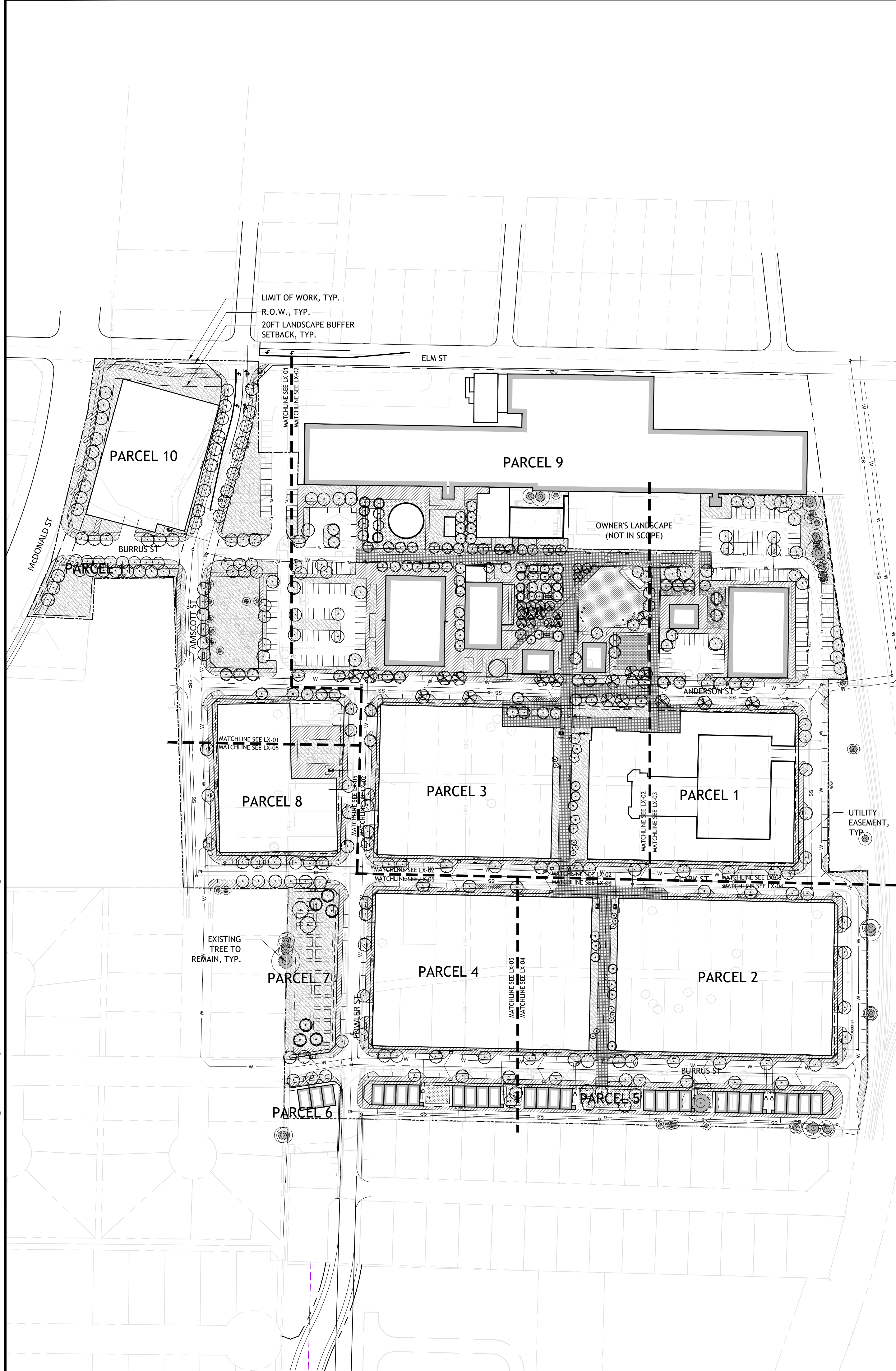
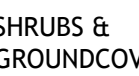
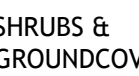
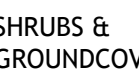
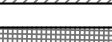




TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	<i>Cercis canadensis</i>	Eastern redbud	13	3" CAL	B&B
	CD	<i>Cedrus deodara</i>	Deodar cedar	7	4.5" CAL	B&B
	GB	<i>Ginkgo biloba</i>	Ginkgo	15	4.5" CAL	B&B
	MC	<i>Myrica cerifera</i>	Southern wax myrtle	13	3" CAL	B&B, multistem
	MS	<i>Magnolia stellata</i>	Star magnolia	5	3" CAL	B&B, multistem
	MXS	<i>Magnolia x soulangeana</i>	Saucer magnolia	15	4.5" CAL	B&B, multistem
	TD	<i>Taxodium distichum</i>	Bald cypress	10	4.5" CAL	B&B
	QA	<i>Quercus acutissima</i>	Sawtooth Oak	60	4.5" CAL	B&B
	QV	<i>Quercus virginiana</i>	Live oak	40	4.5" CAL	B&B
	UC	<i>Ulmus crassifolia</i>	Cedar elm	102	4.5" CAL	B&B
	UP	<i>Ulmus parvifolia</i>	Lacebark elm	97	4.5" CAL	B&B

SHRUBS & GROUNDCOVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia	192412 sf	30"-36" HT	
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	
	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			18648 sf		Sod
	REINFORCED TURF			2832 sf		Sod on fiber-reinforced soil

- GENERAL NOTES:**
1. 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.
 2. 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.
 3. REFER TO MATERIAL PLANS L2-01, L2-02, L2-03, L2-04, AND L2-05 FOR MORE MATERIAL AND PAYING INFORMATION.
 4. 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
	UNIT PAVERS
	PLAYSURFACE
	STONEDUST
---	LIMIT OF WORK
---	RIGHT OF WAY
---	UTILITIES EASEMENT
---	20FT LANDSCAPE BUFFER SETBACK

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND

LANDSCAPE REQUIREMENTS & CALCULATIONS		
Site Data	Acres	Square Footage
Total Site Area	27	1184978
TREES	Required (#%)	Provided
50% of Total Trees to be Canopy Trees	189/ 50%	314/ 92%
PARCEL 183		
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 284		
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 (Sqt/%)	Provided (Sqt/%)
10% of entire site to be permanent landscaping	6697 sqft/ 10%	6973 sqft/ 10%
15% of the street yard to be permanent landscaping	15%	19%
Street Frontage	Required	Provided
1 Canopy Tee/40LF	25	19
PARCEL 9		
Site Landscape Area	Required (Sqt/%)	Provided (Sqt/%)
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 Tee/40LF	38	41
PARCEL 10		
Site Landscape Area	Required (Sqt/%)	Provided (Sqt/%)
10% of entire site to be permanent landscaping	6613.6 sqft/ 10%	20535 sqft/ 31%
15% of the street yard to be permanent landscaping	15%	98%
Street Frontage	Required	Provided
1 Canopy Tee/40LF	24	15
Landscape Buffer on Elm St.	20 feet	30-60 feet
Landscape Buffer on Hwy 5	20 feet	21-35 feet
Parking Lot (Parcel 9)		
Required	Provided	
Trees within 65' of every parking space	Yes	Yes
Total Parking spaces		200
1 Tree per every 10 Parking Spaces	20	42
5 feet Landscape Buffer	Yes	Yes



CLIENT:
PRESIDIUM
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TEL:609.602.8106

