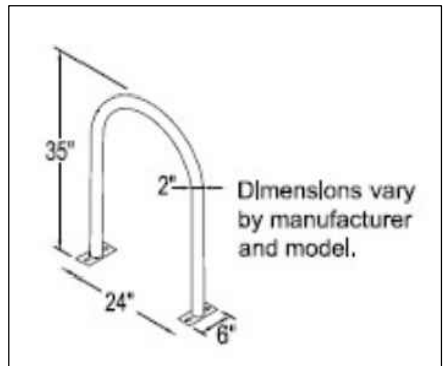
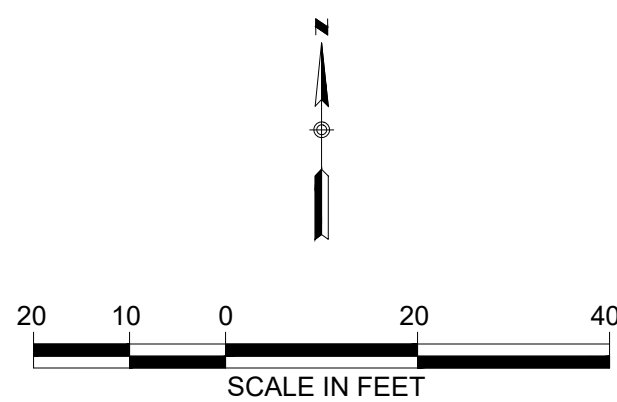


SITE DATA TABLE

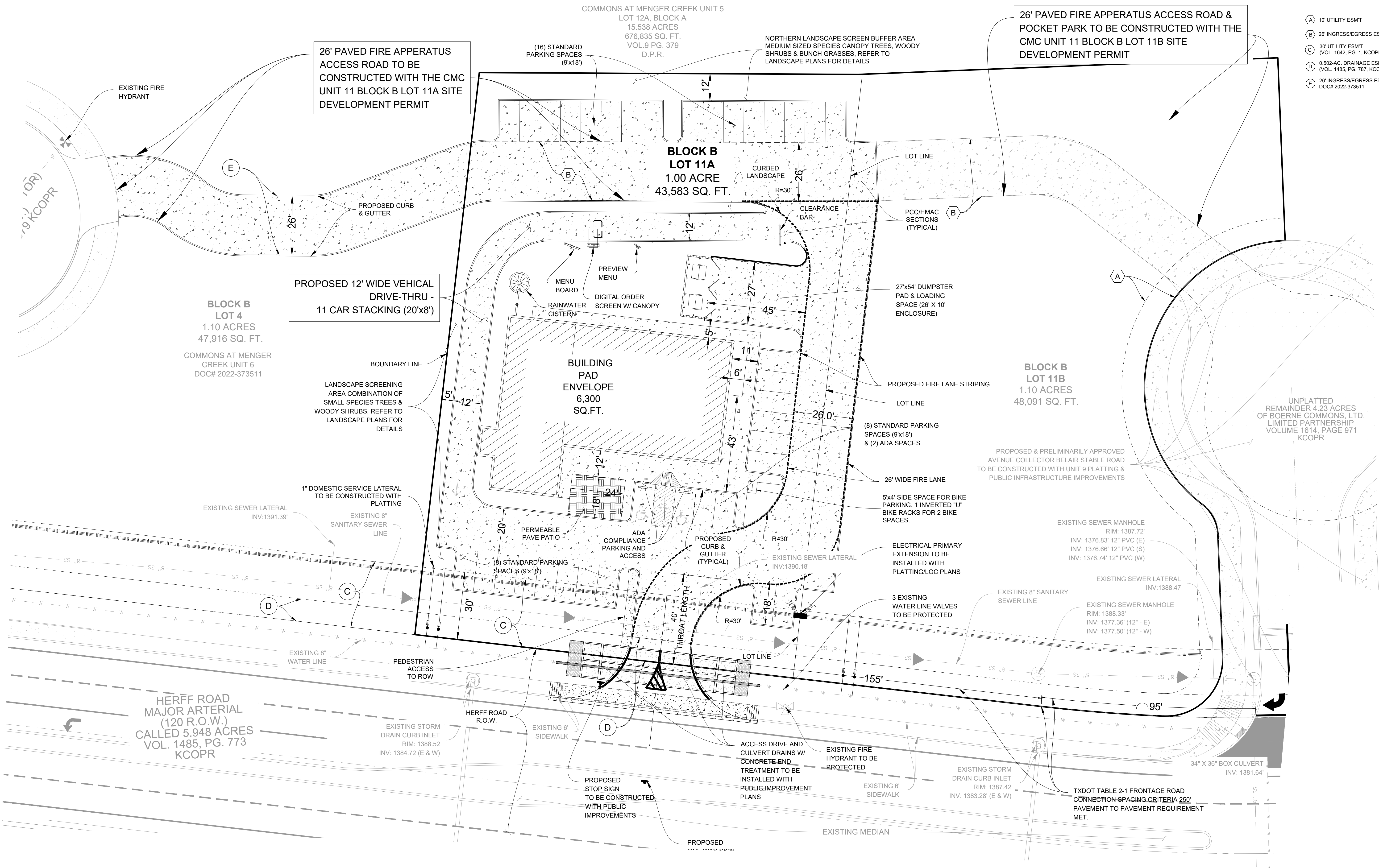
1. SITE ZONE = C-2 TRANSITIONAL COMMERCIAL (SOBO MIXED-USE CHARACTER ZONE)
2. GROSS = 1 ACRE (43,583 S.F.)
NET= 0.80 ACRE (34,866 S.F.)
3. BUILDING G.F.A = 6,300 S.F. MIXED USE (2,400 S.F. STARBUCKS & 3,900 RETAIL)
4. BUILDING COVERAGE = 13.8%
5. PARKING REQUIREMENT 1:300 = 6,300/300 = 21 PARKING SPACES. 36 PROVIDED (34 STANDARD AND 2 ADA)
6. BICYCLE PARKING REQUIREMENT: 1:20 = 1 SPACE PER EVERY 20 PARKING SPACES = 1 SPACE REQUIRED (2 PROPOSED)



