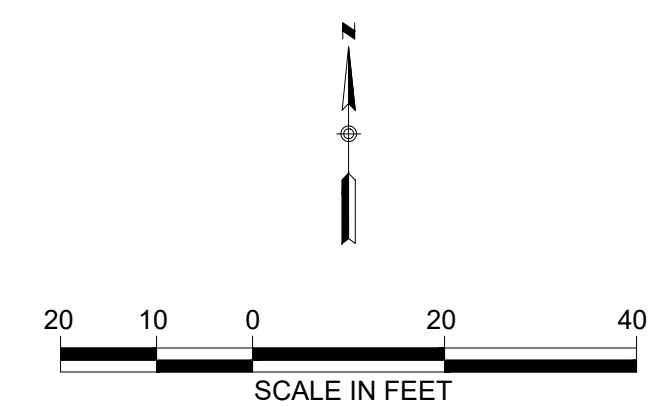


1. SITE ZONE = C-2 TRANSITIONAL COMMERCIAL (SOBO MIXED-USE CHARACTER ZONE)
2. GROSS = 1 ACRE (43,563 S.F.)
NET = 0.80 ACRE (34,866 S.F.)
3. BUILDING G.F.A. = 6,300 S.F. *MIXED USE* (2,400 S.F. STARBUCKS & 3,900 RETAIL)
4. BUILDING COVERAGE = 13.8%
5. PARKING REQUIREMENT = 1:300 = 6,300/300 = 21 PARKING 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).



