LANDSCAPE BUFFER SETBACK
GRASSCRETE PAVING	[Patterned Box]	WALL
PROPOSED FIRELANE	[FL Box]	BENCH
		TABLES AND CHAIRS
		LOUNGE CHAIR
		COMMUNAL TABLE
		TRASH RECEPTACLE
		PEDESTRIAN LIGHT
		PROPOSED SANITARY SEWER LINE
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		F.L.M.A.W.S.D.



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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
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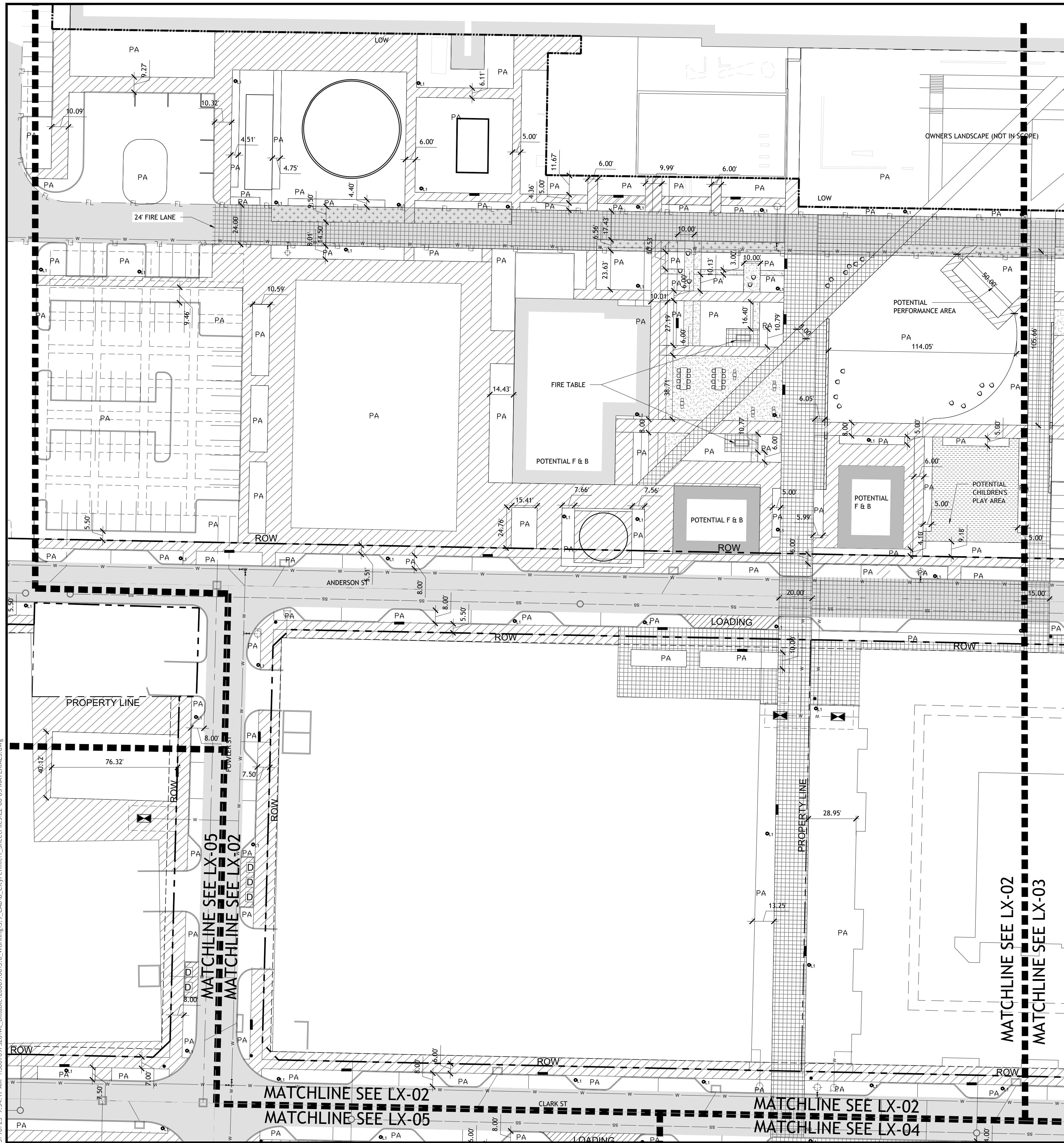
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SASAKI

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P 617 926 2300 F 617 924 2748 W SASAKI.COM

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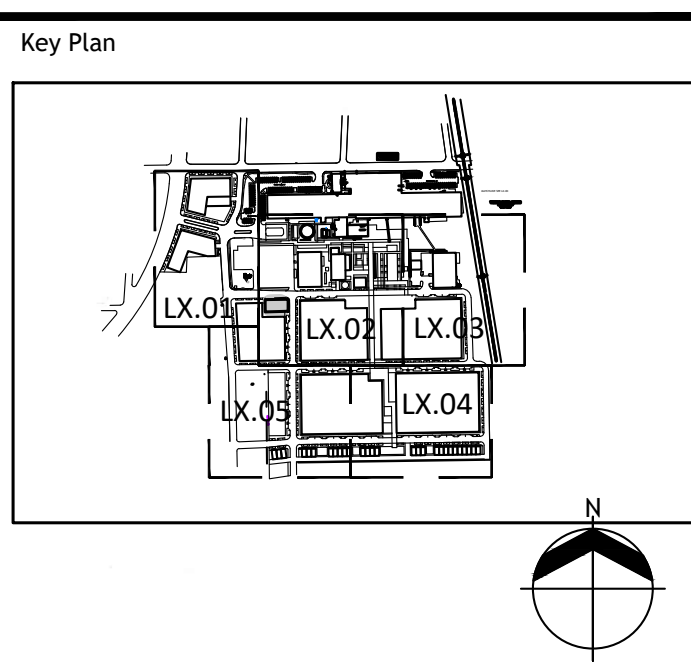
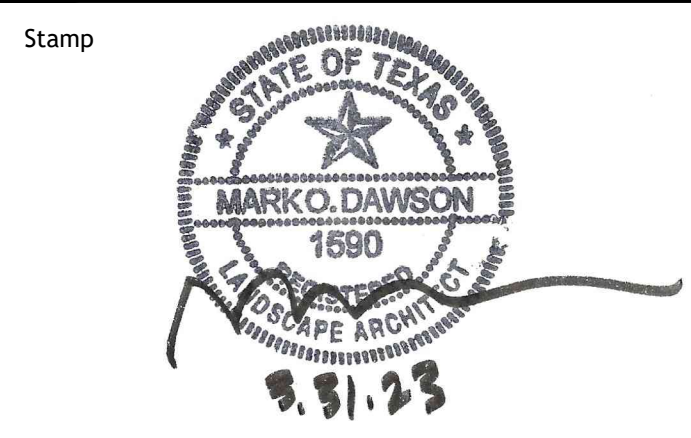
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Project No: 18059 Scale: 1"=30'
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Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L2-02**

