

PANERA BREAD - LANDSCAPE REQUIREMENTS		
SITE DATA	ACRES	SQUARE FOOTAGE
TOTAL SITE AREA	1.12	48,880
SITE LANDSCAPE AREA		
10% OF THE ENTIRE SITE TO BE PERMANENT LANDSCAPING	REQUIRED (SQFT/%)	PROVIDED (SQFT/%)
	4,888 - 10%	20,316 - 41%
STREET FRONTAGE		
ELDERADO PARKWAY (451 LF)	REQUIRED	PROVIDED
30' LANDSCAPE BUFFER	30'	20'
1 CANOPY TREE / 40 LF	11	11
US HWY 75 (177 LF)	REQUIRED	PROVIDED
30' LANDSCAPE BUFFER	30'	30'
1 CANOPY TREE / 40 LF	4	4
PARKING LOT		
TREES MUST BE WITHIN 65' OF EVERY PARKING SPACE	YES	YES
TOTAL PARKING SPACES	32	32
1 TREE / 7 PARKING SPACES	5	5
AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS ADJACENT TO PUBLIC ROW SHALL BE SCREENED WITH MIN. 3' EVERGREEN SHRUBS	YES	YES
WHENEVER AN OFF STREET PARKING AREA ABUTS A PROPERTY LINE A 5' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED	YES	YES

**SITE BENCHMARK**

BENCHMARK #1: A CUT "X" IN CONCRETE ON THE TOP OF A CURB LOCATED ON THE EAST SIDE OF THE ACCESS DRIVE FROM ELDERADO PARKWAY. THE CUT "X" IS ON THE BACK CORNER OF THE 1ST PARKING STALL. ELEV=570.16' NAVD88

BENCHMARK #2: A TXDOT ALUMINUM CAP BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT APPROXIMATELY 9.4' NORTHWEST OF THE DUMPSTER AREA. ELEV=569.92' NAVD88

BENCHMARK #3: CITY OF MCKINNEY MONUMENT CM08. N: 7116328.884 E: 2532378.482 ELEV=638.70' NAVD88

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	
	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	4" CAL	12' HT	50A	
	3	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	4" CAL	12' HT	50A	
	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B&B	4" CAL	12' HT	50A	
	6	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL	12' HT	50A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	
	41	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B			
	55	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL	50B			
	49	LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER	5 GAL	50B			
	13	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	5 GAL	50B		36"	
	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B			
	77	STIPA TENUISSIMA / MEXICAN FEATHER GRASS	5 GAL	50B			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	
	15,357 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD				