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

SHEET | NAME

CONCEPTUAL
SITE PLAN

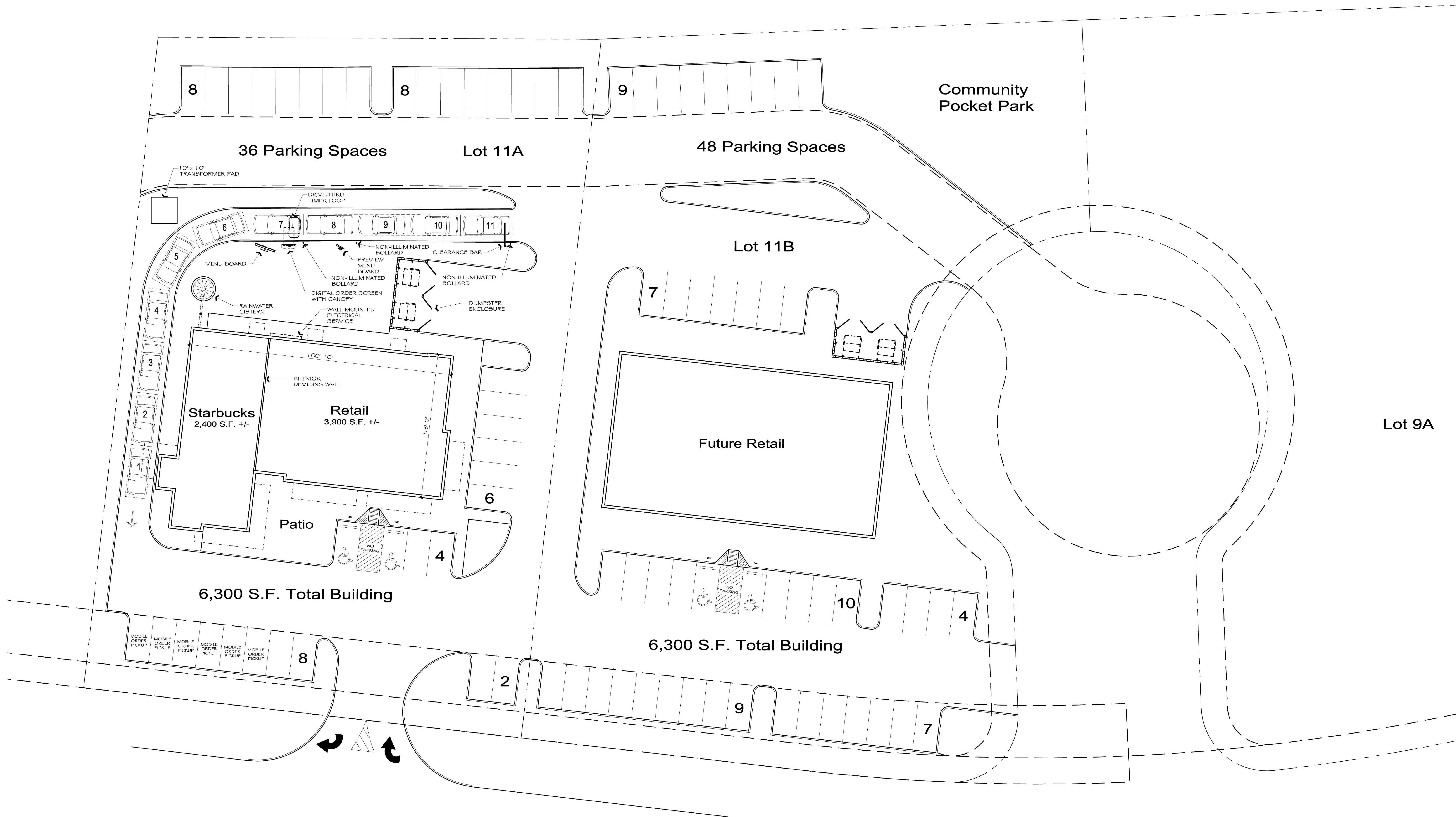
STARBUCKS SOUTH BOERNE

INVESTCOR

LJA Engineering, Inc. **LJA**
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 2020 - 4:50pm



