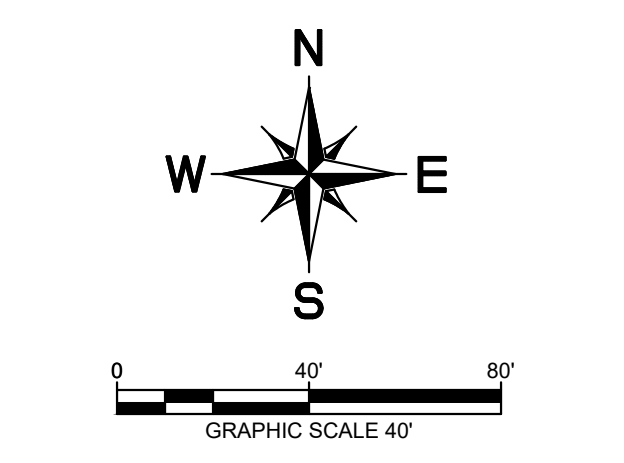
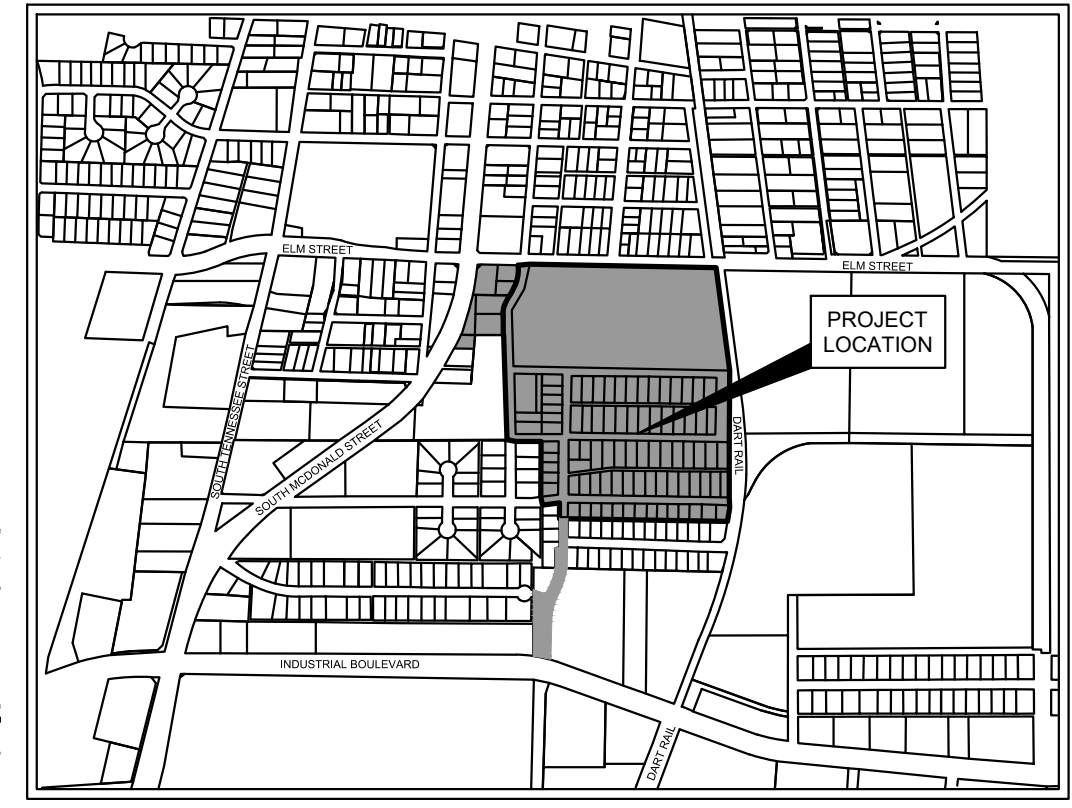
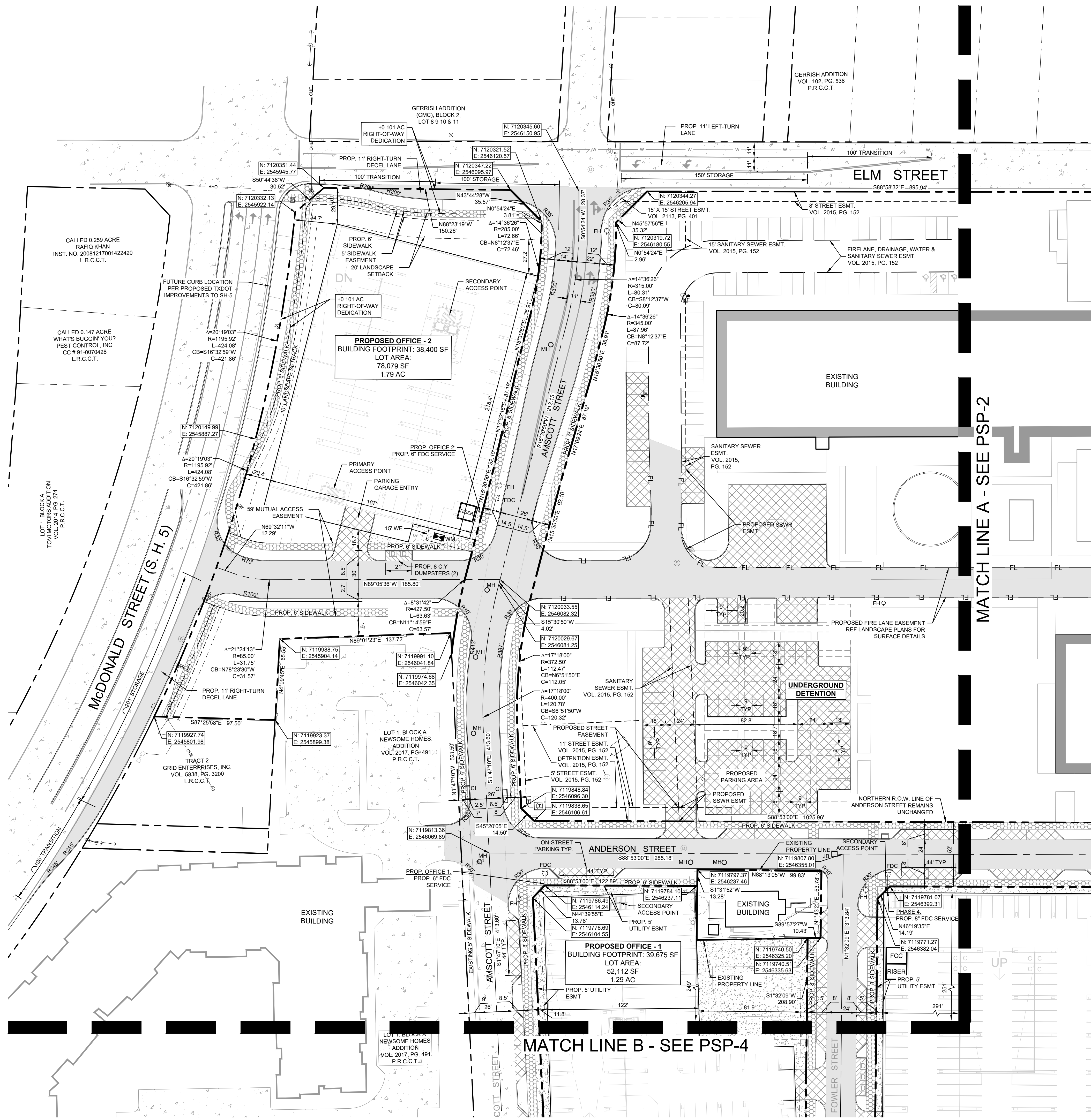