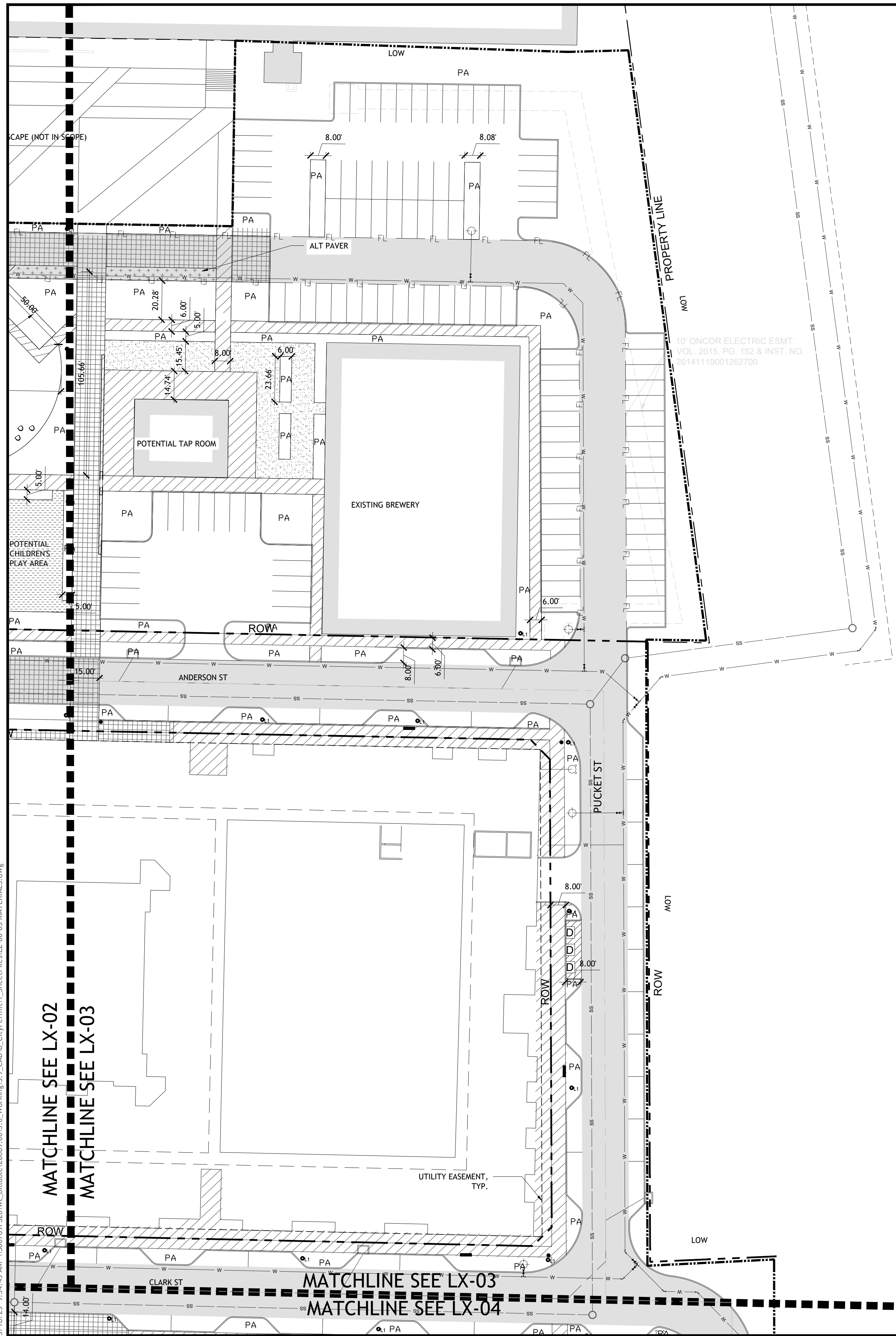
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PAVING DESCRIPTION		LEGEND	
	CIP CONCRETE		LIMIT OF WORK
	UNIT PAVING		RIGHT OF WAY
	PLAYSURFACE		UTILITIES EASEMENT
	STONEDUST		20 FT LANDSCAPE BUFFER SETBACK
	GRASSCRETE PAVING		WALL
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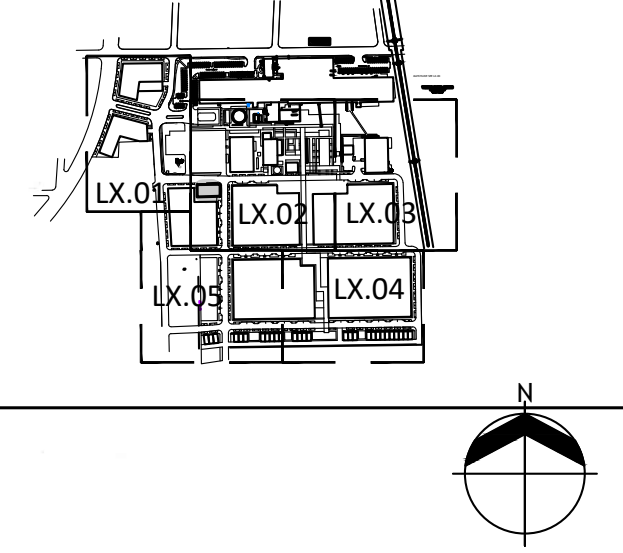
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Key Plan