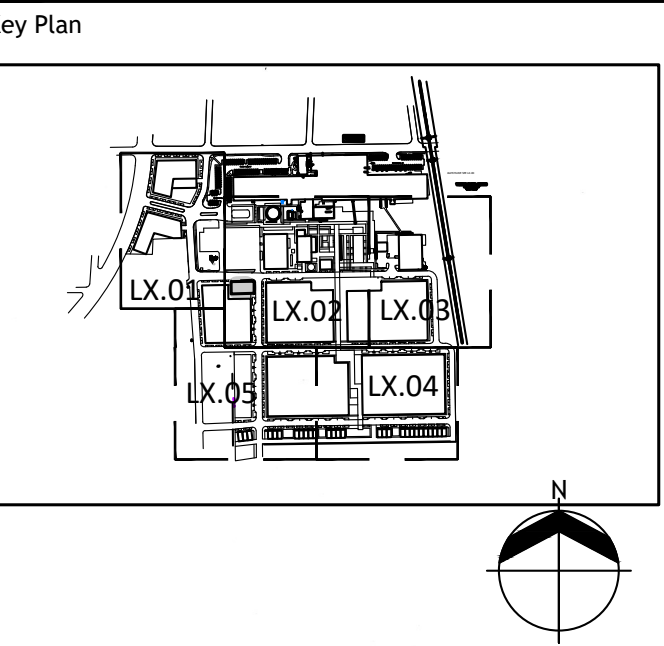
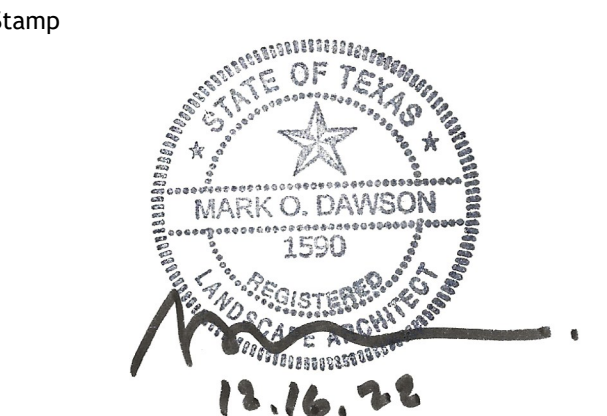
LANDSCAPE ARCHITECT:
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110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300

ARCHITECT:
OBRIEN ARCHITECTS
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CIVIL:
KIMLEY HORN
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www.kimley-horn.com

1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

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: 12/16/2022

Drawing No: L0-02

PRELIMINARY SITE PLAN COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

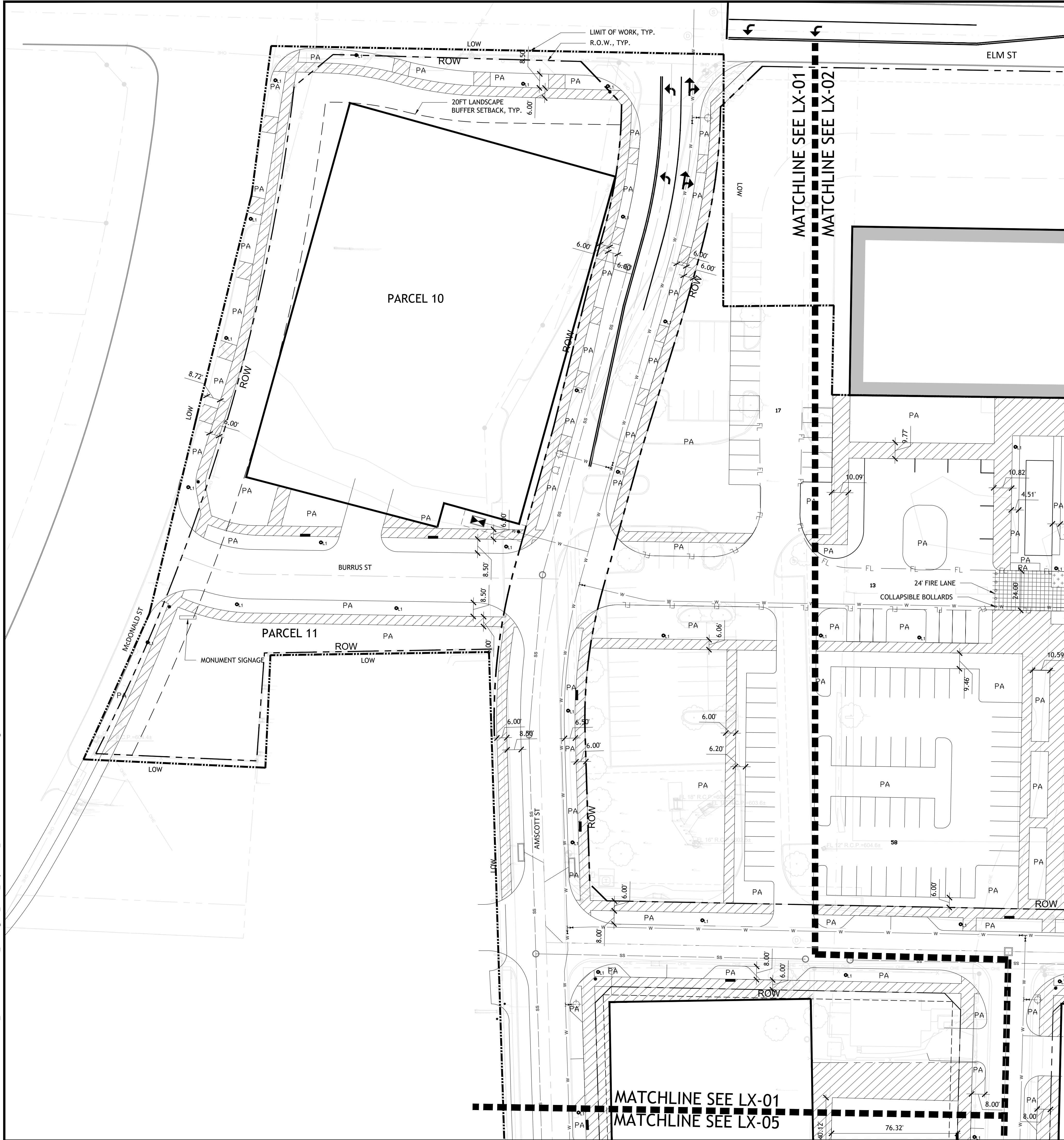
SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
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DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
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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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PAVING DESCRIPTION

	CIP CONCRETE
	UNIT PAVING
	PLAYSURFACE
	STONEDUST

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND

LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20 FT LANDSCAPE BUFFER SETBACK
	WALL
	BENCH
	TABLES AND CHAIRS
	LOUNGE CHAIR
	COMMUNAL TABLE
	TRASH RECEPTACLE
	PEDESTRIAN LIGHT

PRELIMINARY SITE PLAN
COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
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1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