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LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING
	PROPOSED BUILDING
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

- CITY OF MCKINNEY SITE PLAN NOTES:**
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 - DEVELOPER WILL REQUIRE DUMPSTER SHARING AGREEMENT BETWEEN LOTS 3AR AND 3BR.

DATE: 05/17/2023

SCALE: AS SHOWN

DESIGNED BY: RAC

DRAWN BY: RAC

CHECKED BY: JCK

PROJECT: KHA PROJECT 069258111

DATE: 05/17/2023

SCALE: AS SHOWN

DESIGNED BY: RAC

DRAWN BY: RAC

CHECKED BY: JCK

REVISIONS

No.	DATE	BY

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 RICHARDSON, TX 75080
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 TYPE Firm No. 928

SITE PLAN

COTTON MILL
 ELM STREET,
 MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN
 COTTON MILL ADDITION
 32.10 Acres
 Southeast Corner of Elm St.
 & McDonald St. (S.H. 5)
 City of McKinney, Collin County, Texas
 Submitted: 05/17/2023

Owner/Developer: Cotton Mill Partners LTD
 610 Elm Street, Ste. 120
 McKinney, TX, 75069
 Contact: Terry Casey
 Phone: (972) 838-7558

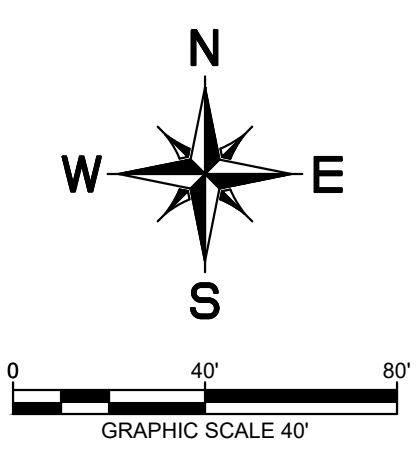
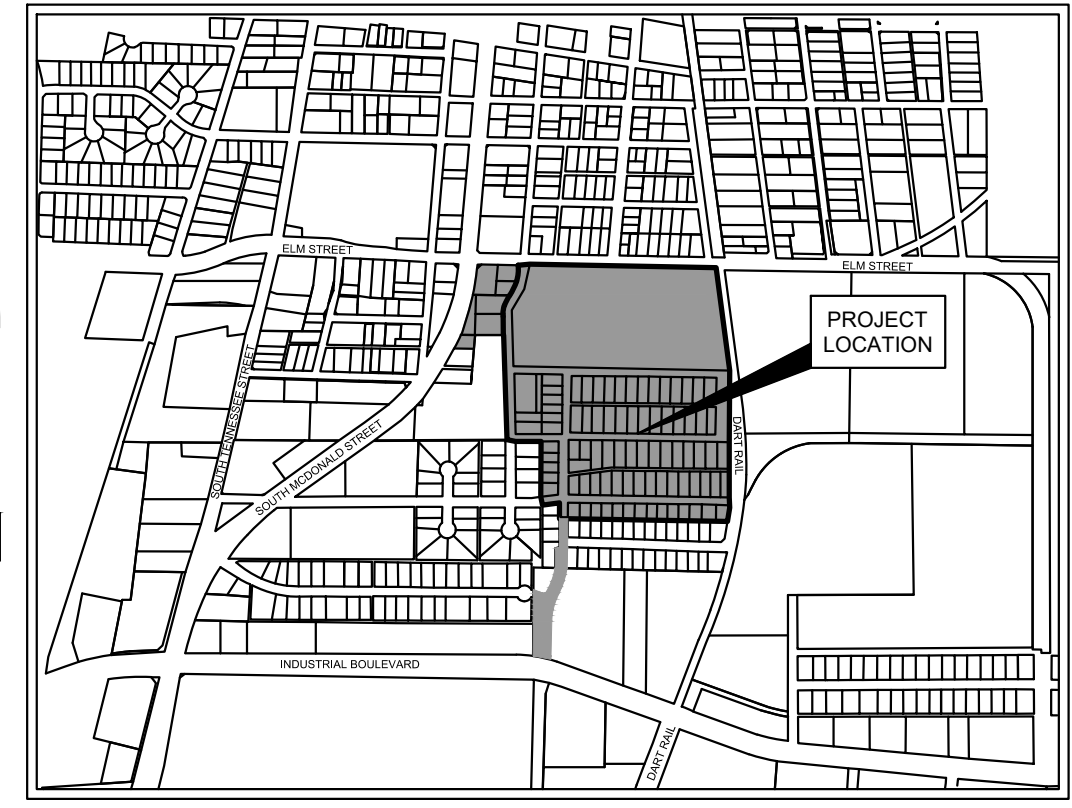
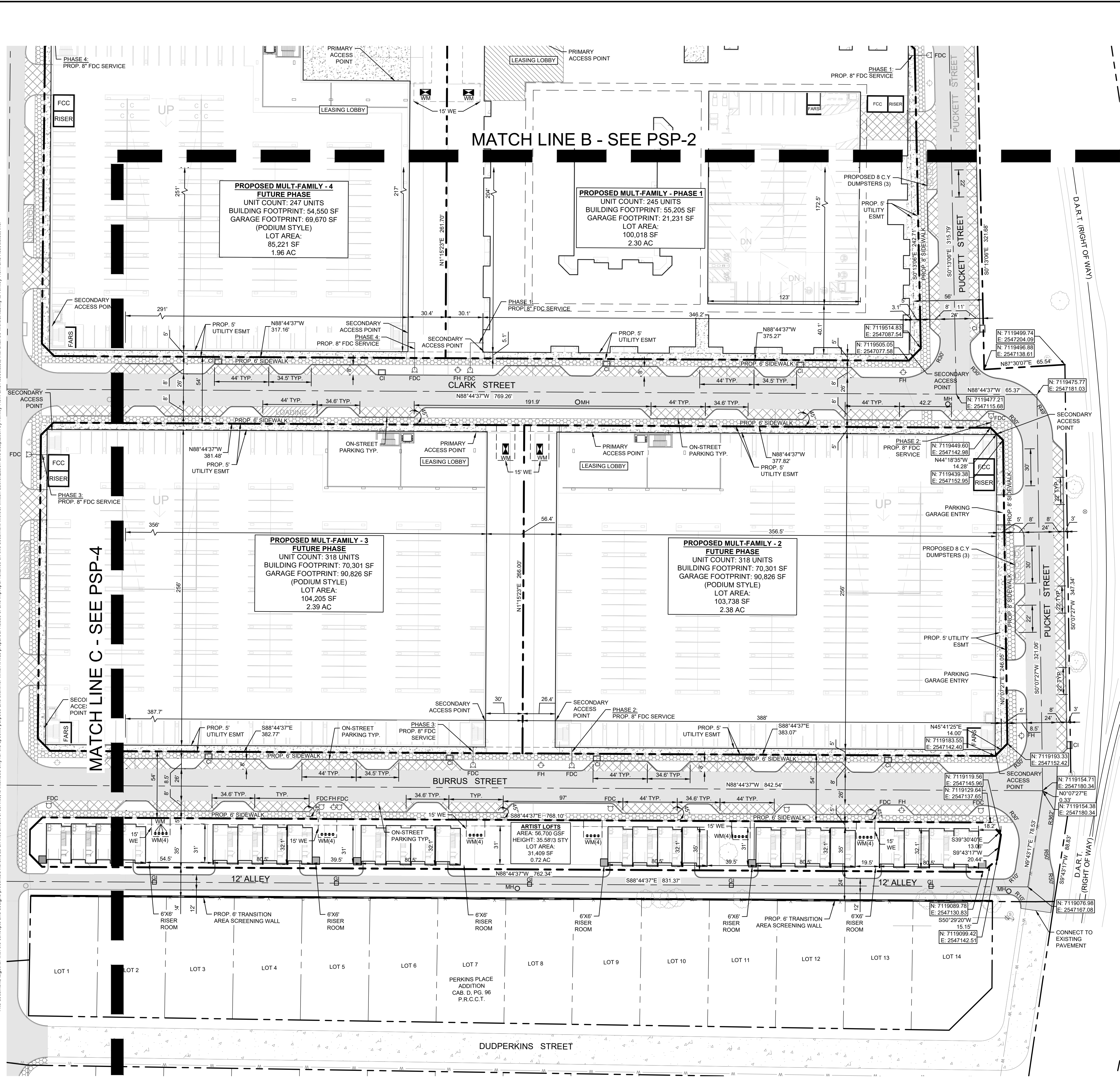
Architect: O'Brien Architects
 5310 Harvest Hill Rd., Ste 136
 Dallas, TX 75220
 Contact: Mick Granlund
 Phone: (214) 215-3477

Engineer: Kimley-Horn and Associates, Inc.
 13455 Noel Rd
 Two Galleria Office Tower, Ste 700
 Dallas, Texas 75240
 Contact: Jonathan Kerby, P.E.
 Phone: (972) 770-1370

SHEET NUMBER

PSP-1

Plotted By: Cotarrubius, Raphael Date: May 18, 2023, 07:08:38pm File Path: K:\DAL_Civil\06292811_1 - Cotton Mill\SitePlan\Sheets_Prelim_Eng\Plan\Site Plan.dwg
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	EXISTING PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING
	PROPOSED BUILDING
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	BARRIER FREE RAMP (BFR)
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SYMBOL
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALK
	TYPICAL
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	WATER EASEMENT
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	JUNCTION BOX
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	EXISTING
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BY DATE

REVISIONS

No.