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MCKINNEY, TX 75069

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MATERIALS PLAN

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Drawing No: **L2-03**

**PRELIMINARY SITE PLAN
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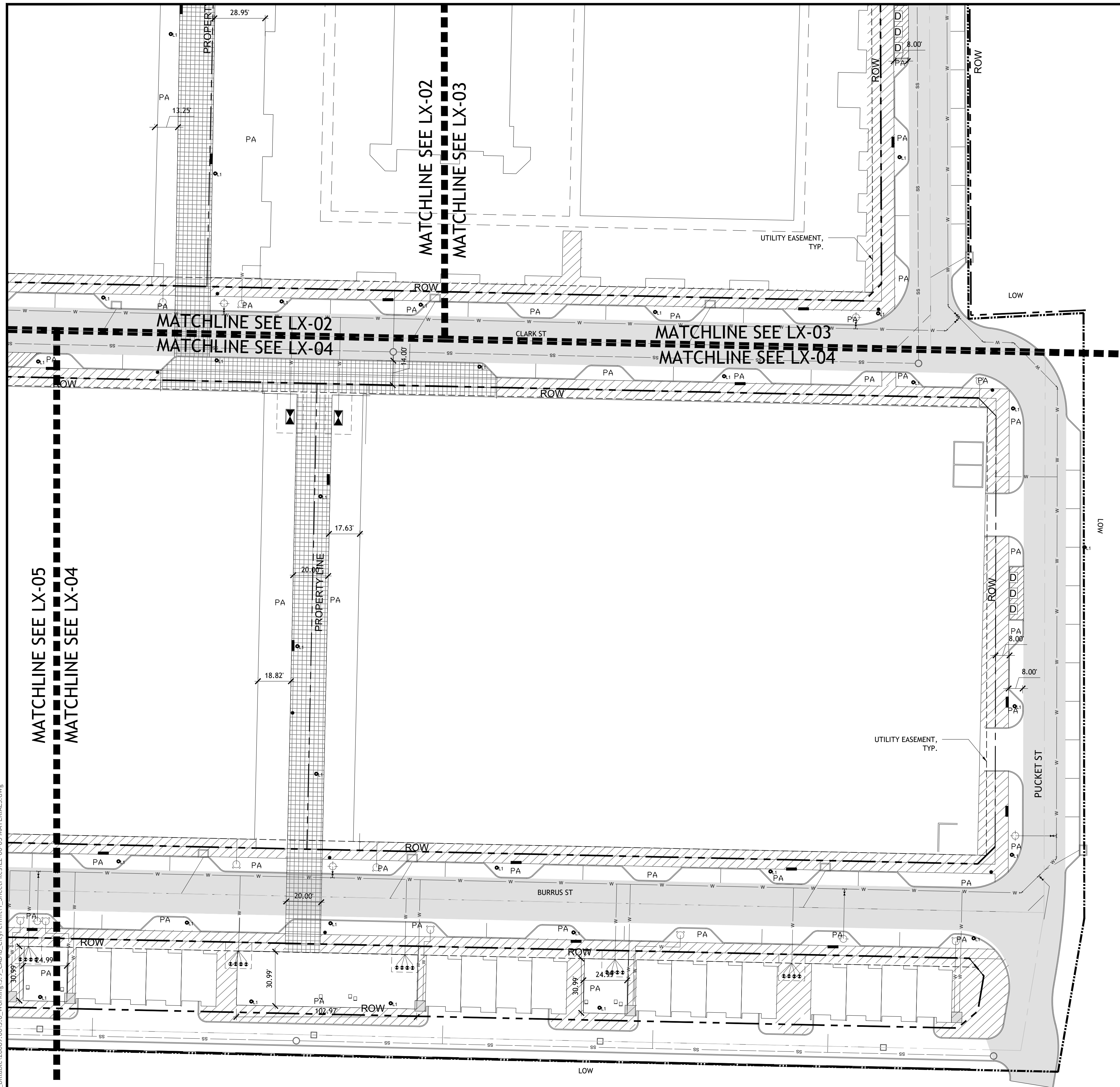
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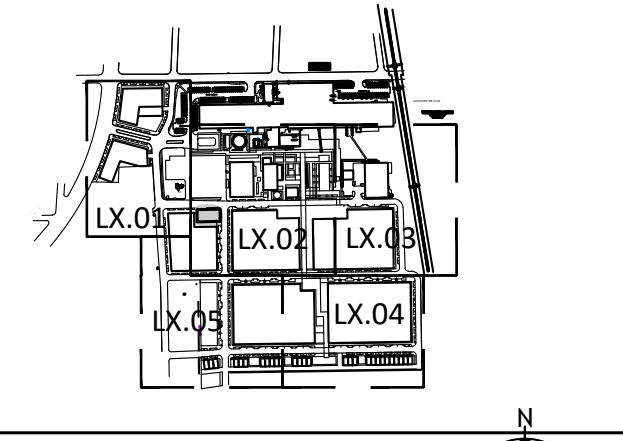
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Drawing No: **L2-04**

PRELIMINARY SITE PLAN
COTTON MILL

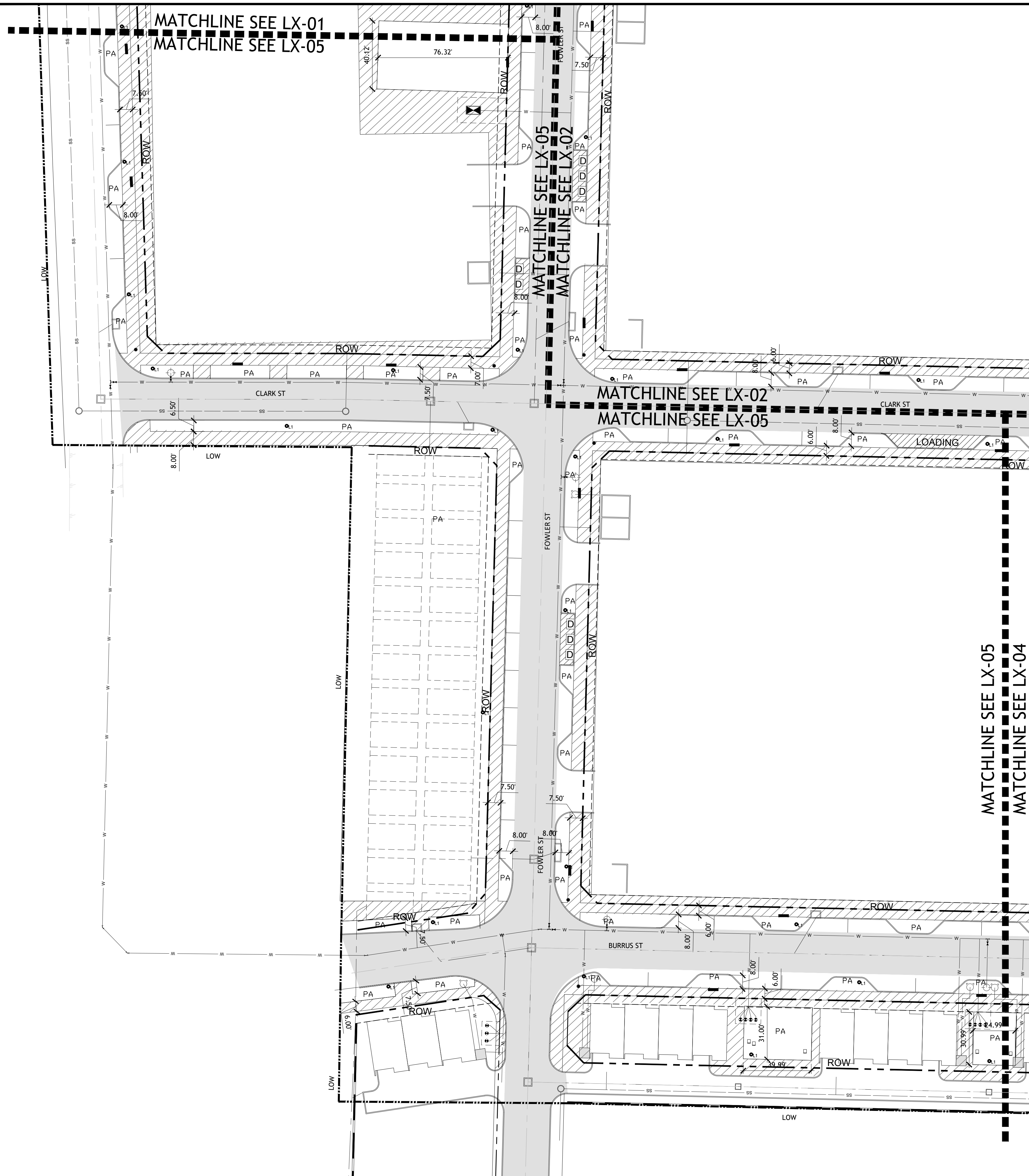
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	GRASSCRETE PAVING		WALL
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			PROPOSED STORM LINE
			EXISTING STORM LINE
			PROPOSED FIRE HYDRANT
			PROPOSED FIRE DEPARTMENT CONNECTION
			PROPOSED WATER METER (AND VAULT)
			IRRIGATION METER
			PROPOSED SEWER MANHOLE
			PROPOSED GATE VALVE
			PROPOSED CURB INLET
			PROPOSED GRATE INLET / JUNCTION BOX
			EXISTING FIRE HYDRANT
			EXISTING SEWER MANHOLE
			F.L.M.A.W.S.D.

