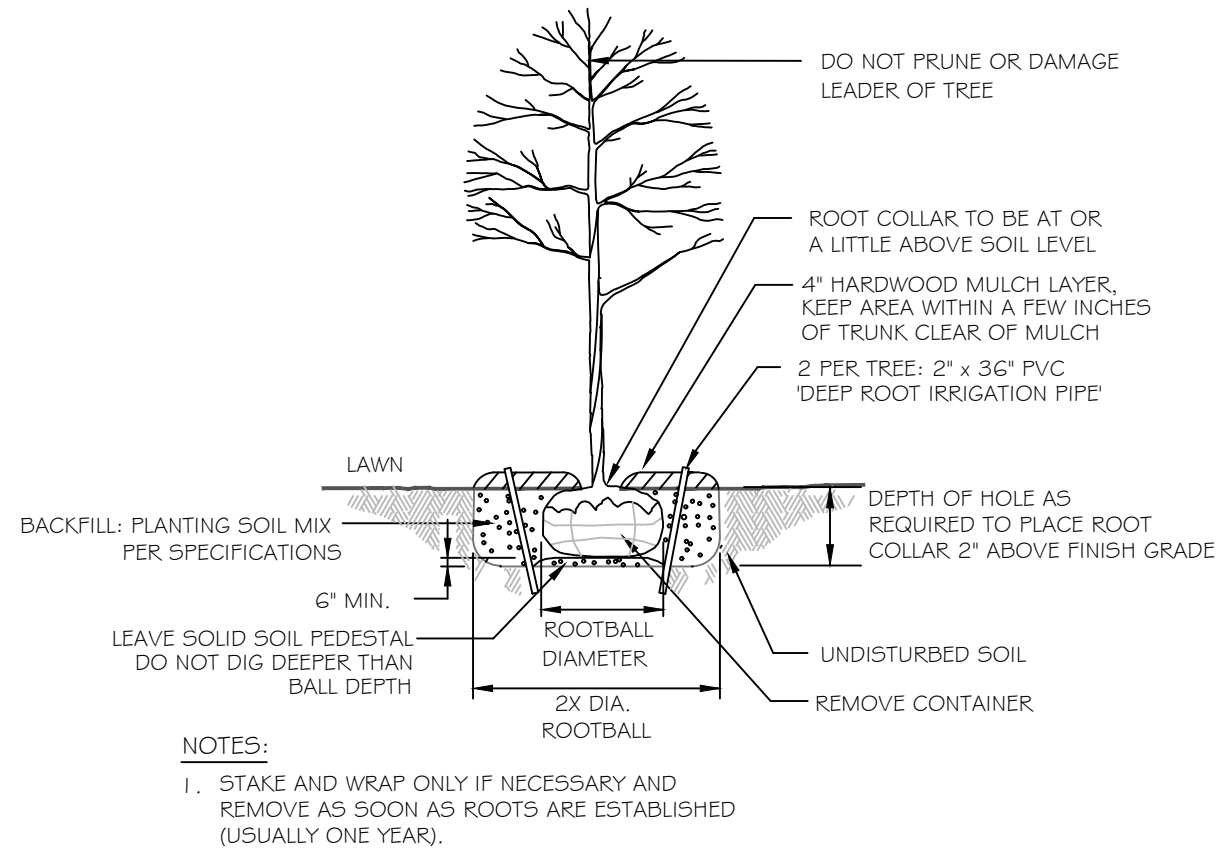


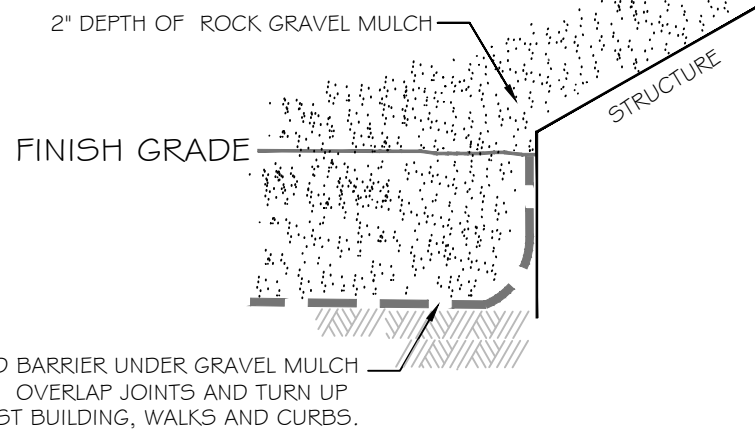
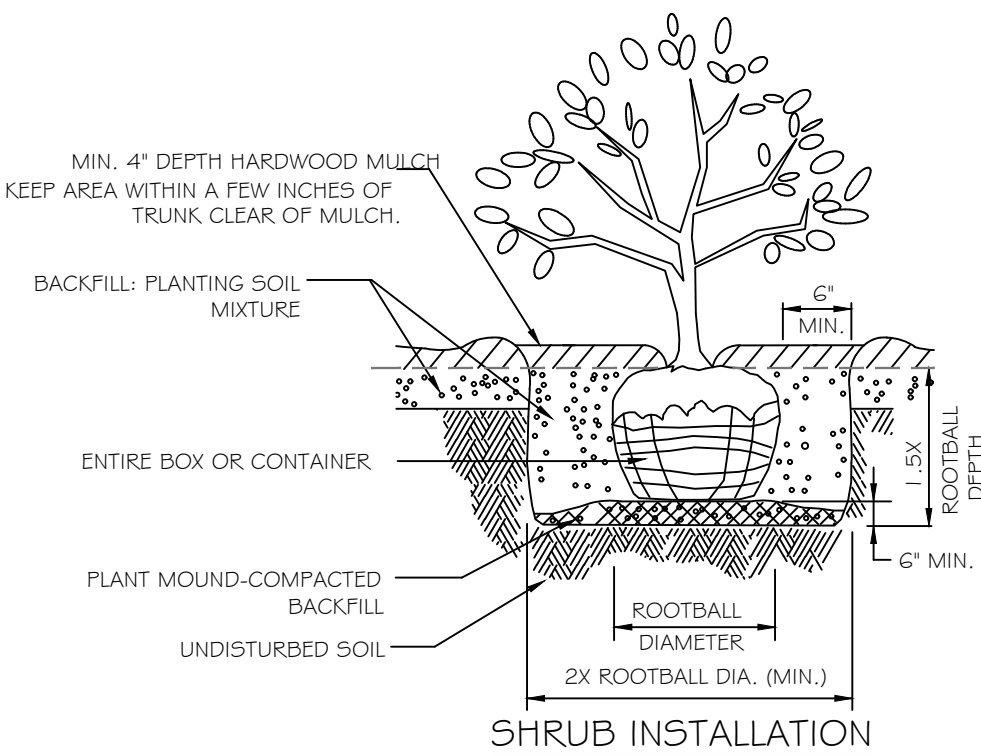
PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE
CANOPY TREES		
4	TEXAS ASH - <i>Fraxinus albicans</i>	3" cal. Boxed or 45 gal.
4	LIVE OAK - <i>Quercus virginiana</i>	3"- 4" cal. Boxed or 45 gal.
5	LACEY OAK - <i>Quercus laceyi</i>	3" cal. Boxed or 45 gal.
4	CEDAR ELM - <i>Ulmus crassifolia</i>	3" cal. Boxed or 45 gal.
MEDIUM TREES		
3	DESERT WILLOW - <i>Chilopsis linearis</i>	30 gal. Multi-Stem
2	MEXICAN BUCKEYE - <i>Ungnadia speciosa</i>	30 gal. Multi-Stem
SHRUBS/ SMALL TREES		
29	AGARITA - <i>Berbers trifoliolata</i>	5 gal. cont.
10	LITTLELEAF SUMAC - <i>Rhus microphylla</i>	10 gal. cont.
16	EVERGREEN SUMAC - <i>Rhus virens</i>	15 gal. cont.
26	RED YUCCA - <i>Hesperaloe parviflora</i>	15 gal. cont.
16	GREEN CLOUD TEXAS RANGER - <i>Leucophyllum frut.</i> 'Green Cloud'	7 gal. cont.
ORNAMENTAL GRASSES		
9	MAIDEN GRASS - <i>Miscanthus sinensis</i>	7 gal. cont.
18	MUHLY GRASS - <i>Muehlenbergia lindheimeri</i>	5 gal. cont.
PERENNIALS & GROUND COVER		
55	PURPLE CONEFLOWER - <i>Echinacea purpurea</i>	1 gal. cont.
30	GREGG DALEA - <i>Dalea greggii</i>	1 gal. cont.
21	TEXAS LANTANA - <i>Lantana urticoides</i> (L. horrida)	3 gal. cont.