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

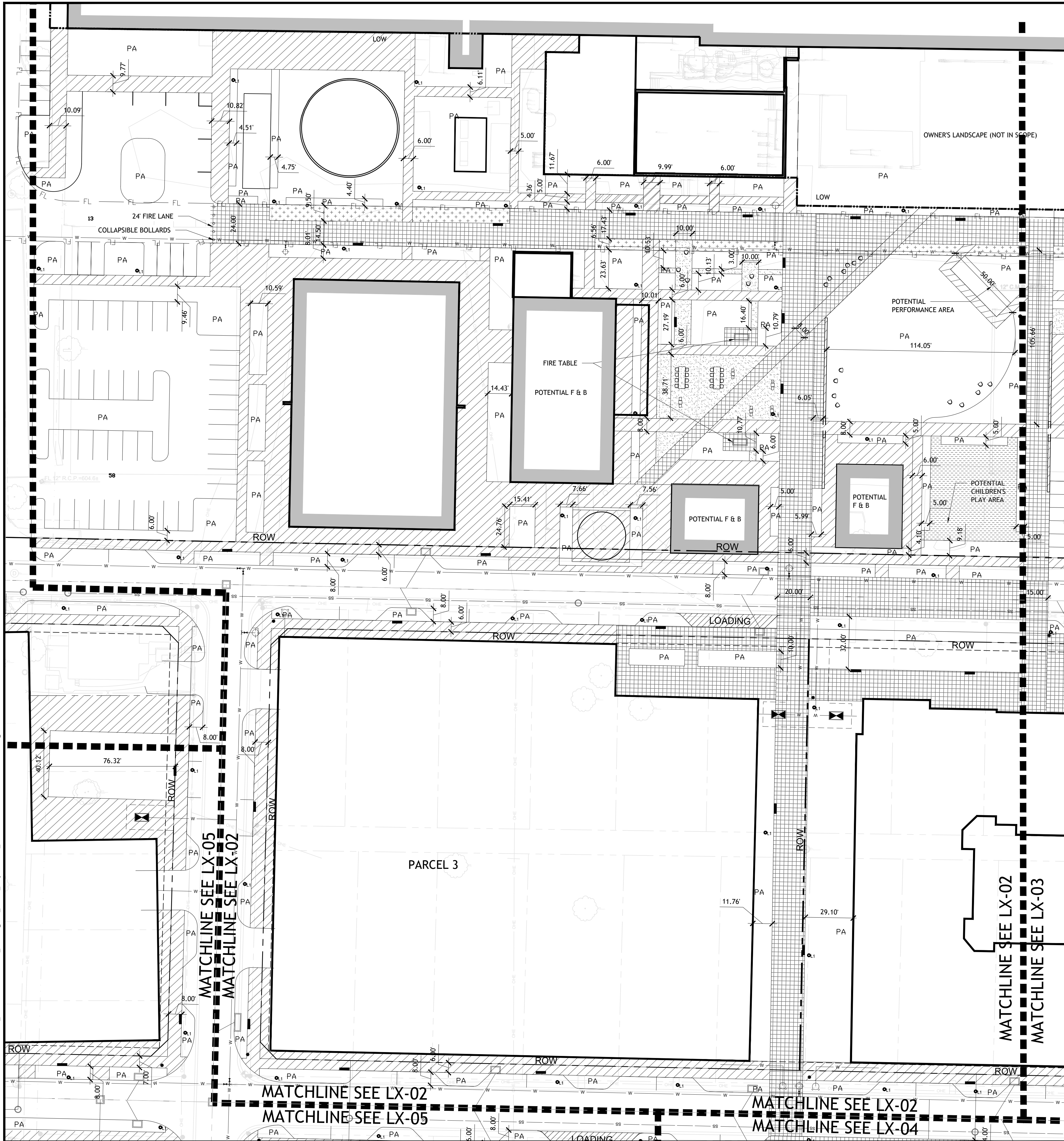
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Date: 12/16/2022

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L2-01

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CIP CONCRETE

UNIT PAVING

PLAYSURFACE

STONEDUST

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND

LEGEND

SYMBOL

DESCRIPTION

— — — — —

LIMIT OF WORK

— — — — —

RIGHT OF WAY

— — — — —

UTILITIES EASEMENT

— — — — —

20 FT LANDSCAPE BUFFER SETBACK

WALL

BENCH

TABLES AND CHAIRS

LOUNGE CHAIR

COMMUNAL TABLE

TRASH RECEPTACLE

PEDESTRIAN LIGHT

OWNER / APPLICANT:
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BOSTON, MA 02111
TEL: 617.926.3300
CONTACT: MARK DAWSON

PRELIMINARY SITE PLAN
COTTON MILL

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

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1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

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

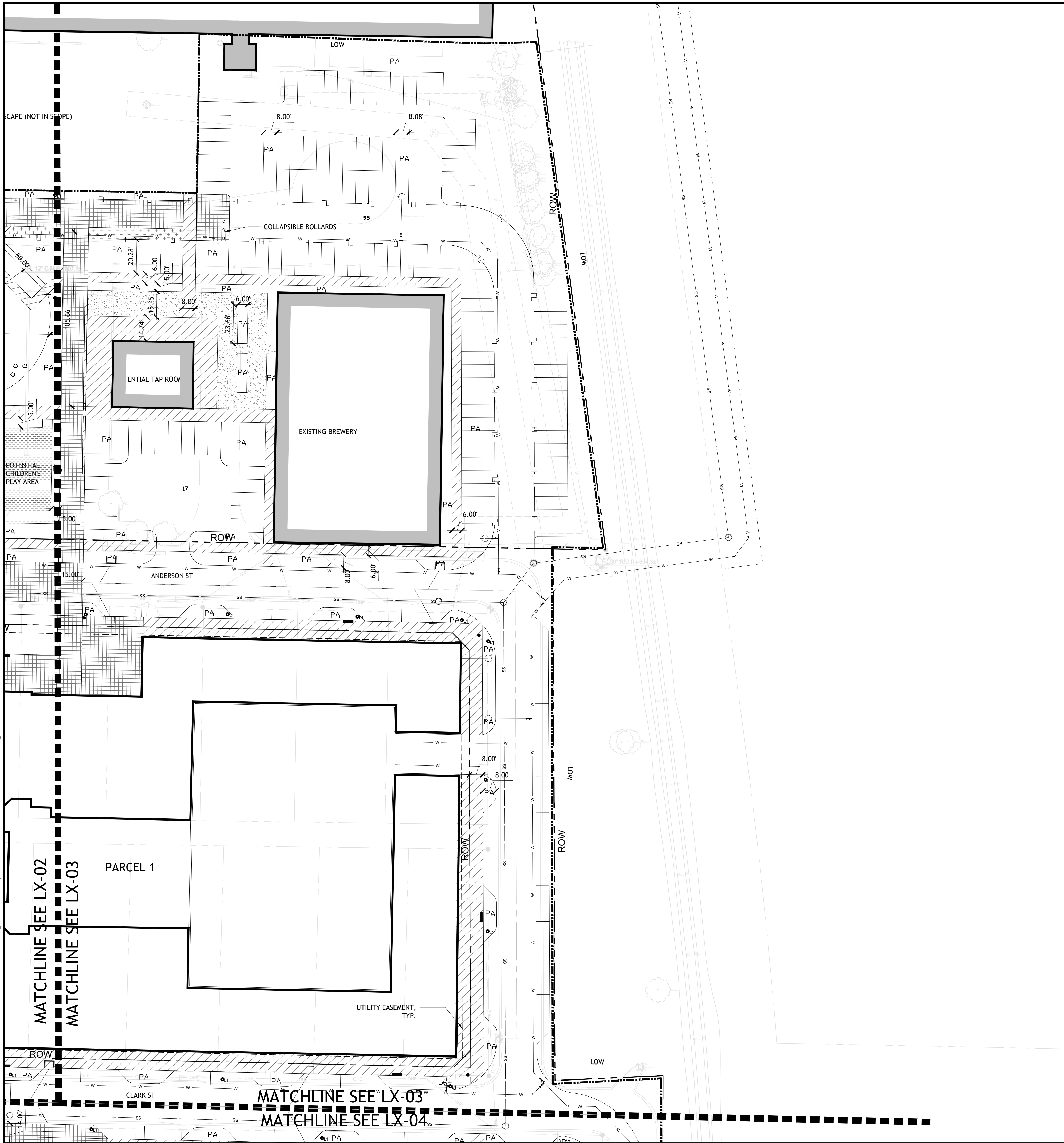
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Date: 12/16/2022