SASAKI

110 CHAUNCY STREET, SUITE 200 BOSTON, MA 02111
P 617 926 3300 F 617 924 2748 W SASAKI.COM

CLIENT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300

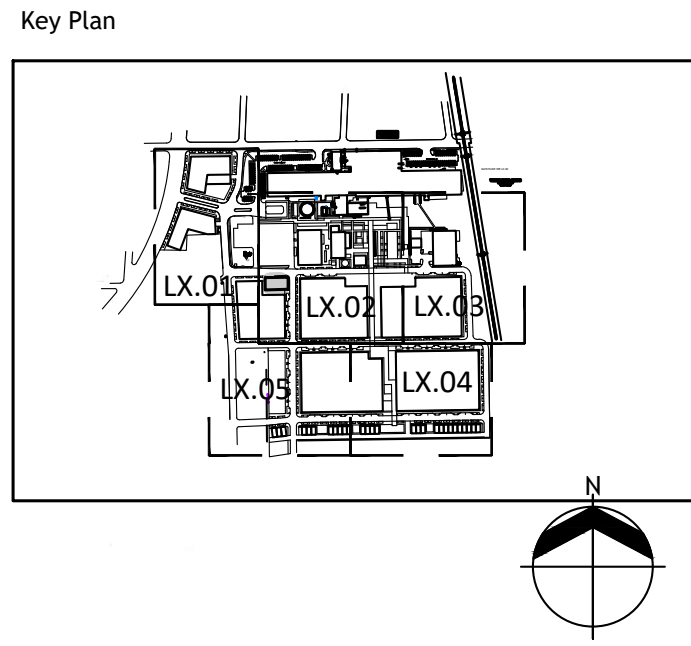
ARCHITECT:
OBRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
DALLAS, TX 75230
TEL:972.788.1010
www.obrienarch.com

CIVIL:
KIMLEY HORN
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DALLAS, TX 75240
TEL:972.770.1370
www.kimley-horn.com

No.	Description	Date
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY

Stamp



Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
MATERIALS PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L2-05**

PRELIMINARY SITE PLAN
COTTON MILL

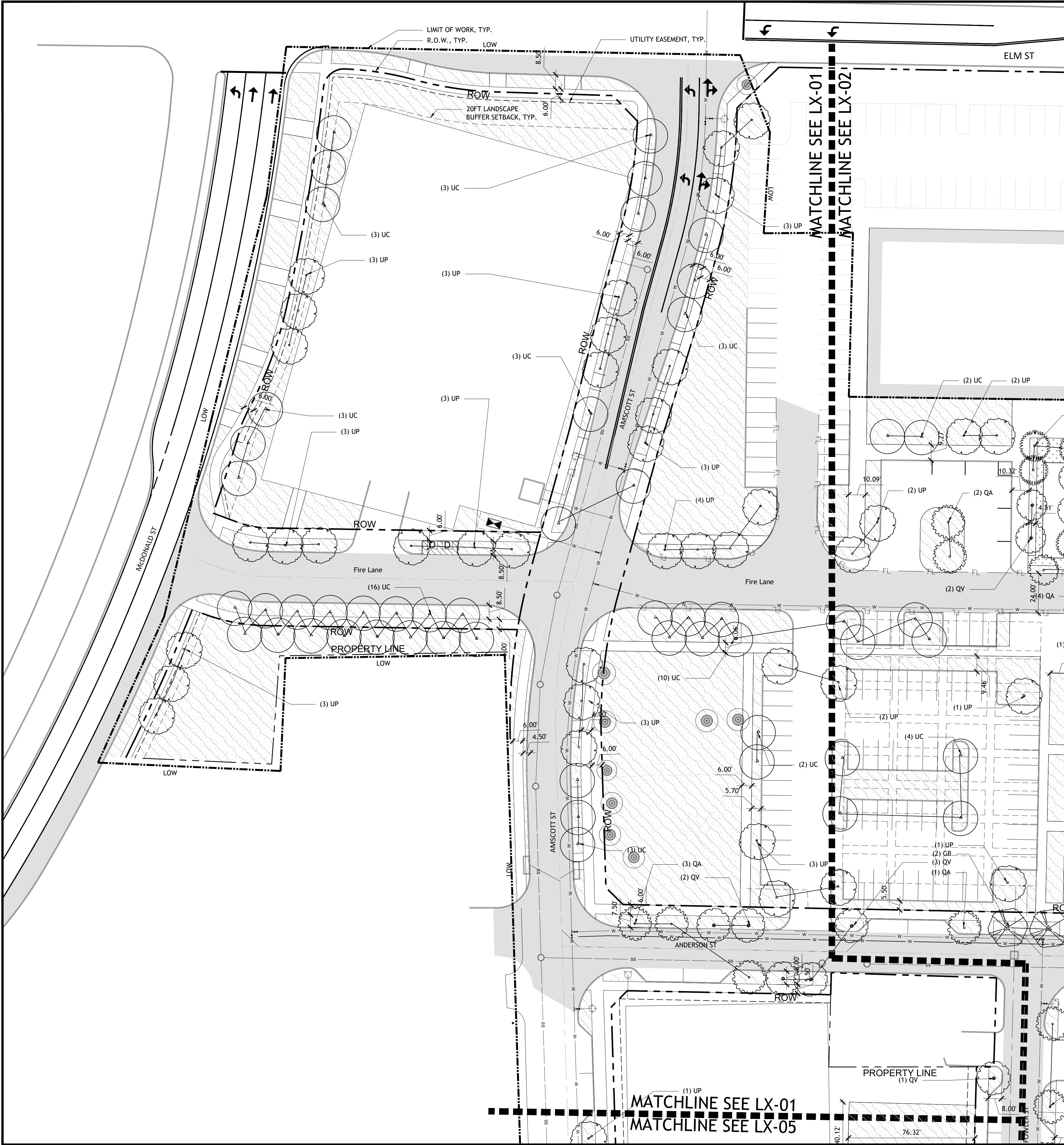
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
13455 NOEL RD., SUITE 700
DALLAS, TX 75240
TEL:972.770.1370
CONTACT: JONATHAN KERBY