Kimley-Horn

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 TPE Firm No. 928

KHA PROJECT
069258111

DATE
05/17/2023

SCALE: AS SHOWN

DESIGNED BY: RAC

DRAWN BY: RAC

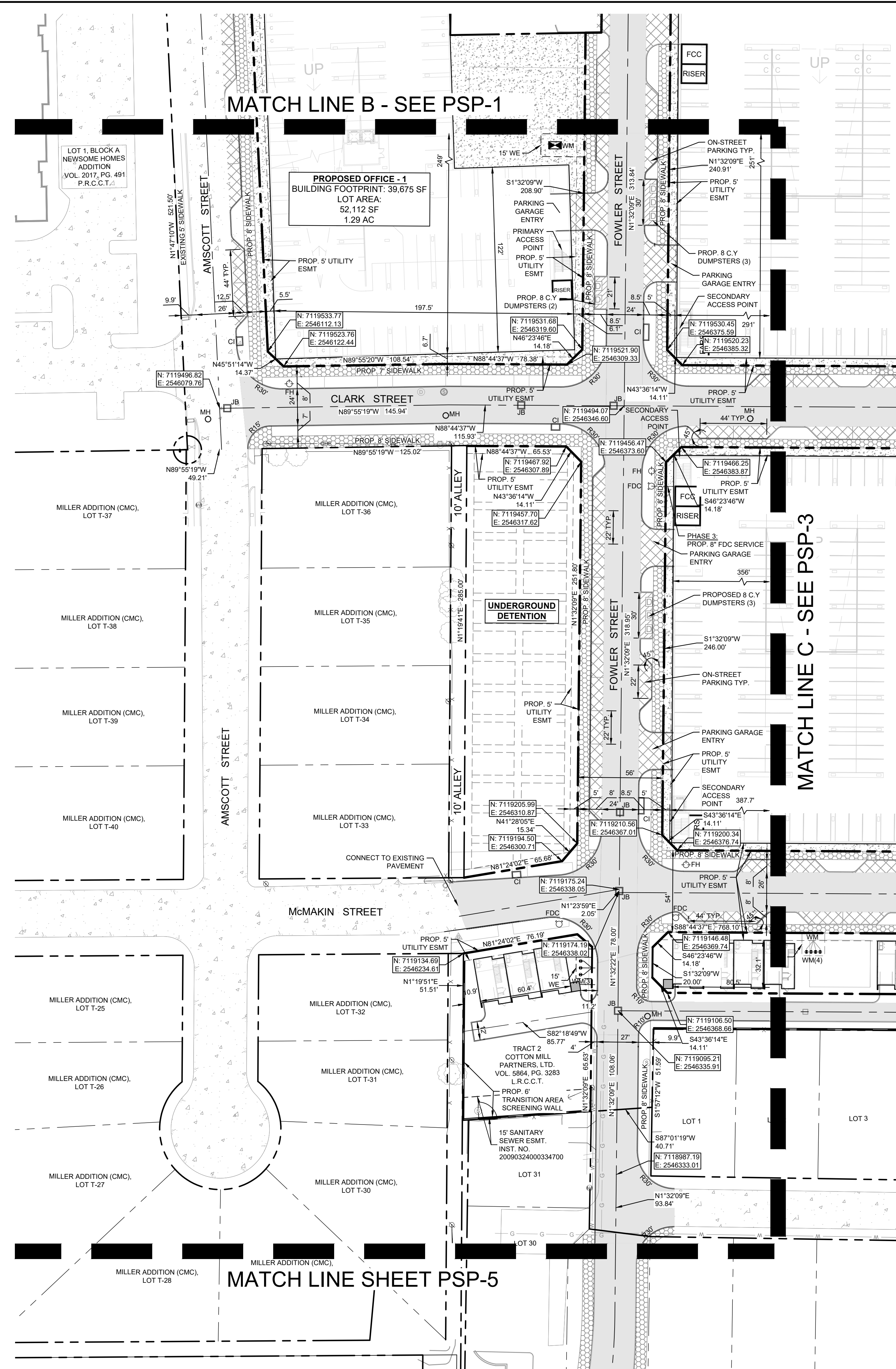
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SITE PLAN

COTTON MILL
 ELM STREET,
 MCKINNEY, COLLIN COUNTY, TEXAS

SHEET NUMBER
PSP-3

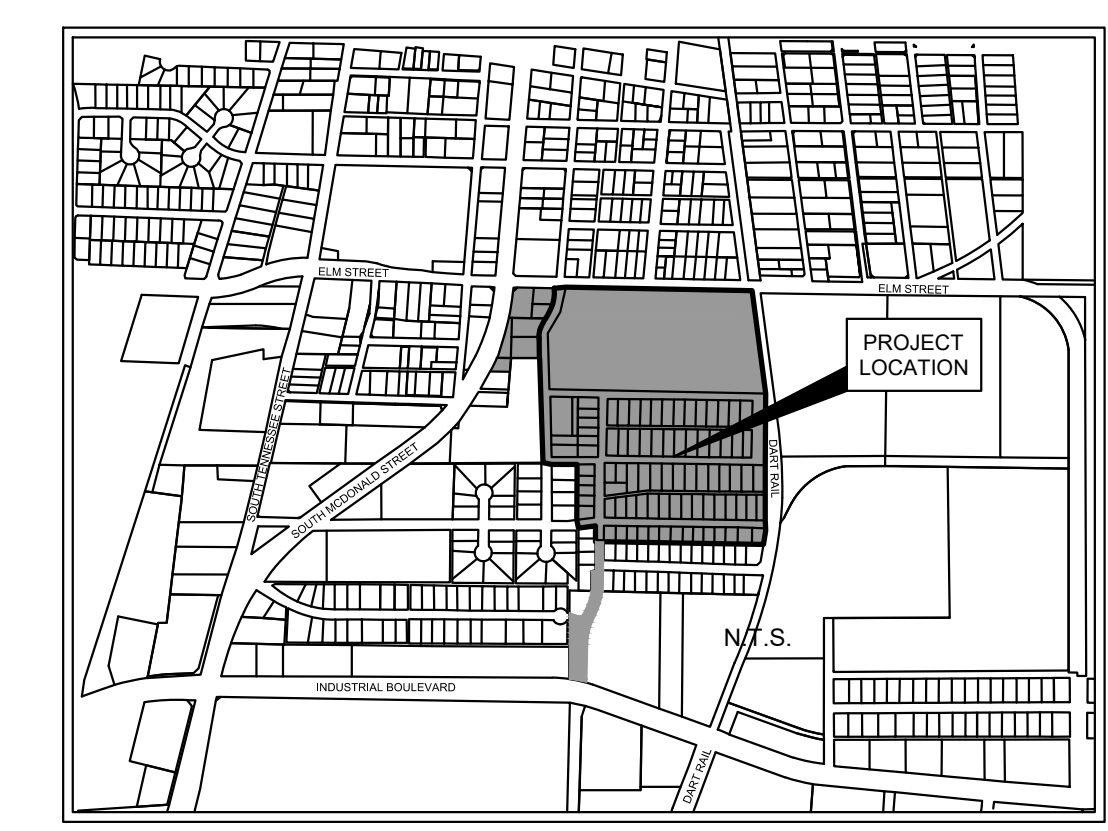
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MATCH LINE B - SEE PSP-1