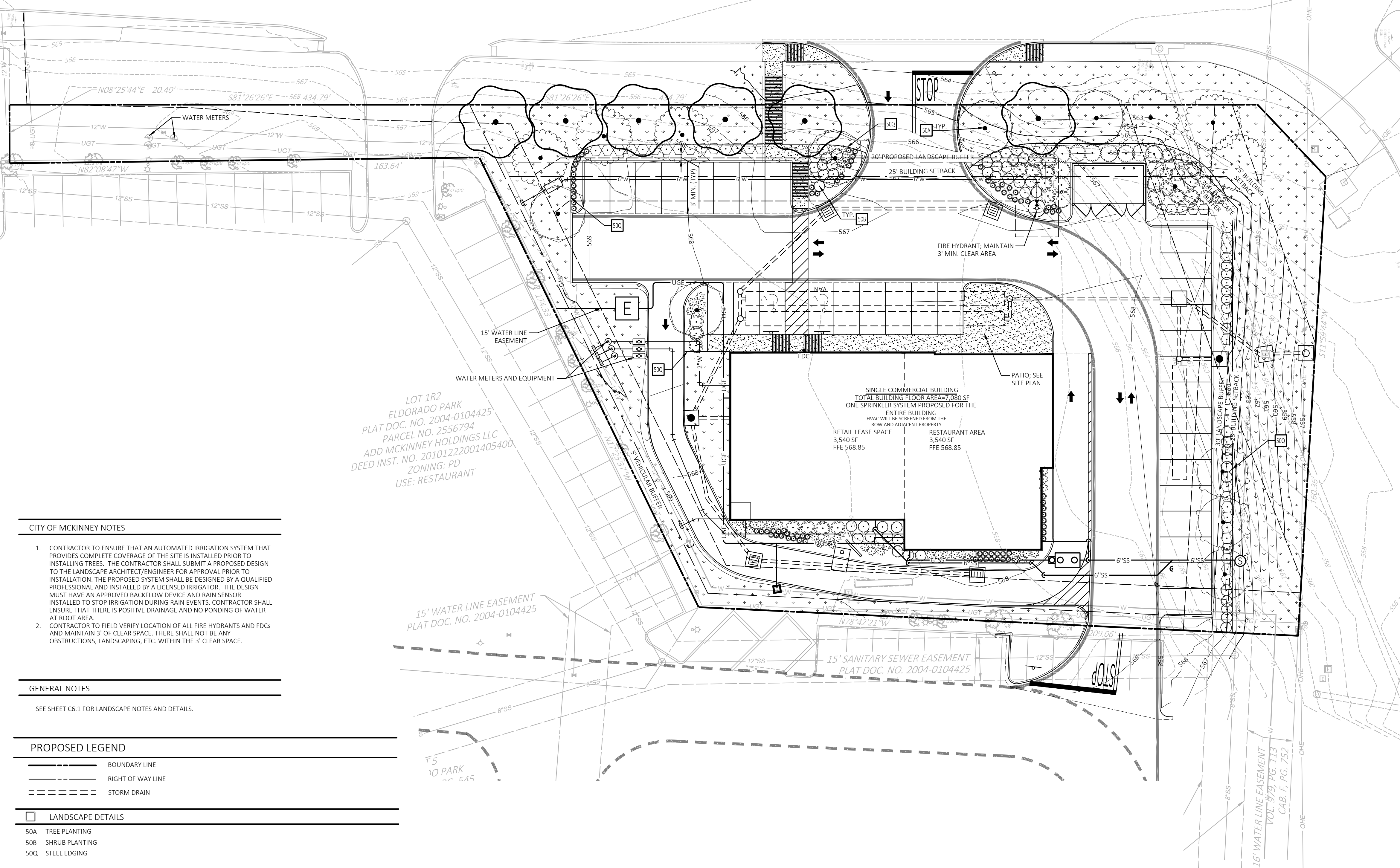
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SCALE IN FEET  
1" = 20'

Know what's below.  
Call before you dig.

**EXISTING LEGEND**

	Boundary Line		Irrigation Control Box
	Adjoining Boundary Line		Drainage Manhole
	Easement Line		Grate Inlet
	Overhead Electric Line		Sewer Manhole
	Sanitary Sewer Line (Per One Call Paint Markings and City GIS Data)		Sewer Clean Out
	Storm Drainage Pipe (Per Above Ground Structures)		Guy Wire / Anchor
	Underground Telephone Line (Per One Call Paint Markings)		Utility Pole
	Water Line (Per One Call Paint Markings)		Electric Riser
	Benchmark		Electric Vault
	Found Monument (As Noted)		Light Pole (1 Lamp)
	Aluminum / Brass Cap (As Noted)		Light Pole (2 Lamps)
	Found Concrete Monument (As Noted)		Traffic Light (2 Lamps)
	Water Meter		Telephone Vault
	Fire Hydrant		Warning Fiber Optic Line Sign
	Water Valve		Unknown Manhole
			Tree (Deciduous)
			Record Bearing & Distance per Deed Inst. No. 20180515000590590



- CITY OF MCKINNEY NOTES**
- CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES. THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. THE DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL FIRE HYDRANTS AND FDCS AND MAINTAIN 3' OF CLEAR SPACE. THERE SHALL NOT BE ANY OBSTRUCTIONS, LANDSCAPING, ETC. WITHIN THE 3' CLEAR SPACE.
- GENERAL NOTES**
- SEE SHEET C6.1 FOR LANDSCAPE NOTES AND DETAILS.
- PROPOSED LEGEND**
- |  |                    |
|--|--------------------|
|  | BOUNDARY LINE      |
|  | RIGHT OF WAY LINE  |
|  | STORM DRAIN        |
|  | LANDSCAPE DETAILS  |
|  | SOA TREE PLANTING  |
|  | SOB SHRUB PLANTING |
|  | SOQ STEEL EDGING   |

**CEI**  
Solutions for Land and Life

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COMBINED RETAIL AND RESTAURANT  
CENTCOM REALTY CORP.  
ELDERADO PKWY & HWY 75  
MCKINNEY, TX

BVR-347

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	ADA
PROJECT MANAGER	RKN
DESIGNER	IEM
CEI PROJECT NUMBER	33086
DATE	10/3/2023
REVISION	REV-4

LANDSCAPE PLAN  
SHEET TITLE  
SHEET NUMBER  
**C6.0**