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300
CONTACT: MARK DAWSON

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TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	16	3" CAL	B&B
	CI	Carya illinoensis	Pecan	10	3" CAL	B&B
	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
	GB	Ginkgo biloba	Ginkgo	13	4.5" CAL	B&B
	MC	Myrica cerifera	Southern wax myrtle	13	3" CAL	B&B, multistem
	MS	Magnolia stellata	Star magnolia	5	3" CAL	B&B, multistem
	MXS	Magnolia x soulangeana	Saucer magnolia	15	4.5" CAL	B&B, multistem
	TD	Taxodium distichum	Bald cypress	10	4.5" CAL	B&B
	QA	Quercus acutissima	Sawtooth Oak	53	4.5" CAL	B&B
	QV	Quercus virginiana	Live oak	40	4.5" CAL	B&B
	UC	Ulmus crassifolia	Cedar elm	108	4.5" CAL	B&B
	UP	Ulmus parvifolia	Lacebark elm	98	4.5" CAL	B&B

SHRUBS & GROUNDCOVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia		30"-36" HT	72" o.c.
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	72" o.c.
	SO	Symphoricarpos orbiculatus	Coratberry		30"-36" HT	72" o.c.
	BG	Bouteloua gracilis	Blue Grama	189,762sf	#1 Cont	12" o.c.
	CS	Cortaderia selloana	Pampas Grass		#3 Cont	36" o.c.
	MSG	Miscanthus sinensis Gracellimus	Maiden Grass		#3 Cont	36" o.c.
	PA	Pennisetum alopecuroides	Fountain Grass		#3 Cont	24" o.c.
	SS	Sedum spp.	Sedum		#1 Cont	12" o.c.
	LAWN			33,718 sf		Sod

- GENERAL NOTES:**
- THE SHRUB AND GROUNDCOVER LIST WILL BE FURTHER REFINED AS DESIGN DEVELOPS; ALL SPECIES WILL BE SELECTED FROM THE APPROVED PLANT LIST IN APPENDIX A.
 - ALL LANDSCAPE AREAS WILL PROVIDE WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - REFER TO MATERIAL PLANS L2-01, L2-02, L2-03, L2-04, AND L2-05 FOR MORE MATERIAL AND PAVING INFORMATION.
 - REFER TO PLANTING PLANS L3-01, L3-02, L3-03, L3-04 AND L3-05 FOR PLANTING INFORMATION AND DIMENSIONS OF ALL LANDSCAPE AREA.

SYMBOLS LEGEND

	LIMIT OF WORK		PROPOSED SANITARY SEWER LINE
	RIGHT OF WAY		PROPOSED WATER LINE
	UTILITIES EASEMENT		PROPOSED STORM LINE
	20FT LANDSCAPE BUFFER SETBACK		EXISTING STORM LINE
	PRESERVED EXISTING TREES		PROPOSED FIRE HYDRANT
	FIRE LANE		PROPOSED FIRE DEPARTMENT CONNECTION
	FDC		PROPOSED WATER METER (AND VAULT)
	WM		IRRIGATION METER
	IM		PROPOSED SEWER MANHOLE
	MH		PROPOSED GATE VALVE
	CI		PROPOSED CURB INLET
	GI/JB		PROPOSED GRATE INLET / JUNCTION BOX
	EXISTING FIRE HYDRANT		EXISTING SEWER MANHOLE
	EXISTING SEWER MANHOLE		FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE
	F.L.M.A.W.S.D.		

**PRELIMINARY SITE PLAN
COTTON MILL**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: JULY 5, 2022

OWNER / APPLICANT: PRESIDIUM 3100 MCKINNON ST SUITE 250 DALLAS, TEXAS 75201 TEL: 609.602.8106 CONTACT: JOSH EAMES	ENGINEER / SURVEYOR: KIMLEY HORN 13455 NOEL RD., SUITE 700 DALLAS, TX 75240 TEL: 972.770.1370 CONTACT: JONATHAN KERBY	LANDSCAPE ARCHITECT: SASAKI 110 CHAUNCY ST, SUITE 200, BOSTON, MA 02111 TEL: 617.926.3300 CONTACT: MARK DAWSON
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CLIENT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL: 609.602.8106

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300

ARCHITECT:
OBRIEN ARCHITECTS
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DALLAS, TX 75230
TEL: 972.788.1010
www.obrienarch.com

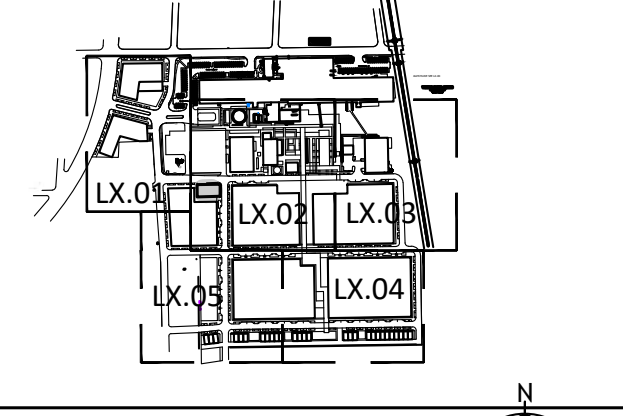
CIVIL:
KIMLEY HORN
13455 NOEL RD., SUITE 700
DALLAS, TX 75240
TEL: 972.770.1370
www.kimley-horn.com