INVERTED U BIKE RACK



- (A) 10' UTILITY ESMT
- (B) 26' INGRESS/EGRESS ESMT
- (C) 30' UTILITY ESMT (VOL. 1642, PG. 1, KCOPR)
- (D) 0.502-AC. DRAINAGE ESMT (VOL. 1485, PG. 787, KCOPR)
- (E) 26' INGRESS/EGRESS ESMT DOC# 2022-373511



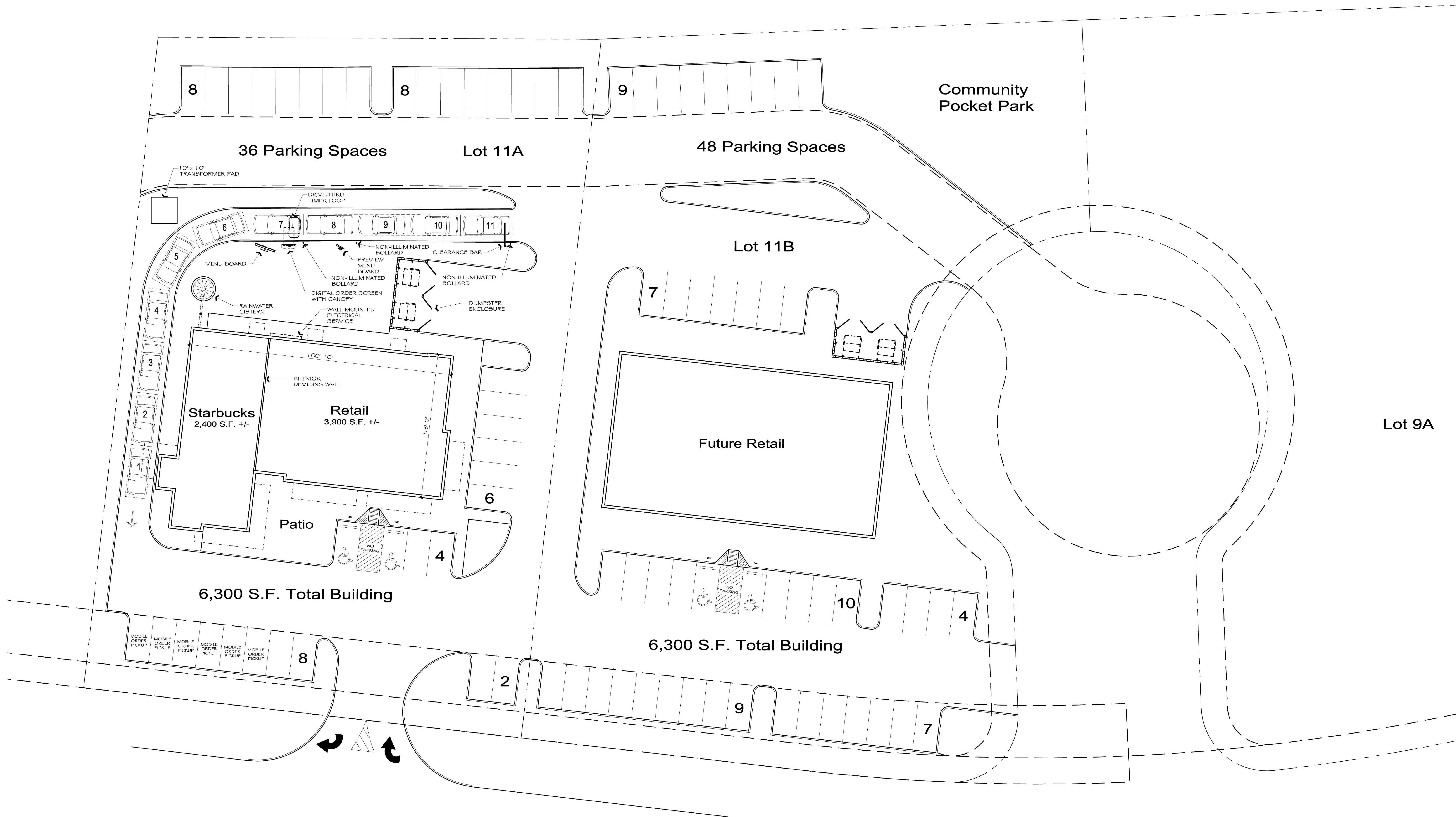
SHEET NAME
CONCEPTUAL
SITE PLAN

STARBUCKS SOUTH BOERNE
INVESTCOR

LJA Engineering, Inc.
9830 Colomade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

1 OF 1

Date/Time: Thu, 01 May 2025 - 4:30pm



1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

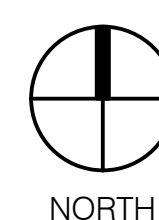


* This SUP is only for lot 11A

<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CALIPER</u>	<u>QTY</u>
	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	10
	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	10
	TEXAS MOUNTAIN LAUREL	DERMATOPHYLLUM SECUNDIFLORUM	3" CAL.	6
	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	3" CAL.	5
<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>QTY</u>
	COMPACT TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	1 GAL.	1,009 SF
	WAX MYRTLE	MYRICA CERIFERA	1 GAL.	6,670 SF
<u>GROUND COVERS</u>				
	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS	4" FLAT	5,202 SF

- a. All trees required on site shall have a minimum box size of 24 inches.