MATCH LINE SHEET PSP-5

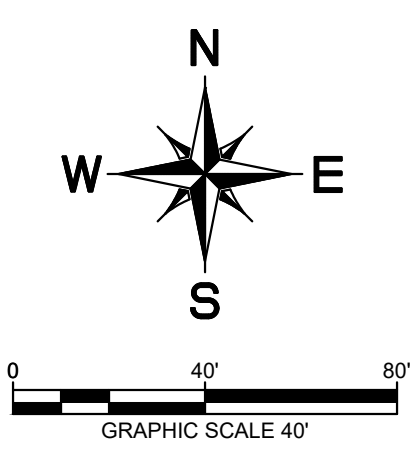
MATCH LINE C - SEE PSP-3



VICINITY MAP
N.T.S.

CITY OF MCKINNEY SITE PLAN NOTES:

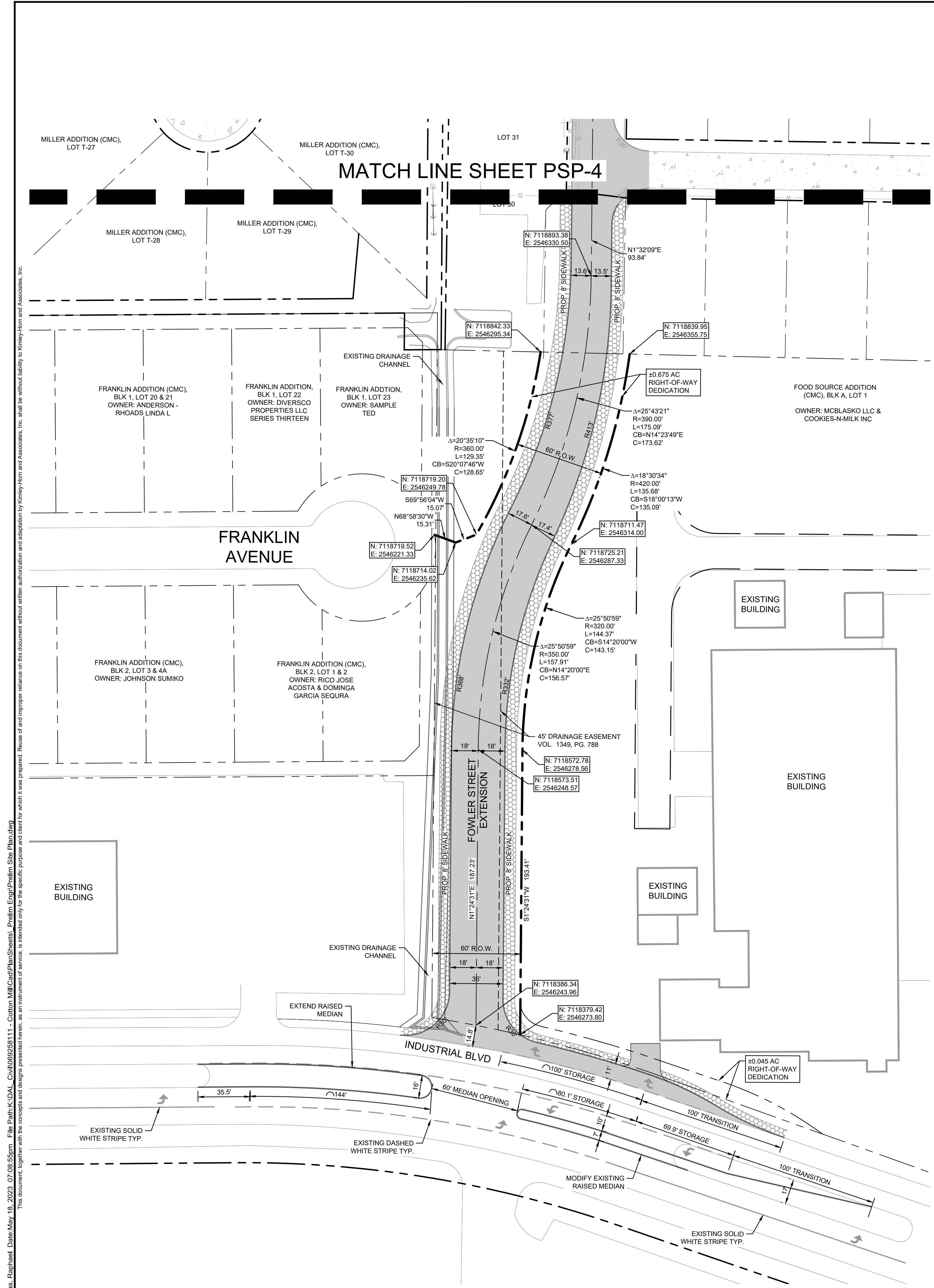
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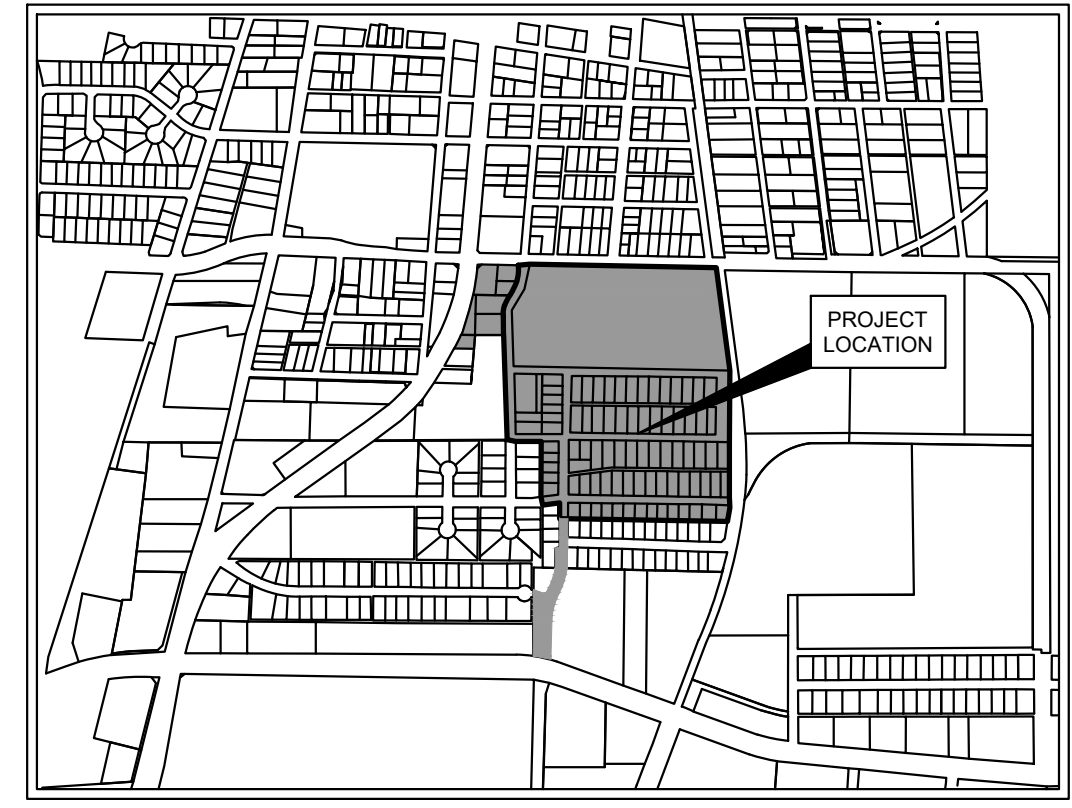
LEGEND