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PAVING DESCRIPTION		LEGEND	
	CIP CONCRETE	SYMBOL	DESCRIPTION
	UNIT PAVING		LIMIT OF WORK
	PLAYSURFACE		RIGHT OF WAY
	STONEDUST		UTILITIES EASEMENT
			20 FT LANDSCAPE BUFFER SETBACK
			WALL
			BENCH
			TABLES AND CHAIRS
			LOUNGE CHAIR
			COMMUNAL TABLE
			TRASH RECEPTACLE
			PEDESTRIAN LIGHT

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND

PRELIMINARY SITE PLAN

COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
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ENGINEER / SURVEYOR:
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CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
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CONTACT: MARK DAWSON

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1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

MATERIALS PLAN

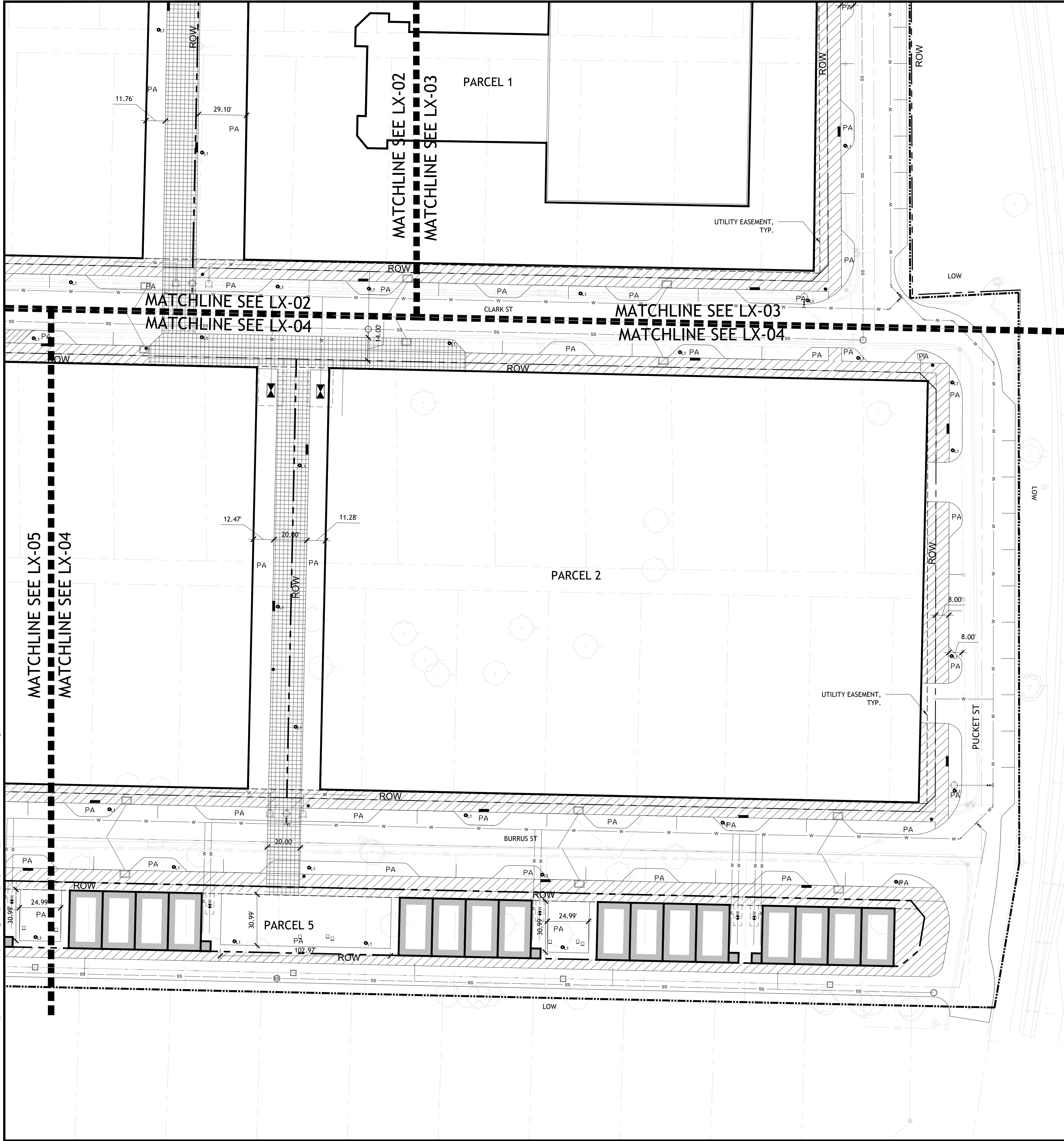
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Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 12/16/2022

Drawing No:

L2-03

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CIP CONCRETE

UNIT PAVING

PLAYSURFACE

STONEDUST

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND

LEGEND

SYMBOL

DESCRIPTION

--- --

LIMIT OF WORK

RIGHT OF WAY

UTILITIES EASEMENT

20 FT LANDSCAPE BUFFER SETBACK

WALL

BENCH

TABLES AND CHAIRS

LOUNGE CHAIR

COMMUNAL TABLE

TRASH RECEPTACLE

⦿L1

PEDESTRIAN LIGHT

PRELIMINARY SITE PLAN
COTTON MILL

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

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
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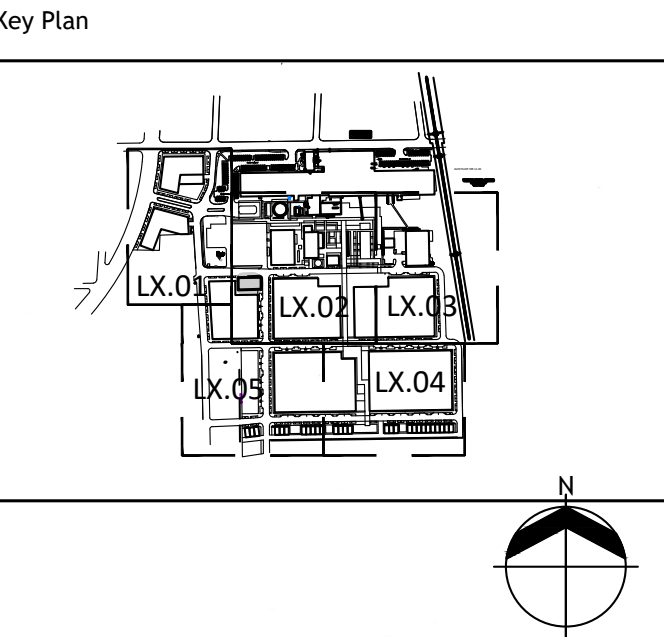
LANDSCAPE ARCHITECT:
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1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY



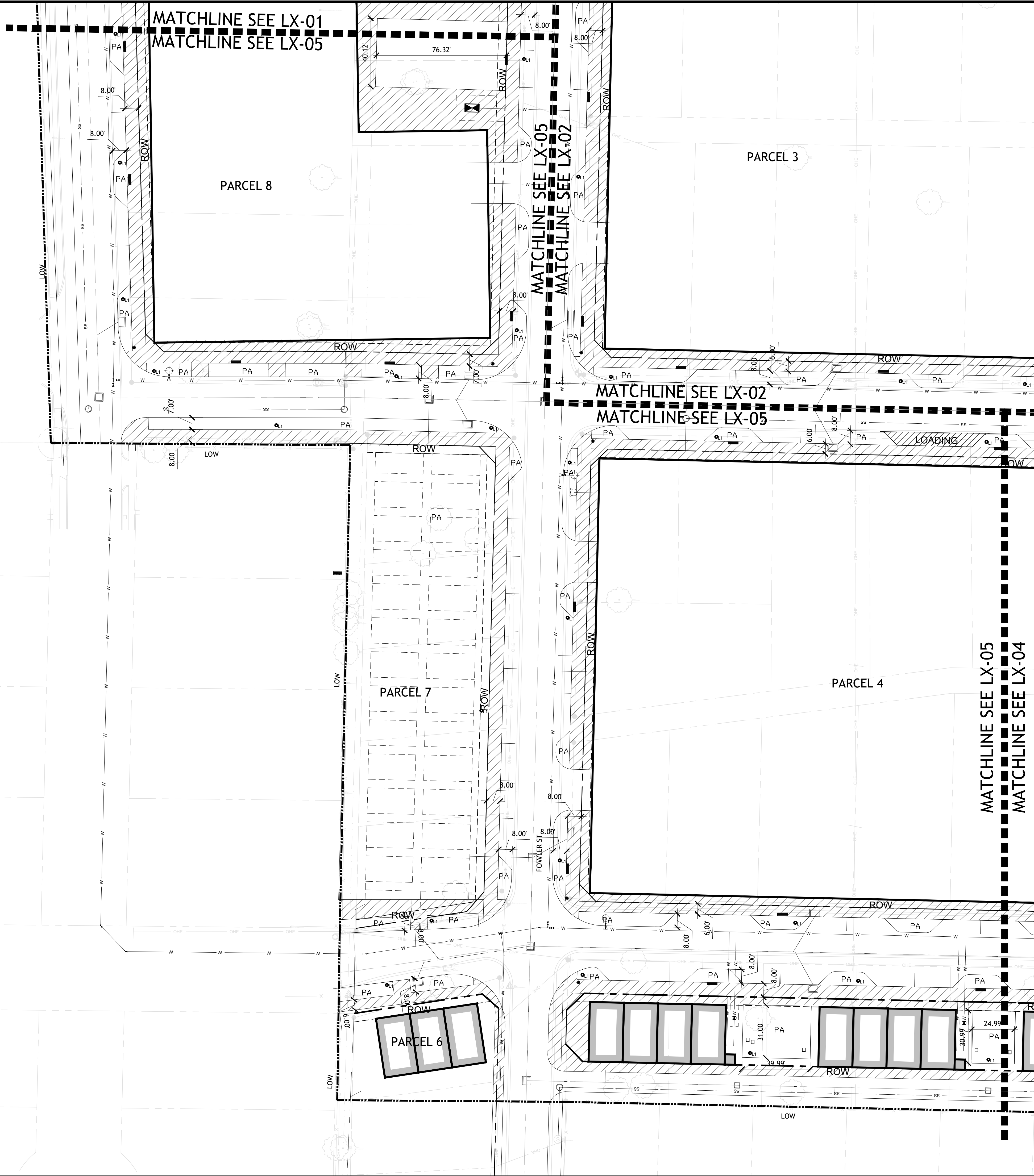
Project Title:
COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:
MATERIALS PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 12/16/2022

Drawing No: **L2-04**

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PAVING DESCRIPTION	
	CIP CONCRETE
	UNIT PAVING
	PLAYSURFACE
	STONEDUST
NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND	

LEGEND	
SYMBOL	DESCRIPTION
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20 FT LANDSCAPE BUFFER SETBACK
	WALL
	BENCH
	TABLES AND CHAIRS
	LOUNGE CHAIR
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	TRASH RECEPTACLE
	PEDESTRIAN LIGHT

OWNER / APPLICANT:
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LANDSCAPE ARCHITECT:
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CONTACT: MARK DAWSON

PRELIMINARY SITE PLAN
COTTON MILL

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



CLIENT:
PRESIDIUM
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DALLAS, TEXAS 75201
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LANDSCAPE ARCHITECT:
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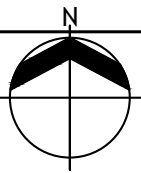
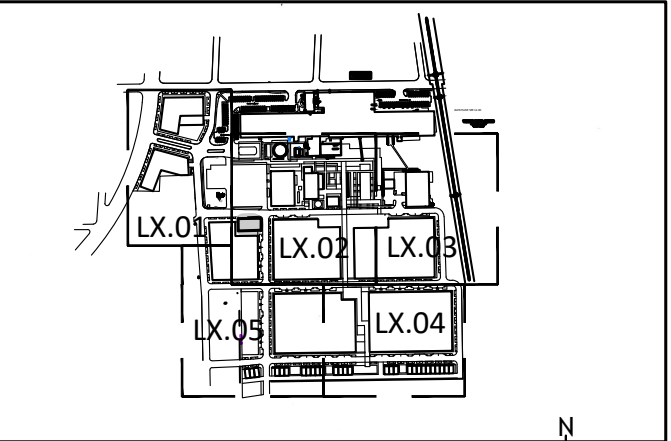
1	SITE PLAN	07.05.2022
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No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp



Key Plan



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: 12/16/2022

Drawing No:

L2-05

12/16/22 4:54:53 PM \\S00769\F56\vt_billable\28089_003_0_Working\3.9_CAD\8_CityPermit\1_SheetFiles\3.00-05 PLANTING.dwg



PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	13	3" CAL	B&B
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	QA	Quercus acutissima	Sawtooth Oak	60	4.5" CAL	B&B
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	UC	Ulmus crassifolia	Cedar elm	102	4.5" CAL	B&B
	UP	Ulmus parvifolia	Lacebark elm	97	4.5" CAL	B&B

SHRUBS & GROUNDCOVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia	192412 sf	30"-36" HT	
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	
	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			18648 sf		Sod
	REINFORCED TURF			2832 sf		Sod on fiber-reinforced soil

- 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**
- | SYMBOL | DESCRIPTION |
|--------|-------------------------------|
| | PRESERVED EXISTING TREES |
| | LIMIT OF WORK |
| | RIGHT OF WAY |
| | UTILITIES EASEMENT |
| | 20FT LANDSCAPE BUFFER SETBACK |

NOTE: REFER TO CIVIL DRAWINGS FOR UTILITY LEGEND.