No.	Description	Date
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY



Key Plan



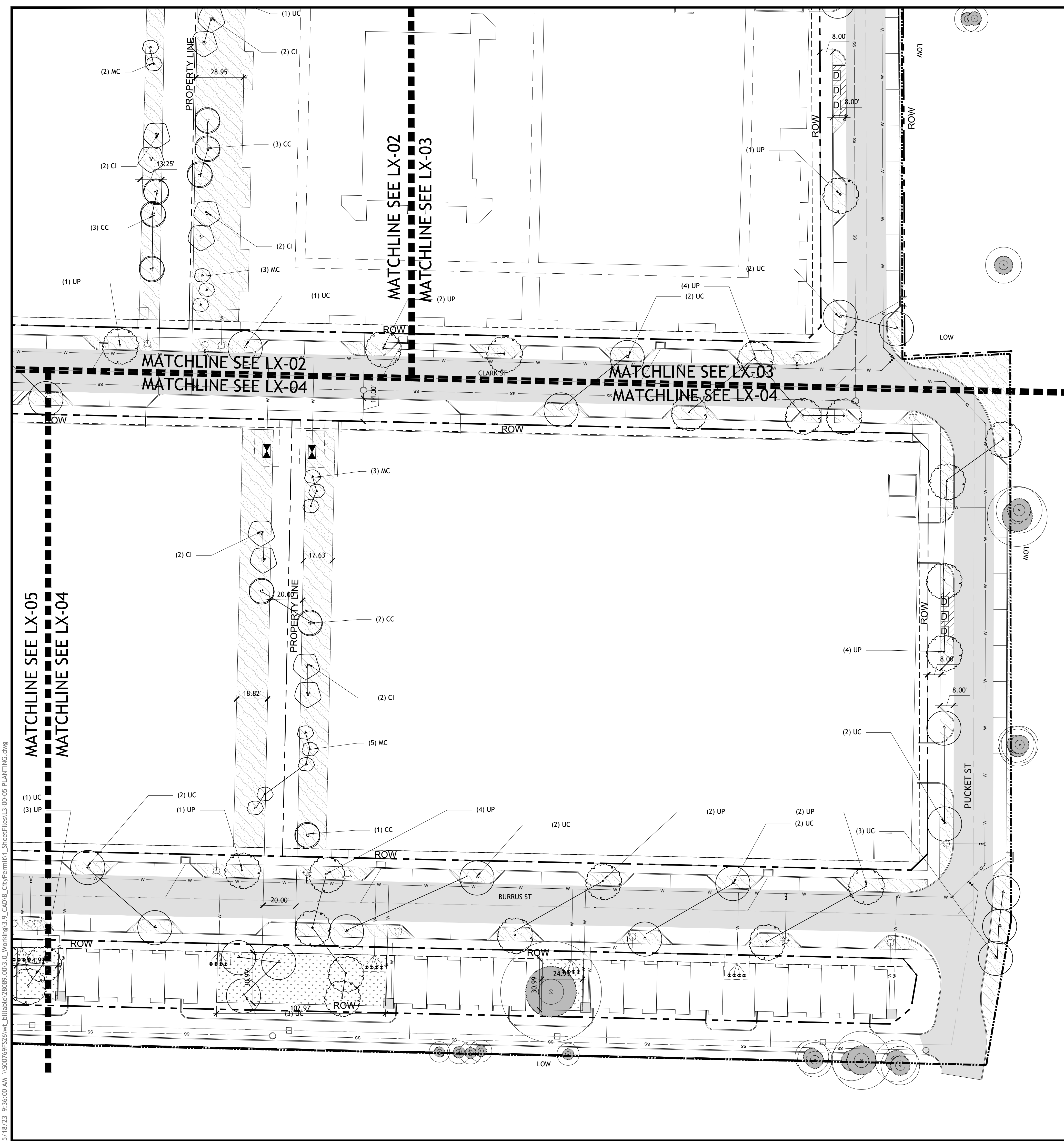
Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
PLANTING PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L3-01**

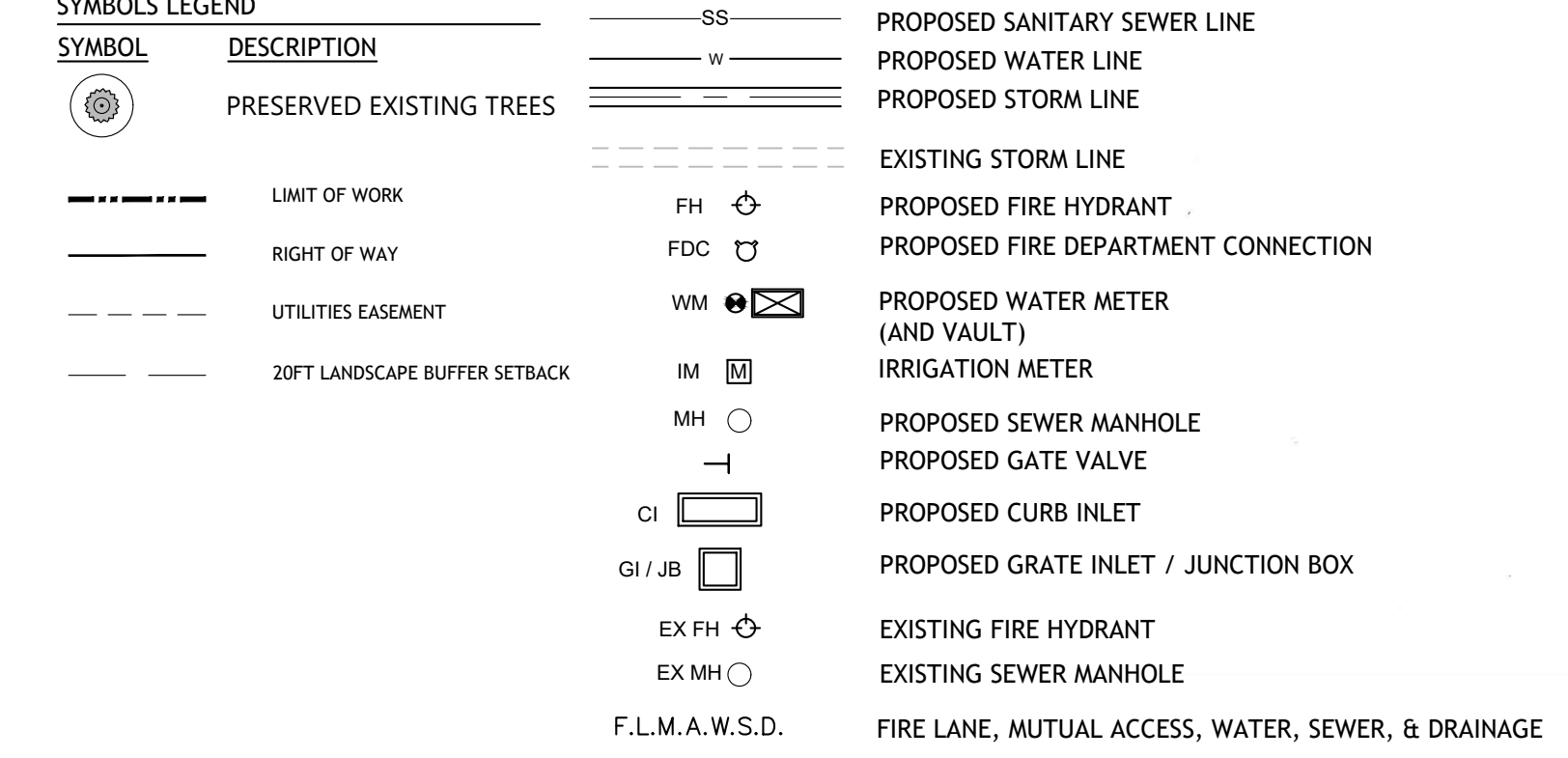
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TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	16	3" CAL	B&B
	CI	Carya illinoensis	Pecan	10	3" CAL	B&B
	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
	GB	Ginkgo biloba	Ginkgo	13	4.5" CAL	B&B
	MC	Myrica cerifera	Southern wax myrtle	13	3" CAL	B&B, multistem
	MS	Magnolia stellata	Star magnolia	5	3" CAL	B&B, multistem
	MXS	Magnolia x soulangeana	Saucer magnolia	15	4.5" CAL	B&B, multistem
	TD	Taxodium distichum	Bald cypress	10	4.5" CAL	B&B
	QA	Quercus acutissima	Sawtooth Oak	53	4.5" CAL	B&B
	QV	Quercus virginiana	Live oak	40	4.5" CAL	B&B
	UC	Ulmus crassifolia	Cedar elm	108	4.5" CAL	B&B
	UP	Ulmus parvifolia	Lacebark elm	98	4.5" CAL	B&B