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KHA PROJECT 06928111	DATE 05/17/2023	SCALE: AS SHOWN	DESIGNED BY: RAC
		DRAWN BY: RAC	CHECKED BY: JCK
SITE PLAN			
COTTON MILL ELM STREET, MCKINNEY, COLLIN COUNTY, TEXAS			
SHEET NUMBER		PSP-4	
REVISIONS	NO.	DATE	BY



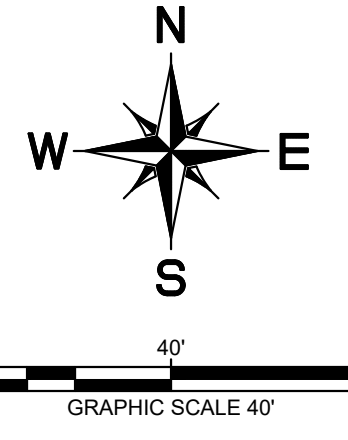
MATCH LINE SHEET PSP-4



VICINITY MAP
N.T.S.

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	GI GRATE INLET
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	HW HEADWALL
	TYP SANITARY SEWER EASEMENT
	WE WATER EASEMENT
	DE DRAINAGE EASEMENT
	BFR BARRIER FREE RAMP
	SW SIDEWALK
	BL BUILDING LINE/SETBACK
	CI CURB INLET
	GI GRATE INLET
	WI WYE INLET
	JB JUNCTION BOX
	MH MANHOLE
	EX EXISTING
	PROP. PROPOSED

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 TYPE Firm No. 928

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 ENGINEER: JAMES C. KERRY, P.E.
 P.E. No. 127724 Date: 05/17/2023