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

SASAKI

110 CHAUNCY STREET, SUITE 200 BOSTON, MA 02111
P 617 926 3300 F 617 924 2746 W SASAKI.COM

CLIENT:
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DALLAS, TEXAS 75201
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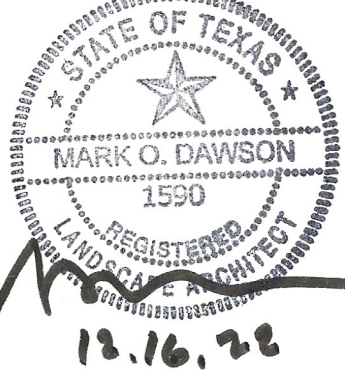
ARCHITECT:
OBRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
Dallas, TX 75230
TEL:972.788.1010
www.obrienarch.com

CIVIL:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
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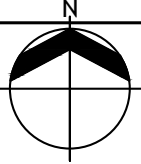
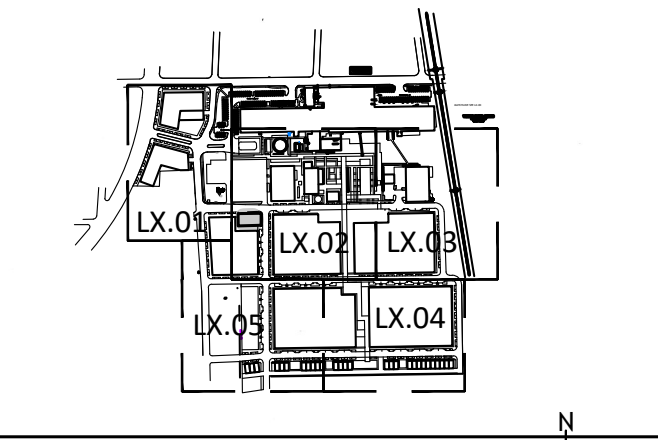
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp



Key Plan



Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

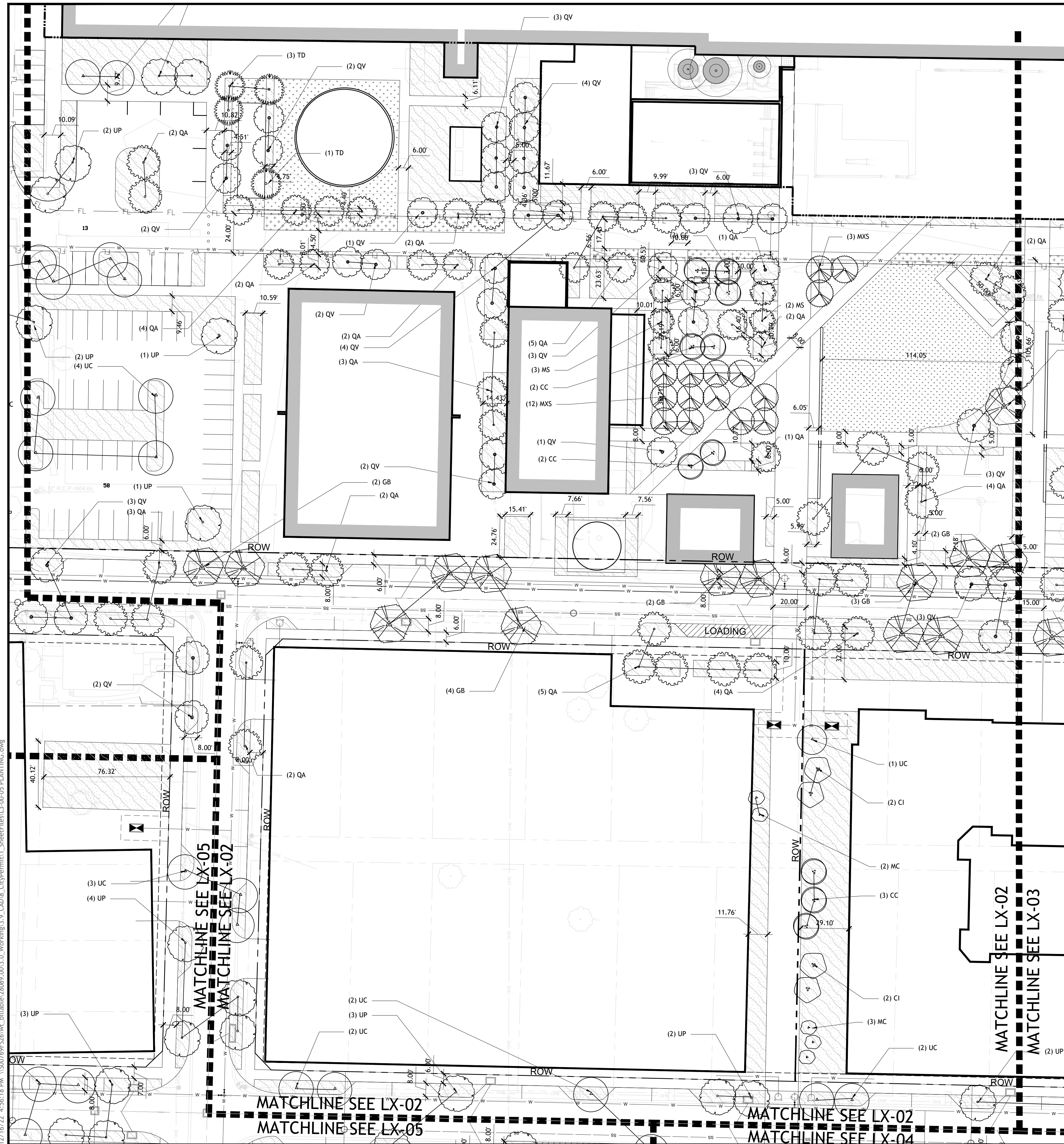
Drawing Title:

PLANTING PLAN

Project No: 18059 Scale: 1"=30'
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 12/16/2022

Drawing No:

L3-01



PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	13	3" CAL	B&B
	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
	GB	Ginkgo biloba	Ginkgo	15	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	60	4.5" CAL	B&B
	QV	Quercus virginiana	Live oak	40	4.5" CAL	B&B
	UC	Ulmus crassifolia	Cedar elm	102	4.5" CAL	B&B
	UP	Ulmus parvifolia	Lacebark elm	97	4.5" CAL	B&B
SHRUBS & GROUND COVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia	192412 sf	30"-36" HT	
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	
	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			18648 sf		Sod
	REINFORCED TURF			2832 sf		Sod on fiber-reinforced soil

OWNER / APPLICANT:
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DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
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TEL:972.770.1370
CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
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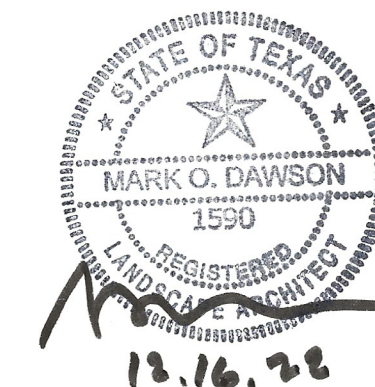
ARCHITECT:
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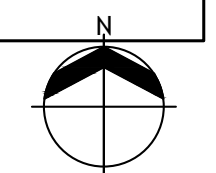
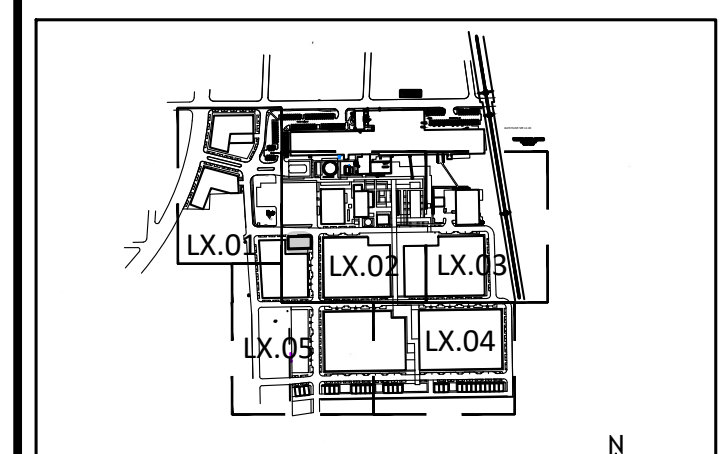
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp



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

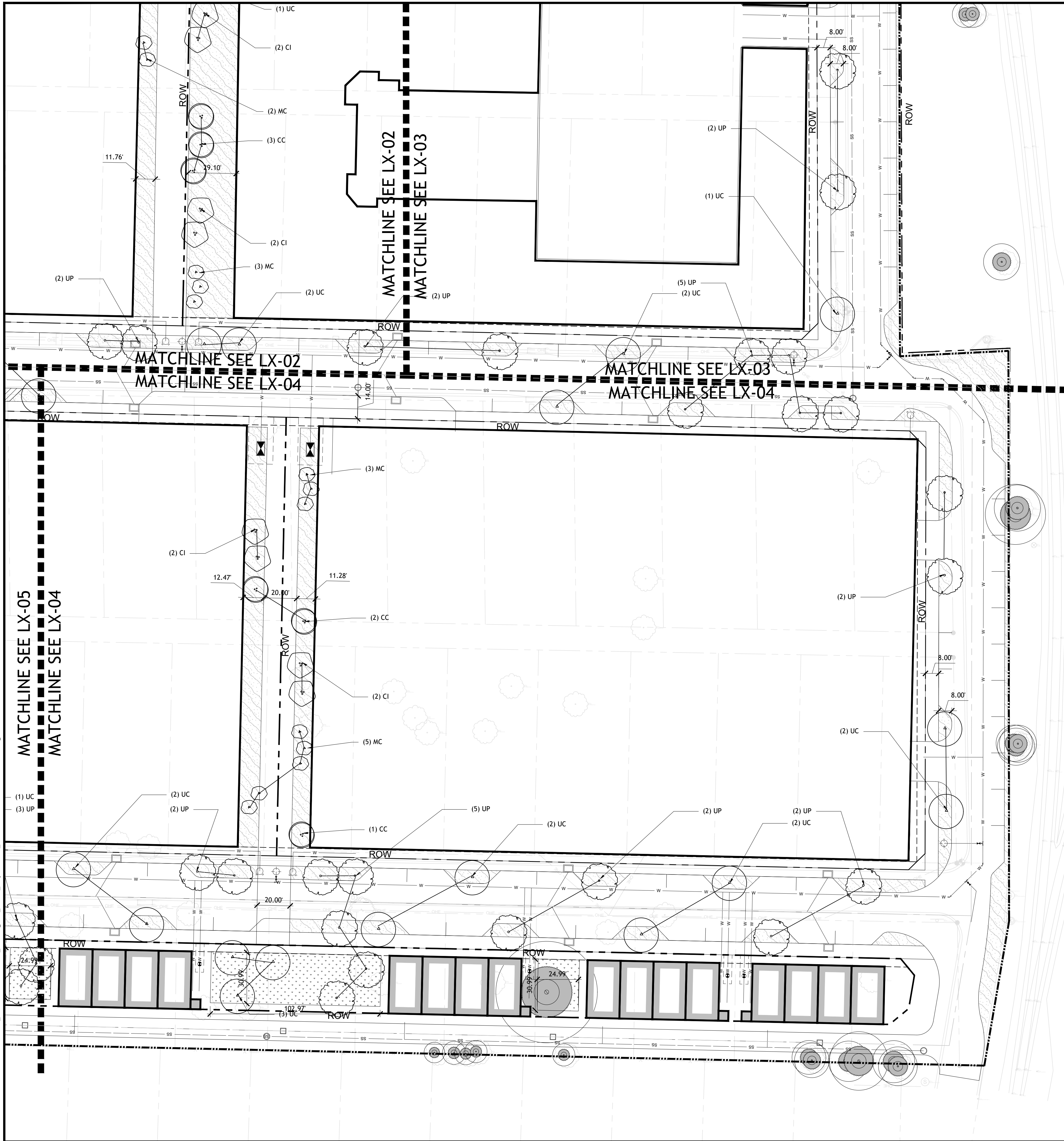
Checked By: JOEL SMITH

Approved By: JOEL SMITH

Date: 12/16/2022

Drawing No:

L3-02



PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	<i>Cercis canadensis</i>	Eastern redbud	13	3" CAL	B&B
	CD	<i>Cedrus deodara</i>	Deodar cedar	7	4.5" CAL	B&B
	GB	<i>Ginkgo biloba</i>	Ginkgo	15	4.5" CAL	B&B
	MC	<i>Myrica cerifera</i>	Southern wax myrtle	13	3" CAL	B&B, multistem
	MS	<i>Magnolia stellata</i>	Star magnolia	5	3" CAL	B&B, multistem
	MXS	<i>Magnolia x soulangeana</i>	Saucer magnolia	15	4.5" CAL	B&B, multistem
	TD	<i>Taxodium distichum</i>	Bald cypress	10	4.5" CAL	B&B
	QA	<i>Quercus acutissima</i>	Sawtooth Oak	60	4.5" CAL	B&B
	QV	<i>Quercus virginiana</i>	Live oak	40	4.5" CAL	B&B
	UC	<i>Ulmus crassifolia</i>	Cedar elm	102	4.5" CAL	B&B
	UP	<i>Ulmus parvifolia</i>	Lacebark elm	97	4.5" CAL	B&B

SHRUBS & GROUND COVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abetia grandiflora	Glossy Abetia	192412 sf	30"-36" HT	
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	
	BG	Bouteloua gracilis	Blue Grama		#1 Cont	12" o.c.
	CS	Cortaderia setloana	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			18648 sf		Sod
	REINFORCED TURF			2832 sf		Sod on fiber-reinforced soil

GENERAL NOTES:

1. 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.
2. 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.
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4. 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

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PRESERVED EXISTING TREES
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK

NOTE: REFER TO CIVIL DRAWINGS
FOR UTILITY LEGEND

PRELIMINARY SITE PLAN COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
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ENGINEER / SURVEYOR:
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Dallas, TX 75240
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CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
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DALLAS, TEXAS 75201
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LANDSCAPE ARCHITECT:

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110 CHAUNCY ST, SUITE 200,
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ARCHITECT:

OBRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
Dallas, TX 75230
TEL: 972.788.1010
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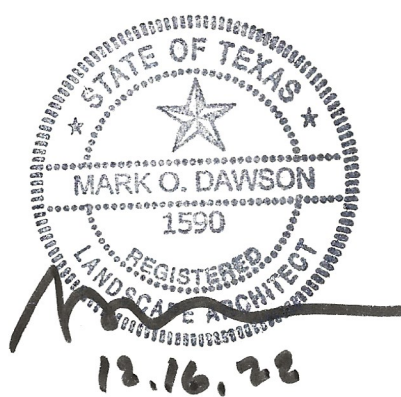
CIVIL:

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

1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
No.	Description	Date

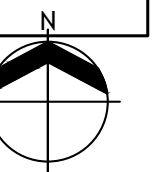
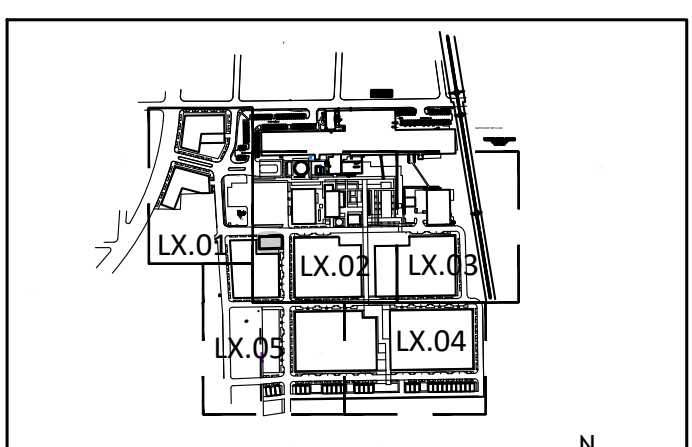
DWG ISSUE & REVISION HISTORY