- b. All trees shall be specified in the schedule of plant material (required as part of the Preliminary Landscape Plan and the Final Landscape Plan) by height, width and by any other relevant information which defines the exact specifications of the plant material being proposed.
- c. All palm trees (fan palms, date palms, and queen palms) shall have a minimum twelve (12) foot trunk height measured from the base of the trunk to the base of the fronds.
- d. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right- of-way.
- e. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
- f. Plantings within any sight visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.

g. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.



HERITAGE LEGACY TREE:
1. THERE ARE 1 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002,
IDENTIFIED ON THIS PLAT.

TREE TABLE

TREE TAG NO.	TC/SPECIES
20062	98" LIVE OAK

COMMONS AT MENDER CREEK UNIT 5
LOT 12A, BLOCK A
15.538 ACRES
676,835 SQ. FT.
VOL. 9 PG. 379
D.P.R.

JOHN SMALL SURVEY No. 183
ABSTRACT No. 441
CITY OF BOERNE
KENDALL COUNTY, TX

J-B REALTY, LP
CALLED 6.479 ACRES
VOL. 1614, PG. 1021
O.P.R.

UNPLATTED
REMAINDER 4.23 ACRES
OF BOERNE COMMONS, LTD.
LIMITED PARTNERSHIP
VOLUME 1614, PAGE 971
O.P.R.