NOTE:  
ALL PLANTS LISTED ARE PER THE RECOMMENDED NATIVE PLANTS FOR  
BOERNE & SURROUNDING COUNTIES  
NATIVE PLANT SOCIETY OF TEXAS - BOERNE CHAPTER



TREE INSTALLATION



DECORATIVE GRAVEL DETAIL

GENERAL LANDSCAPE REQUIREMENTS

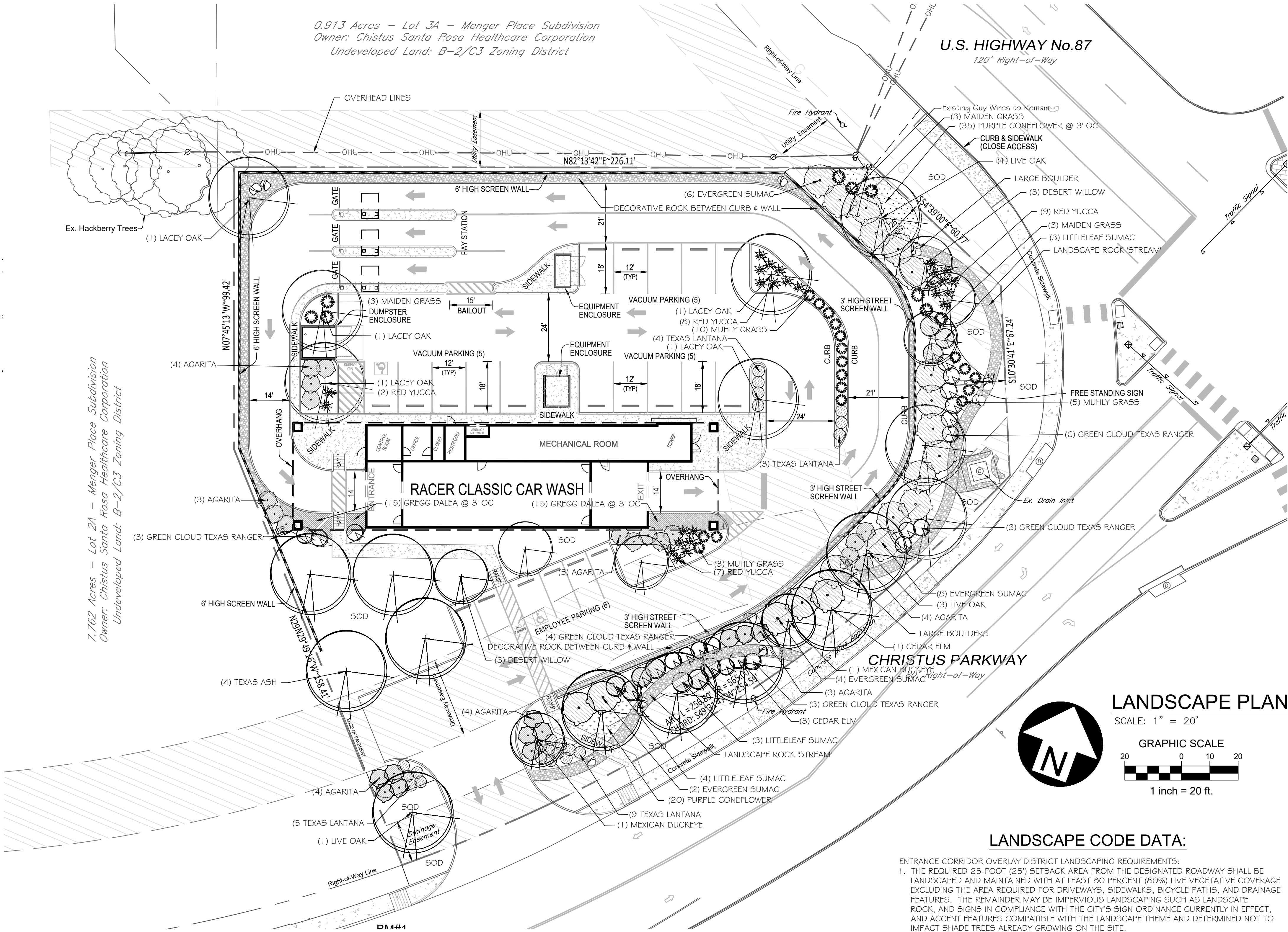
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE. EACH LARGE TREE, SMALL TREE OR LARGE SHRUB SHALL BE PLANTED AT LEAST THIRTY (36) INCHES FROM THE EDGE OF ANY PAVED SURFACE. MINIMUM PLANT DISTANCES PER CITY TABLE 3-7.
- COORDINATE PLANT INSTALLATION WITH IRRIGATION CONTRACTOR.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS: FILL THE AREA WITH THE QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL NEW BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
- MULCH TREES AND SHRUBS WITH MIN. 4" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.
- ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
- SOD (BUFFALO GRASS) ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF LAWN WORK WITH PROJECT ARCHITECT'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW PLANTS, NEW LAWN AREAS AND NEW PLANT BEDS FOR A MIN. OF 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE PROJECT ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