SHRUBS & GROUNDCOVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia	189,762sf	30"-36" HT	72" o.c.
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	72" o.c.
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	72" o.c.
	BG	Bouteloua gracilis	Blue Grama		#1 Cont	12" o.c.
	CS	Cortaderia selloana	Pampas Grass		#3 Cont	36" o.c.
	MSG	Miscanthus sinensis 'Gracellimus'	Maiden Grass		#3 Cont	36" o.c.
	PA	Pennisetum alopecuroides	Fountain Grass		#3 Cont	24" o.c.
	SS	Sedum spp.	Sedum	#1 Cont	12" o.c.	
	LAWN			33,718 sf		Sod

- GENERAL NOTES:**
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**PRELIMINARY SITE PLAN
COTTON MILL**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: JULY 5, 2022

OWNER / APPLICANT: PRESIDIUM 3100 MCKINNON ST SUITE 250 DALLAS, TEXAS 75201 TEL:609.602.8106 CONTACT: JOSH EAMES	ENGINEER / SURVEYOR: KIMLEY HORN 13455 NOEL RD., SUITE 700 DALLAS, TX 75240 TEL:972.770.1370 CONTACT: JONATHAN KERBY	LANDSCAPE ARCHITECT: SASAKI 110 CHAUNCY ST, SUITE 200, BOSTON, MA 02111 TEL: 617.926.3300 CONTACT: MARK DAWSON
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CLIENT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106

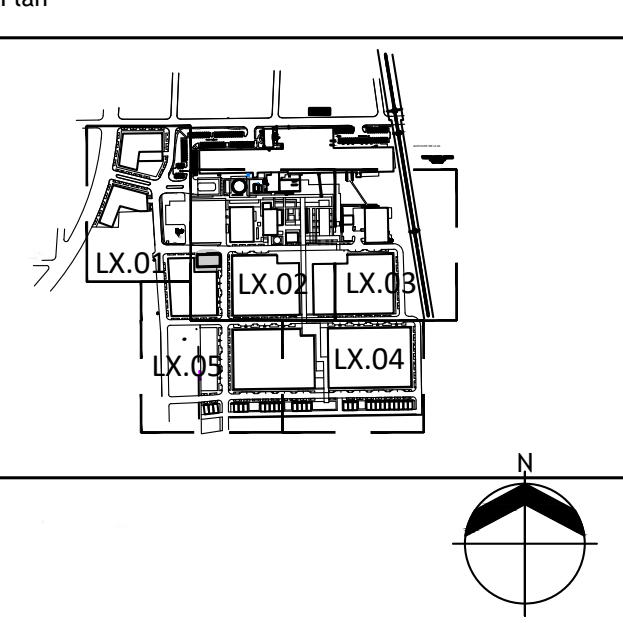
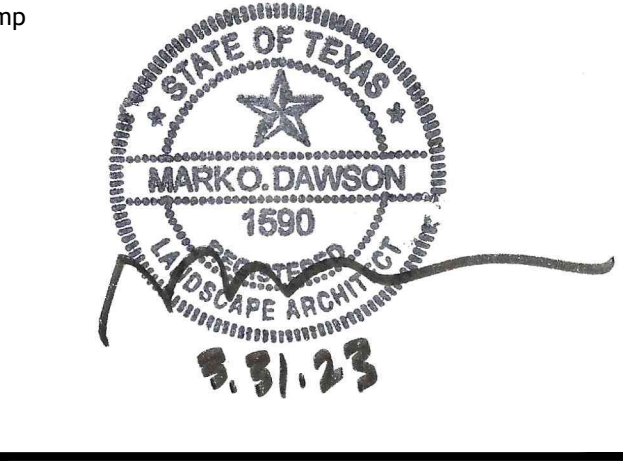
LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300

ARCHITECT:
OBRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
DALLAS, TX 75230
TEL:972.788.1010
www.obrienarch.com

CIVIL:
KIMLEY HORN
13455 NOEL RD., SUITE 700
DALLAS, TX 75240
TEL:972.770.1370
www.kimley-horn.com

No.	Description	Date
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY



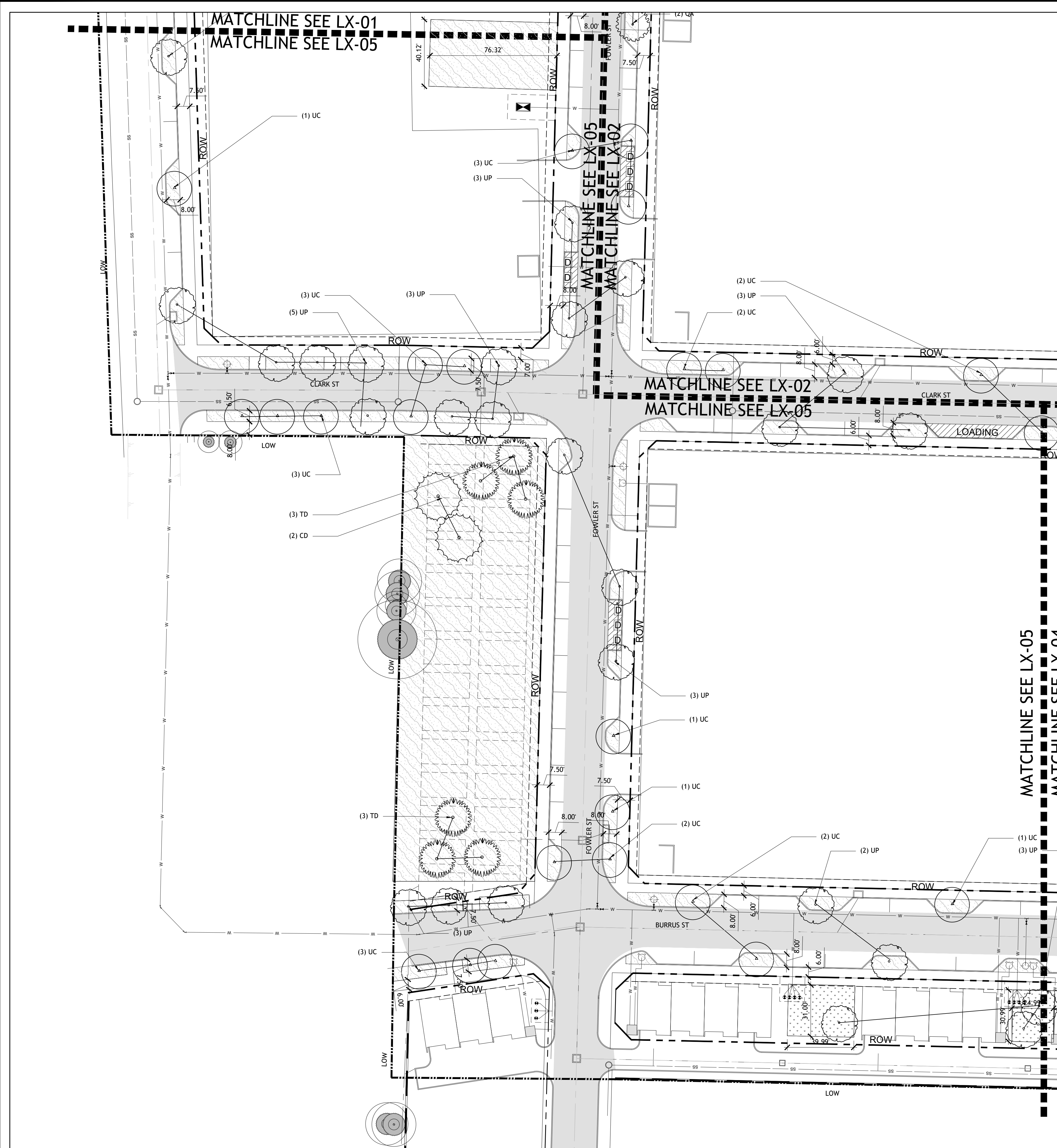
Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
PLANTING PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L3-04**