2.105 ACRES
(91,683 SQ.-FT.)

LOT 4
BLOCK B
1.10 ACRES
47,916 SQ. FT.
COMMONS AT MENDER
CREEK UNIT 6
DOC# 2022-373511
O.P.R.

LOT 11A
BLOCK B
1.00 ACRES
43,583 SQ. FT.

LOT 11B
BLOCK B
1.10 ACRES
48,091 SQ. FT.

OFF-LOT 50' RADIUS
FIRE APPARATUS ACCESS ROAD ESM'T
TO EXPIRE UPON FUTURE PLATTING

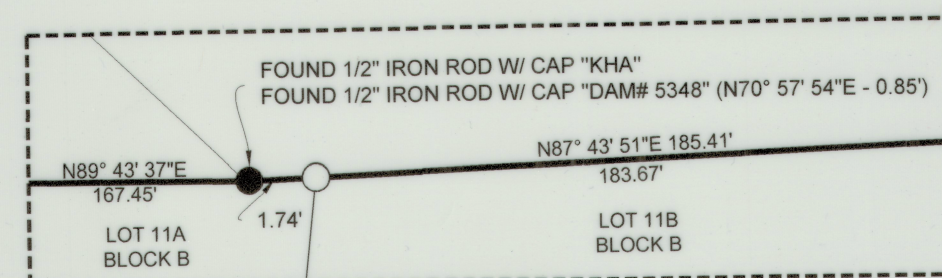
100 YEAR FLOODPLAIN LIMITS
LJA LOMR APPROVED BY CITY OF BOERNE ON
6/15/2023 & SUBMITTED TO FEMA

HERFF ROAD
MAJOR ARTERIAL
(120' R.O.W.)
VOL. 1485, PG. 773 O.P.R.

UNPLATTED
REMAINDER 16.415 ACRES
OF BOERNE COMMONS, LTD.
LIMITED PARTNERSHIP
VOLUME 1614, PAGE 971
O.P.R.

LINE	BEARING	DISTANCE
L1	N87° 43' 51"E	1.74'
L2	S2° 17' 08"E	80.84'
L3	S2° 10' 31"E	54.14'
L4	S89° 43' 38"E	159.72'
L5	N87° 42' 52"E	80.23'
L6	S52° 18' 45"E	85.69'
L7	N52° 18' 45"W	59.95'
L8	S87° 42' 52"W	80.82'
L9	N89° 43' 38"W	160.30'
L10	S69° 38' 10"W	3.91'
L11	S2° 10' 31"E	56.50'
L12	S2° 31' 45"E	10.00'

Curve #	Rad.	Arc	Delta	Chord Bearing	Chord
C1	65.00'	158.78'	139°57'41"	S17° 29' 22"W	122.15'
C2	18.00'	15.81'	50°18'57"	S27° 20' 00"E	15.30'
C3	25.00'	41.32'	94°42'17"	S45° 10' 37"W	36.78'
C4	775.10'	54.26'	4°00'40"	N85° 27' 55"W	54.25'
C5	51.00'	9.43'	10°35'57"	N84° 58' 24"E	9.42'
C6	51.00'	35.60'	39°59'22"	S72° 18' 26"E	34.88'
C7	35.00'	23.95'	39°12'43"	S71° 55' 07"E	23.49'
C8	50.00'	251.71'	288°26'35"	S52° 41' 49"W	58.47'
C9	35.00'	42.29'	69°13'52"	N17° 41' 49"W	39.76'
C10	25.00'	17.45'	39°59'22"	N72° 18' 26"W	17.10'
C11	25.00'	9.00'	20°38'12"	S79° 57' 16"W	8.96'
C12	75.00'	185.44'	141°39'48"	S16° 38' 10"W	141.68'
C13	3.00'	2.72'	52°01'12"	S28° 11' 08"E	2.63'
C14	15.00'	24.79'	94°42'16"	S45° 10' 12"W	22.06'



DETAIL 'A'
SCALE 1" = 1'

ENGINEER:
LJA ENGINEERING, INC.
9830 COLONNADE BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: JOSE M. CANTU, P.E.
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR:
LJA SURVEYING
9830 COLONNADE BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: GORDON N. ANDERSON, R.P.L.S.
PHONE # (512) 439-4700

FINAL SUBDIVISION PLAT OF COMMONS AT MENDER CREEK UNIT 11

BEING 2.105 ACRES OF LAND OUT OF THE JOHN SMALL
SURVEY No. 183, ABSTRACT No. 441, CITY OF BOERNE,
KENDALL COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF
A CALLED 31.981 ACRES, TRACT 1, BY INSTRUMENT TO
BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE
971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY,
TEXAS.