GENERAL IRRIGATION REQUIREMENTS

- ALL IRRIGATION SYSTEMS TO BE INSTALLED SHALL INCLUDE RAIN SENSORS AND WILL COMPLY WITH THE IRRIGATION QUALITY RULES AND STANDARDS ESTABLISHED BY THE PROFESSION AND AS SPECIFIED BY THE TCEQ RULES FOR IRRIGATION LICENSURE.
- THE USE OF DRIP IRRIGATION SYSTEMS, WHERE POSSIBLE, AND THE DESIGN OF ALL IRRIGATION SYSTEMS WITH WATER CONSERVATION FEATURES SUCH AS SPRINKLER HEADS WHICH EMIT LARGE DROPS OF WATER RATHER THAN FINE MIST AND SPRINKLER LAYOUTS THAT LIMIT THE IMPACT OF WIND ARE ENCOURAGED.
- COMMERCIAL ESTABLISHMENTS ARE ENCOURAGED TO USE DRIP IRRIGATION FOR LANDSCAPE WATERING, WHEN PRACTICAL.

TABLE 3-7: TREES AND UTILITY CLEAR ZONES				
TREE TYPE	DISTANCE FROM OVERHEAD LINES (< 600 VOLTS)	DISTANCE FROM OVERHEAD LINES (> 600 VOLTS)	DISTANCE FROM UTILITY POLE OR STREET LIGHT	DISTANCE FROM UNDERGROUND LINES (ALL UTILITIES)
SMALL/ORNAMENTAL	No limit	No limit	10 feet	5 feet
MEDIUM/ORNAMENTAL OR SHADE	7 feet	20 feet	20 feet	5 feet
LARGE/SHADE	7 feet	30 feet	30 feet	7 feet

Distance measured in lateral feet from the center of the line to the center of the tree. Large/Shade Trees are species that reach over 50' total height at maturity. Medium/Ornamental or Shade Trees are species that reach between 20' and 50' total height at maturity. Small/Ornamental trees are species that reach under 20' total height at maturity.