Stamp



13.16.22

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

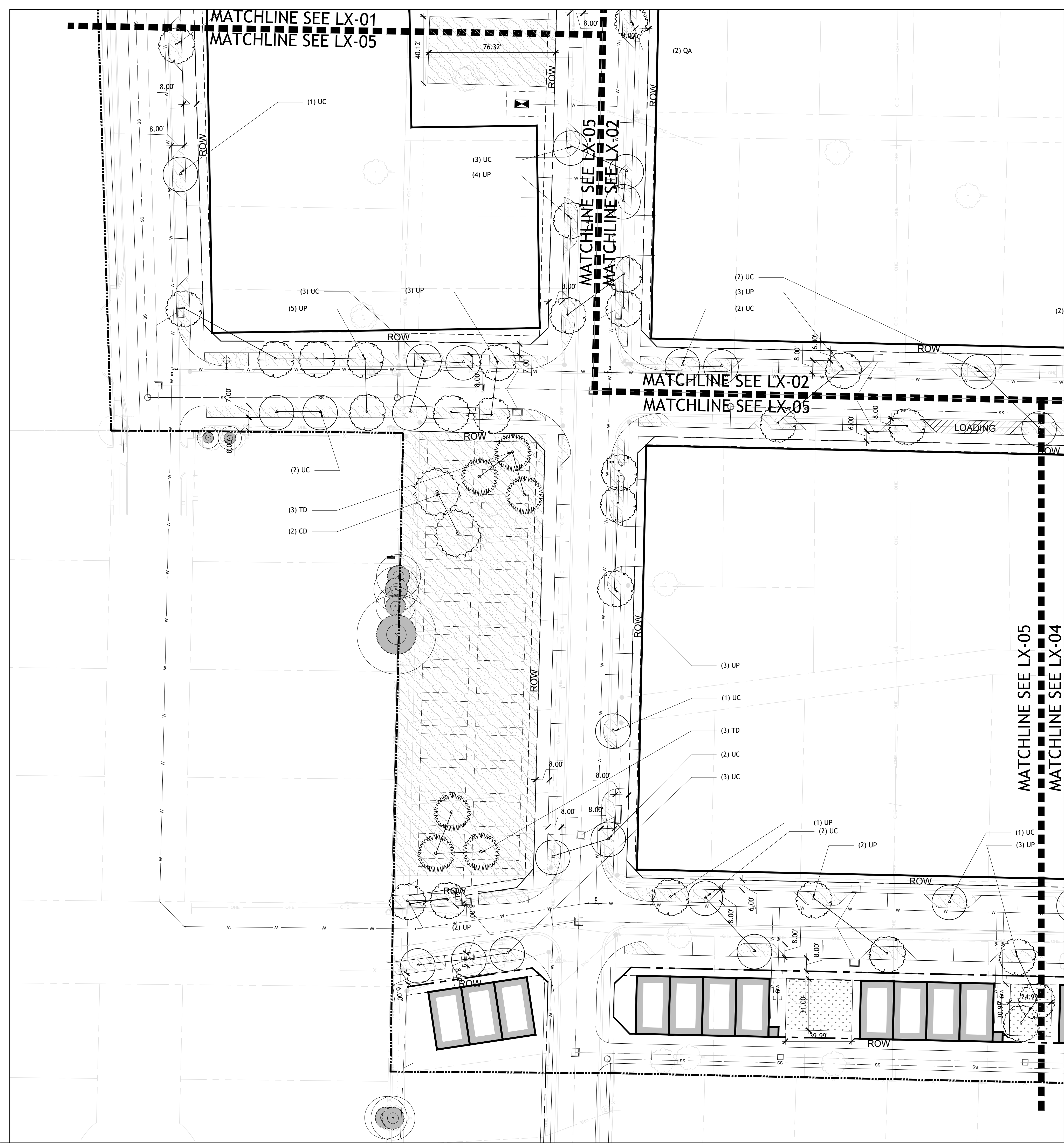
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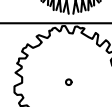
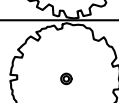
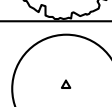
Approved By: JOEL SMITH

Date: 12/16/2022

Drawing No:

L3-04



TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	<i>Cercis canadensis</i>	Eastern redbud	13	3" CAL	B&B
	CD	<i>Cedrus deodara</i>	Deodar cedar	7	4.5" CAL	B&B
	GB	<i>Ginkgo biloba</i>	Ginkgo	15	4.5" CAL	B&B
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SHRUBS & GROUND COVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
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	MSG	Miscanthus sinensis 'Gracellimus'	Maiden Grass		#3 Cont	36" o.c.
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	SS	Sedum spp.	Sedum		#1 Cont	12" o.c.
	LAWN			18648 sf		Sod
	REINFORCED TURF			2832 sf		Sod on fiber-reinforced soil

GENERAL NOTES:

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SYMBOLS LEGEND

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PRESERVED EXISTING TREES
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK

NOTE: REFER TO CIVIL DRAWINGS
FOR UTILITY LEGEND

PRELIMINARY SITE PLAN COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

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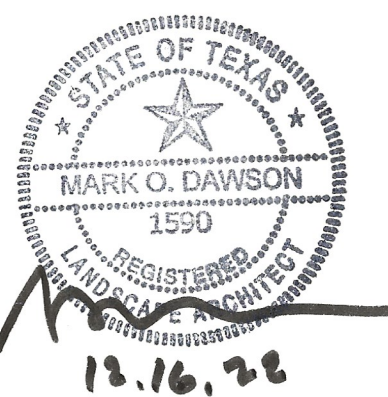
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1	SITE PLAN	07.05.2022
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No.	Description	Date

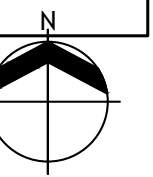
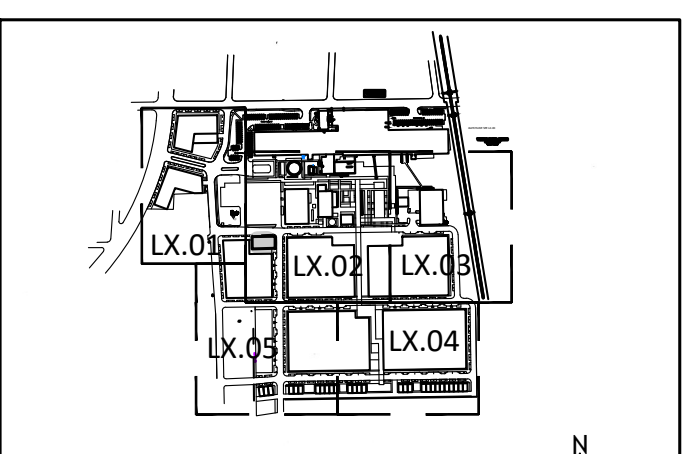
DWG ISSUE & REVISION HISTORY

Stamp



13, 16, 22

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: 12/16/2022

Drawing No:

L3-05