KHA PROJECT	069258111
DATE	05/17/2023
SCALE:	AS SHOWN
DESIGNED BY:	RAC
DRAWN BY:	RAC
CHECKED BY:	JCK

SITE PLAN

COTTON MILL
 ELM STREET,
 MCKINNEY, COLLIN COUNTY, TEXAS

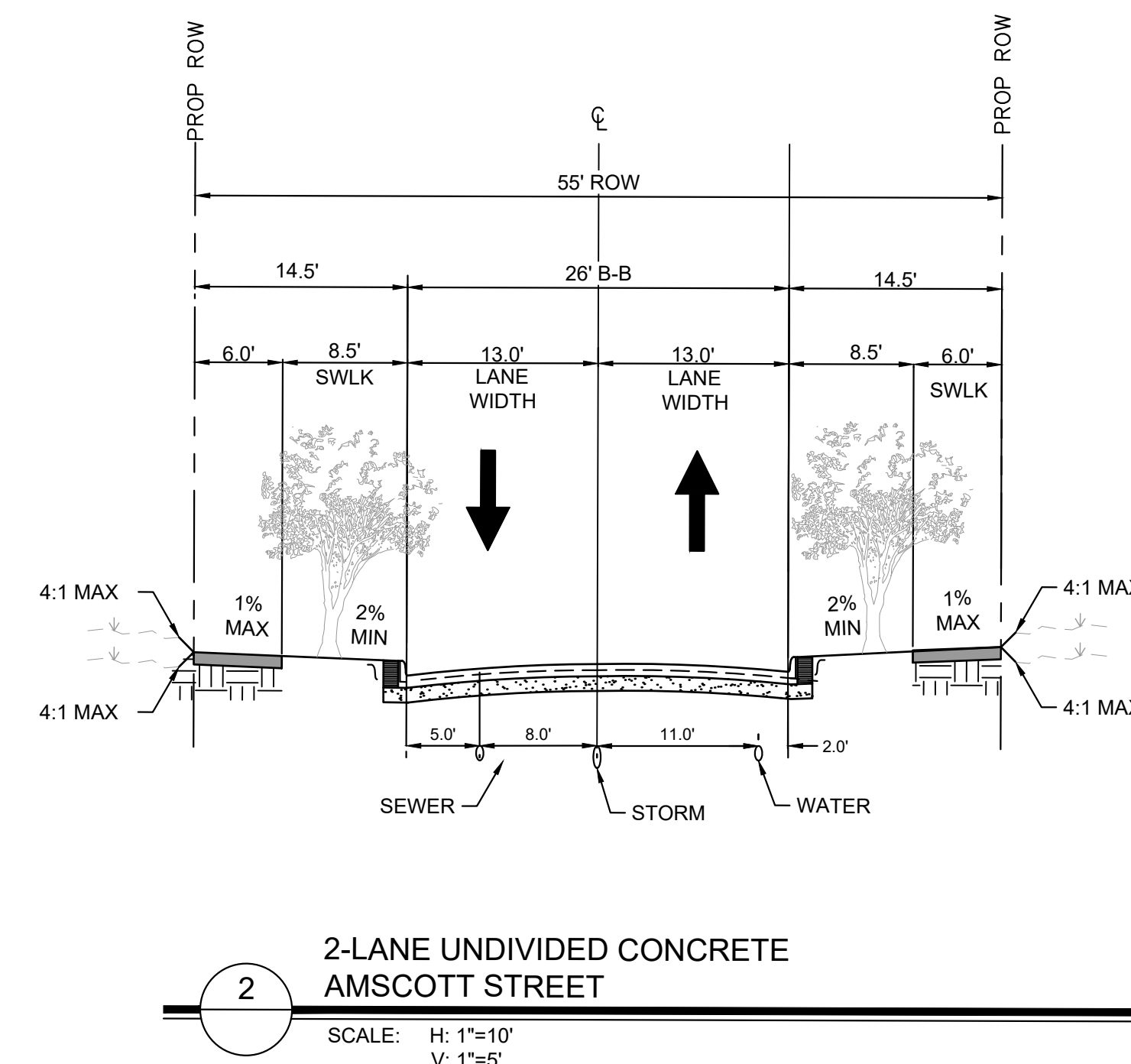
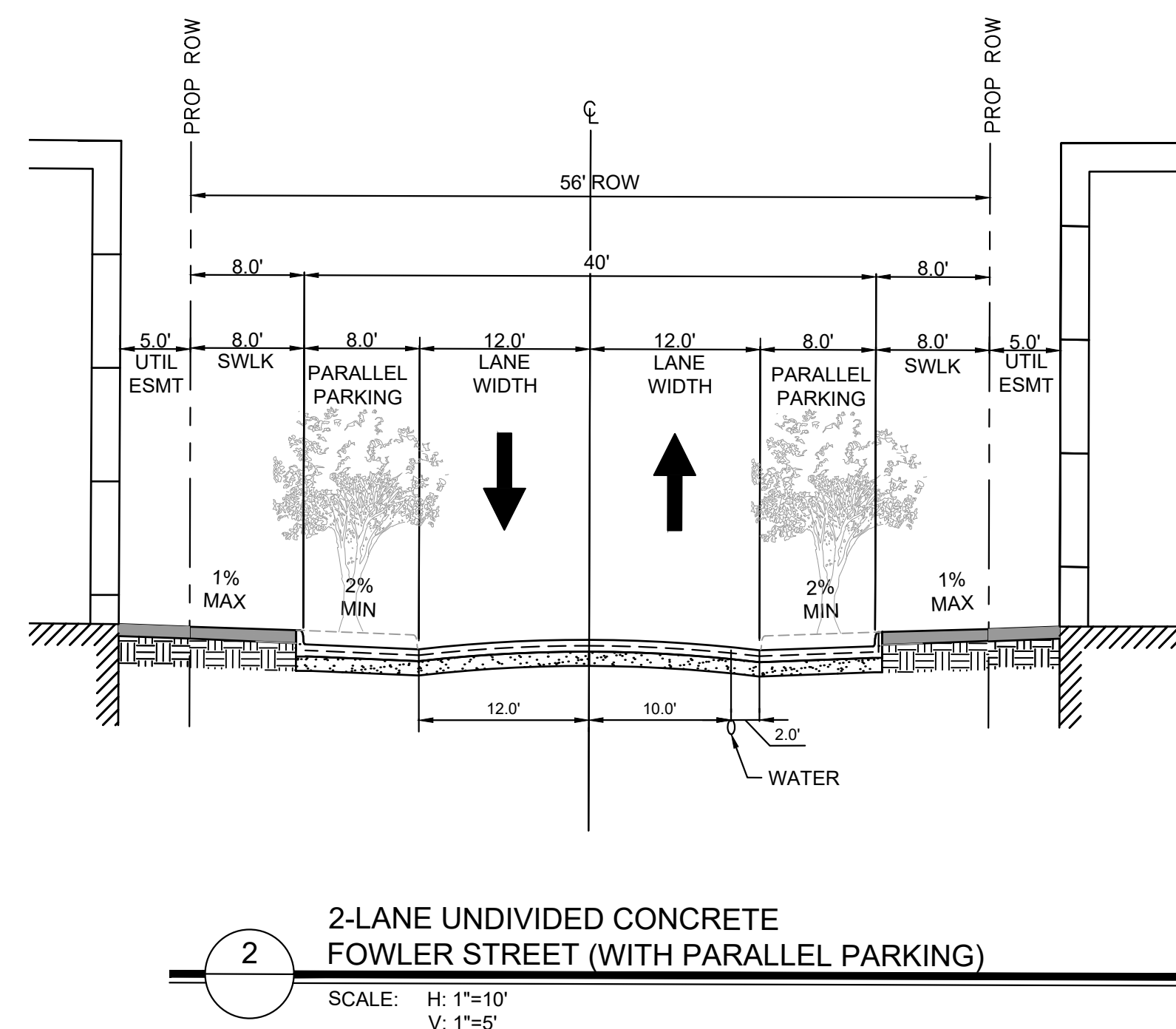
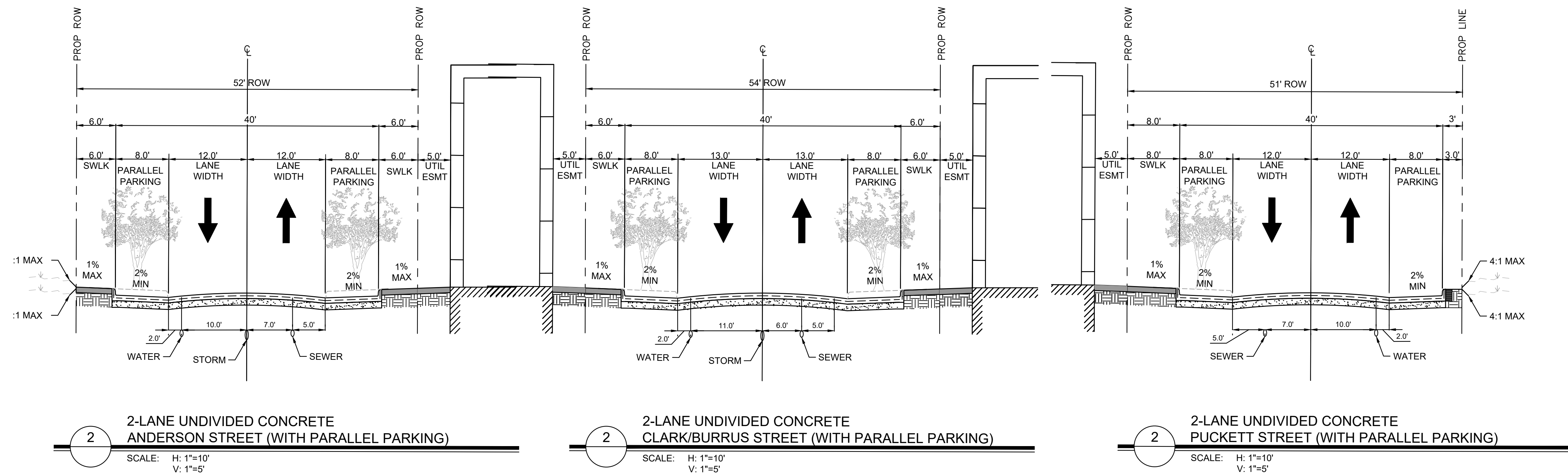
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PSP-5