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

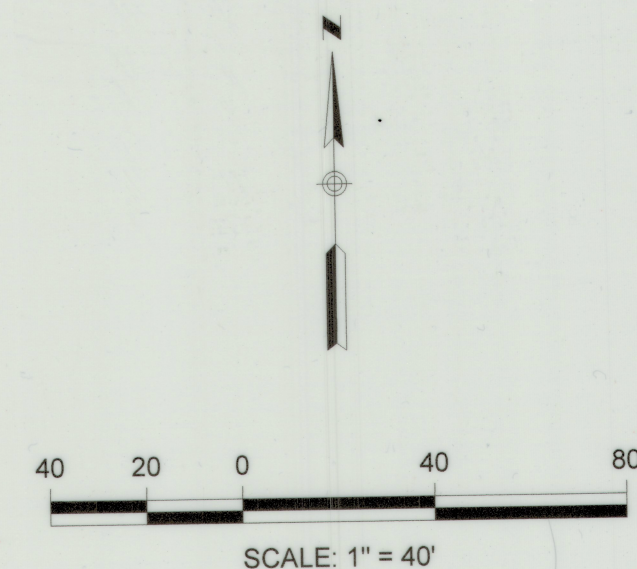
Phone 210.503.2700

LJA.COM

FRN - F-1386

T.B.P.E.L.S. FIRM No. 10194382

SHEET 2 OF 2



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ 'LJA SURVEYING CAP' SET
- CALCULATED POINT
- BOUNDARY
- EASEMENT BY THIS PLAT
- PROPERTY LINE
- LJA LOMR AS APPROVED BY CITY OF BOERNE ON 6/15/2023 (FEMA SUBMITTED)
- EXISTING EASEMENT
- REFERENCE TIE
- O.P.R. OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- DOC # DOCUMENT NUMBER
- TC TOTAL CIRCUMFERENCE
- SQ.-FT. SQUARE FEET
- HERITAGE LEGACY TREE

EASEMENT TABLE

- A 10' UTILITY ESM'T
- B 26' INGRESS/EGRESS ESM'T
- C 30' UTILITY ESM'T (VOL. 1642, PG. 1, O.P.R.)
- D 0.502-AC. DRAINAGE ESM'T (VOL. 1485, PG. 787, O.P.R.)
- E 26' INGRESS/EGRESS ESM'T (DOC# 2022-373511, O.P.R.)

ADDRESS TABLE

LOT	ADDRESS
11A	84 HERFF ROAD
11B	82 HERFF ROAD



Peak Hour Trip Generation Form City of Boerne, Texas

Development Name:	Starbucks & Retail
Applicant:	
Legal Description (Lot, Block):	Unit 11A
Case / Plat Number:	
Date:	4/8/2025

Alternate Peak (SAT, SUN, Generator):

Saturday

ITE Code	Land Use	Variable	Density	AM Peak Hour Rate	AM Total Trips	AM In 0.51	AM Out 0.49	PM Peak Hour Rate	PM Total Trips	PM In 0.50	PM Out 0.50	Other Peak Hour Rate	Other Total	Other In 0.50	Other Out 0.50
937	Coffee Shop	1,000 sf	2.4	88.99	213.6	108.9	104.7	43.48	104.4	52.2	52.2	87.7	210.48	105.24	105.24
						0.8	0.2			0.51	0.49			0.50	0.50
876	Retail	1,000 sf	3.4	1.0	3.4	2.72	0.68	4.12	14.0	7.14	6.86	5.32	18.1	9.05	9.05
Total					217.0				118.4				228.58		

To Be Completed by City of Boerne

Peak Period	
Peak Hour Trips	
TIA Required	
Turn Lane Evaluation Required	

Reviewed/Approved By _____

Worksheet Last Updated: 3/24/2023