LANDSCAPE CODE DATA:

- ENTRANCE CORRIDOR OVERLAY DISTRICT LANDSCAPING REQUIREMENTS:
- THE REQUIRED 25-FOOT (25') SETBACK AREA FROM THE DESIGNATED ROADWAY SHALL BE LANDSCAPED AND MAINTAINED WITH AT LEAST 80 PERCENT (80%) LIVE VEGETATIVE COVERAGE EXCLUDING THE AREA REQUIRED FOR DRIVEWAYS, SIDEWALKS, BICYCLE PATHS, AND DRAINAGE FEATURES. THE REMAINDER MAY BE IMPERVIOUS LANDSCAPING SUCH AS LANDSCAPE ROCK, AND SIGNS IN COMPLIANCE WITH THE CITY'S SIGN ORDINANCE CURRENTLY IN EFFECT, AND ACCENT FEATURES COMPATIBLE WITH THE LANDSCAPE THEME AND DETERMINED NOT TO IMPACT SHADE TREES ALREADY GROWING ON THE SITE.
  - ORNAMENTAL TREES OR LARGER SHALL BE PROVIDED EVERY 20 - 40 FEET (DEPENDENT ON SIZE OF TREE).
  - LIVE SCREENING SHALL BE CAPABLE OF PROVIDING A SOLID 36-INCH SCREEN (18-INCH WITHIN EASEMENT AREAS) WITHIN TWO YEARS, AS DETERMINED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED NURSERYMAN, OR MASTER GARDENER, AND SHALL BE PLANTED IN A PREPARED BED AT LEAST THREE FEET (3') IN WIDTH.
  - LAWN GRASS AREAS SHOULD BE PLANTED IN DROUGHT TOLERANT SPECIES NORMALLY GROWN AS PERMANENT LAWNS, SUCH AS BERMUDA, OR BUFFALO GRASS AREAS SHALL BE SOLID SOD.

FRONTAGE AREA:  
25' SETBACK AREA & A CONTINUOUS 3' HIGH STREET WALLS AS SHOWN

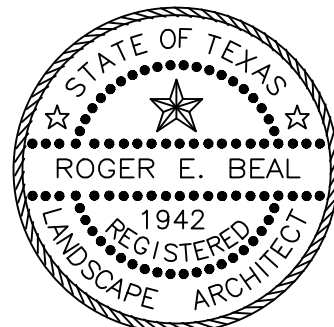
LIVE COVERAGE  
9,740 ± SF @ 80% = 7,792 SF OF LIVE COVERAGE REQUIRED

AS SHOWN: PLANT BEDS 5,560 ± SF or 57%  
LAWN AREA 2,810 ± SF or 29%  
86% LIVE COVERAGE AS SHOWN  
DECORATIVE GRAVEL 1,370 ± SF or 14% LANDSCAPE ROCK

REQUIRED TREES: MEETS REQUIREMENT AS SHOWN

REQUIRED SOD LAWN AREA: MEETS REQUIREMENT AS SHOWN

LANDSCAPE ARCHITECT:  
YELLOW SPRINGS DESIGN  
PO Box 472 205 PARK MEADOWS DR.  
YELLOW SPRINGS, OHIO 45387  
(O) 937.767.8199 (M) 937.654.8199  
yellowspringsdesign@bizwoh.rr.com  
LICENSED IN: OH, KY, PA, IN, IL, MS, CO,  
MI, LA, TX, OK, AZ & UT



Date	
Description	
Item	

**RACER CLASSIC CAR WASH**  
SITE DEVELOPMENT PLANS FOR  
1376 MAIN STREET  
1.139 ACRES - LOT 1A - Menger Place Subdivision  
CITY OF BOERNE - KENDALL COUNTY - TEXAS



Design: REB	Proj: 20.244
Draw: REB	Dwg: 20.224.DWG
Check: REB	Tab: L-1.0
Scale: 1"=20'	

Date: 05.19.2021

Sheet:

LANDSCAPE PLAN

Sheet No.:

L-1.0



Know what's below.  
Call before you dig.