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- SITE PLAN NOTE:
1. FOWLER STREET EXTENSION IS NOT REQUIRED UNTIL DEVELOPMENT OF AN OFFICE OR RESIDENTIAL BUILDING BEYOND THE MULTI-FAMILY BUILDING IDENTIFIED AS PHASE 1 IN THIS SITE PLAN.

SITE DATA SUMMARY TABLE							
GENERAL SITE DATA	MF1 - PHASE 1 (NE)	MF2 - FUTURE PHASE (SE)	MF3 - FUTURE PHASE (SW)	MF4 - FUTURE PHASE (NW)	OFFICE 1	OFFICE 2	ARTIST LOFTS
ZONING	MTC - CMC	MTC - CME/CMC	MTC - CME/CMC	MTC - CMC	MTC - CME	MTC - CMC	MTC - CME
LAND USE	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	OFFICE	OFFICE	MULTI-FAMILY
LOT AREA (SQ. FT.)	100,018	103,738	104,205	85,221	52,112	78,079	31,409
LOT AREA (ACRES)	2.30	2.38	2.39	1.96	1.20	1.79	0.72
DWELLING UNITS	252	318	318	247	NA	NA	27
BUILDING FOOTPRINT AREA (SQ. FT.)	55,205	70,301	70,301	54,550	39,675	38,400	700
BUILDING GROSS AREA (SQ. FT.)	276,025	351,505	351,505	272,750	79,350	115,200	8,400
BUILDING HEIGHT (FT/STY)	58.28/5	83.28/7	83.28/7	83.28/7	60/4	60/4	35.58/3
PARKING STRUCTURE FOOTPRINT AREA (SQ. FT.)	21,231	90,826	90,826	69,670	39,675	38,400	NA
PARKING STRUCTURE GROSS AREA (SQ. FT.)	127,386	181,652	181,652	139,340	119,025	115,200	NA
TOTAL GROSS AREA (SQ. FT.)	372,932	533,157	533,157	412,090	198,375	230,400	56,700
LOT COVERAGE	76.42%	87.55%	87.16%	81.75%	76.13%	49.18%	60.17%
FLOOR AREA RATIO	2.8:1	3.4:1	3.4:1	3.2:1	1.5:1	1.5:1	1.8:1
PARKING							
REQUIRED PARKING RATIO	1 SP / UNIT	1 SP / UNIT	1 SP / UNIT	1 SP / UNIT	1 SP / 400 SF	1 SP / 400 SF	1 SP / UNIT
REQUIRED PARKING	252	318	318	247	198	288	31
PARKING PROVIDED (SPACES)	307	447	447	335	294	228	54
HANDICAP PARKING REQUIRED	6.14	8.94	8.94	6.7	9	9	N/A
HANDICAP PARKING PROVIDED	7	9	9	7	9	9	N/A
*PODIUM STYLE PARKING STRUCTURES							

ON-STREET PARKING PROVIDED
135 SPACES
COTTON MILL OFF-STREET PARKING PROVIDED
193 SPACES



Plotted By: Cotarrubius, Raphael Date: May 18, 2023, 07:09:03pm File Path: K:\DAL_Civil\069288111 - Cotton Mill\Cast\Plans\Sheets_Prelim_Edgs\Prelim_Site_Plan.dwg
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KHA PROJECT	069288111
DATE	05/17/2023
SCALE	AS SHOWN
DESIGNED BY	RAC
DRAWN BY	RAC
CHECKED BY	JCK

SITE DATA

COTTON MILL
 ELM STREET,
 MCKINNEY, COLLIN COUNTY, TEXAS

SHEET NUMBER
PSP-6

NO.	REVISIONS	DATE	BY