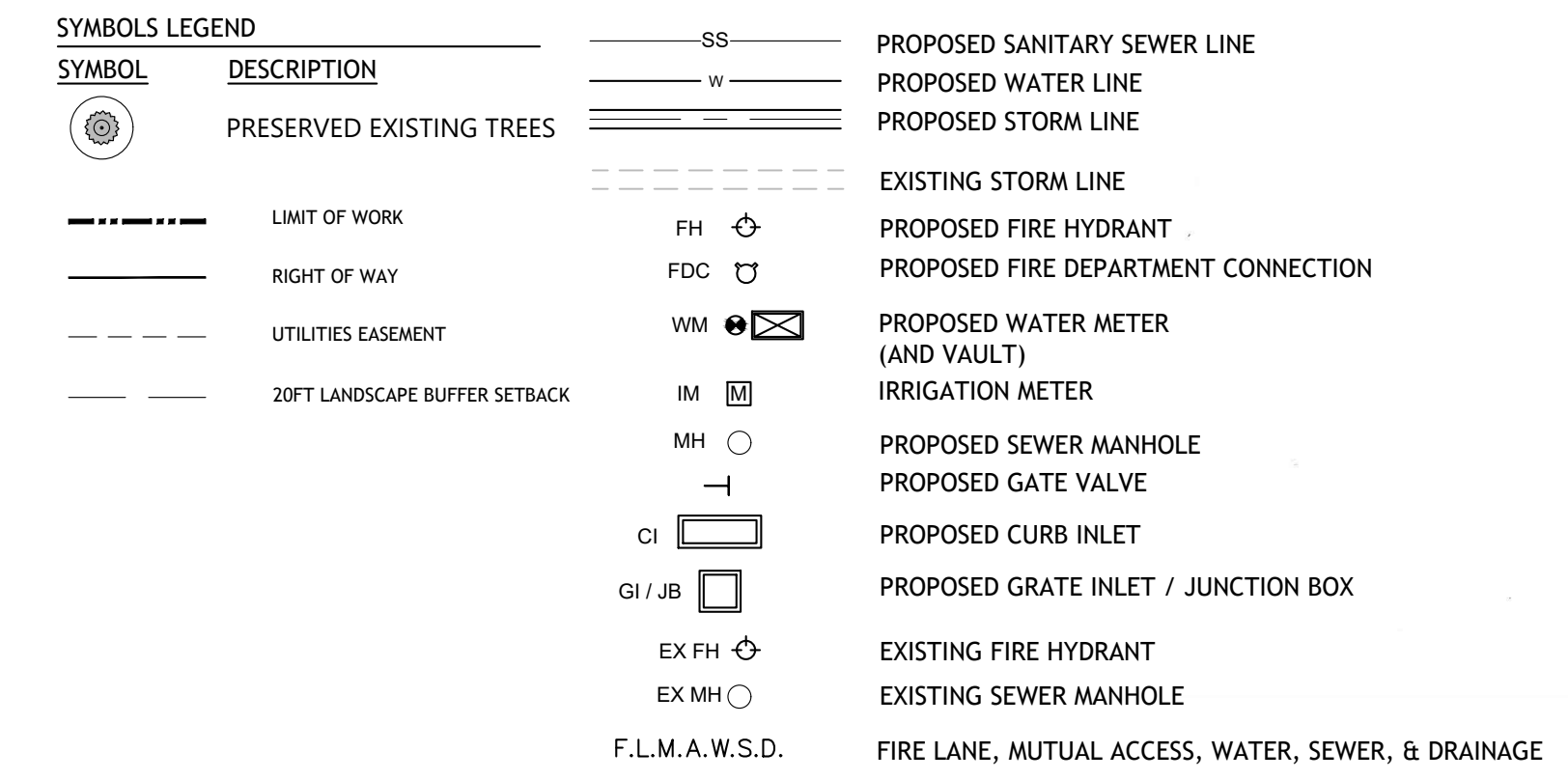
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TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
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- GENERAL NOTES:**
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**PRELIMINARY SITE PLAN
COTTON MILL**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: JULY 5, 2022

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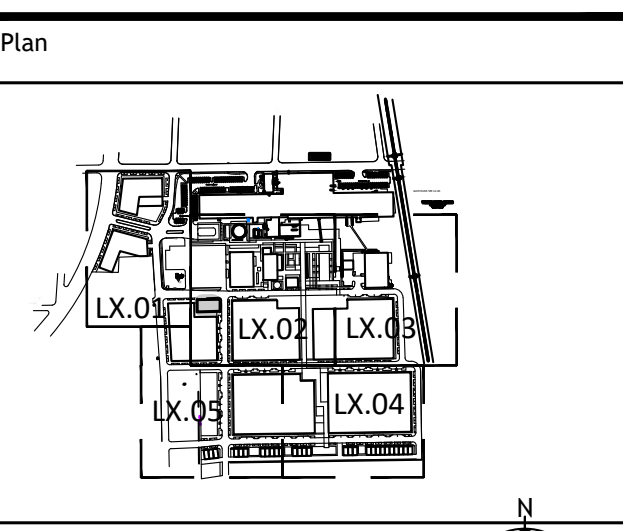
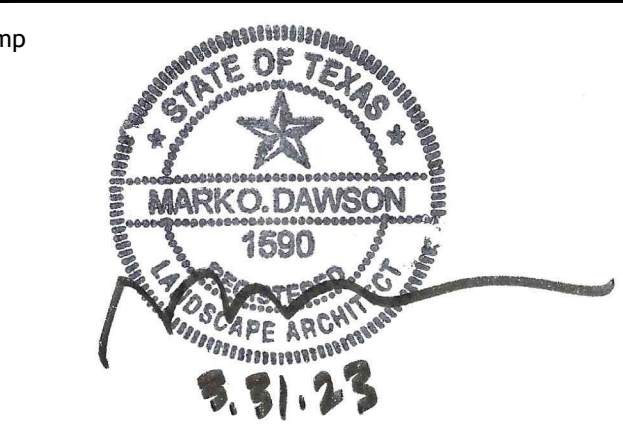
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DWG ISSUE & REVISION HISTORY



Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
PLANTING PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Drawing No: **L3-05**