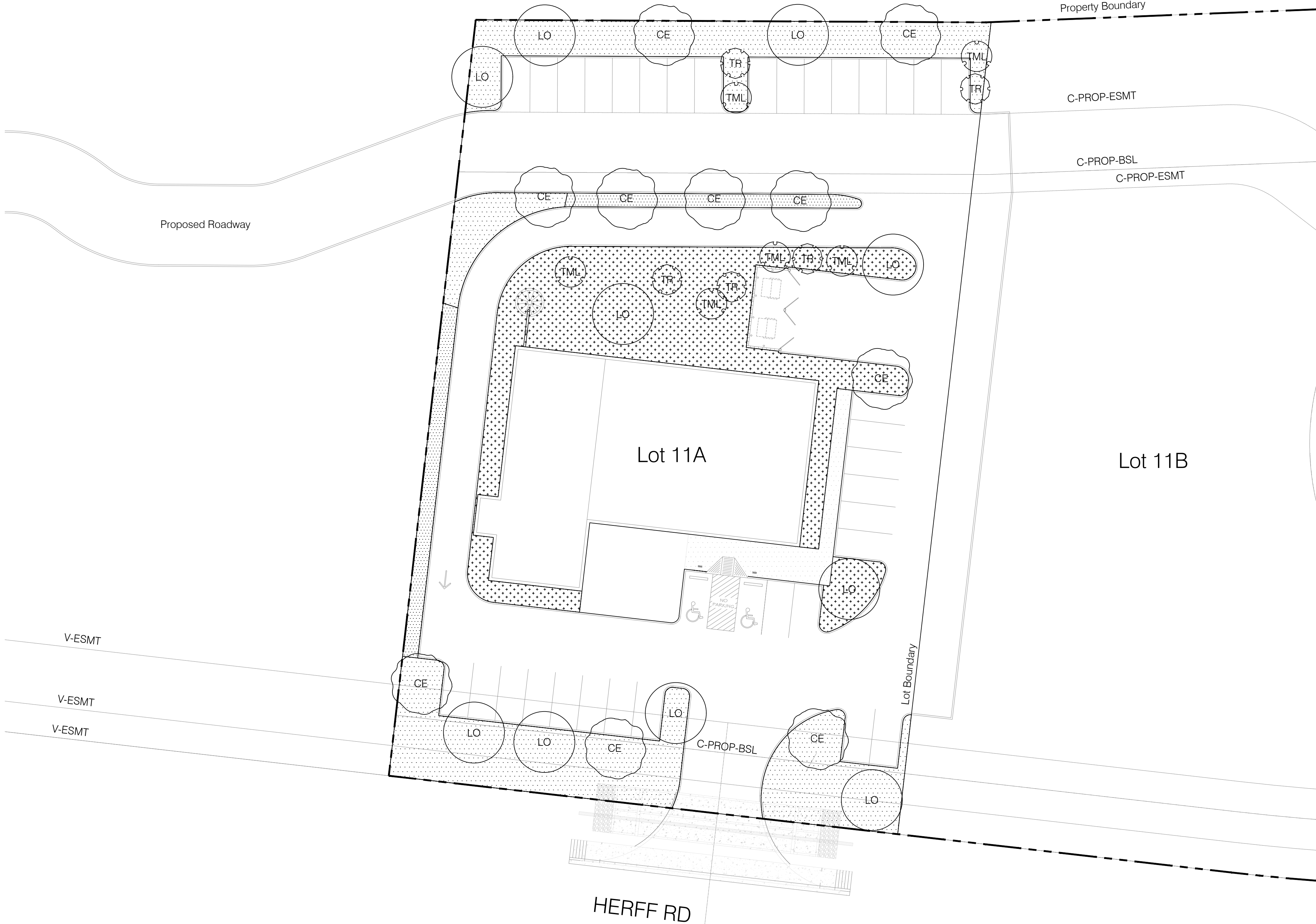
1 ARCHITECTURAL SITE PLAN

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



* This SUP is only for lot 11A

CONCEPTUAL LANDSCAPE PLAN



PLANT SCHEDULE

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

IRRIGATION

All new landscape areas will be covered by an automatic underground irrigation system.

ROOT BARRIERS

The contractor shall install root barriers near all newly planted trees that are located within five (5) feet of paving or curbs. Root barriers shall be "Century" or "Deep root" "24" deep panels (or equal). Barriers shall be located immediately adjacent to hardscape. Install panels per manufacturer's recommendations. Under no circumstances shall the contractor use root barriers of a type that completely encircle the rootball.

MULCHES

After all planting is complete, contractor shall install 3" thick layer of 1-1/2" shredded wood mulch, natural (undyed), in all planting areas (except for turf and as noted below). Contractor shall submit samples of all mulches to landscape architect and owner for approval prior to construction. Absolutely no exposed ground shall be left showing anywhere on the project after mulch has been installed (subject to the conditions and requirements of the "General Grading and Planting Notes" and specifications).

OTHER NOTES

- All trees required on site shall have a minimum box size of 24 inches.
- 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.
- 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.
- The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right- of-way.
- 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.
- 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.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.



THE COMMONS @ MENDER

DEVELOPER

BOERNE, TX

OWNER

SUBMITTAL

CONCEPTUAL
LANDSCAPE PLAN

PLAN SET
04/08/2025 SUBMITTAL

SHEET NO.

L2.1

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.

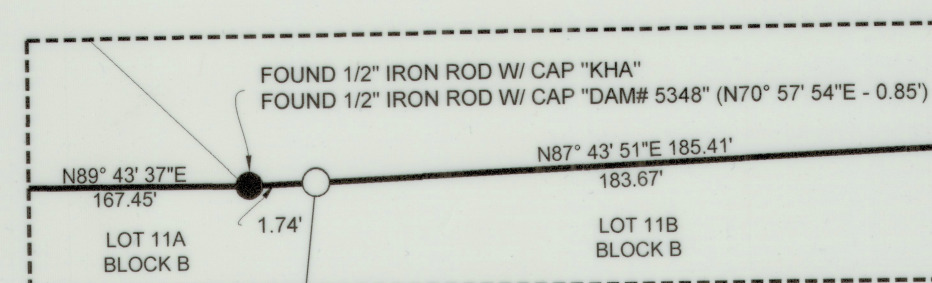
HERFF ROAD
MAJOR ARTERIAL
(120' R.O.W.)
VOL. 1485, PG. 773 O.P.R.

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

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

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.

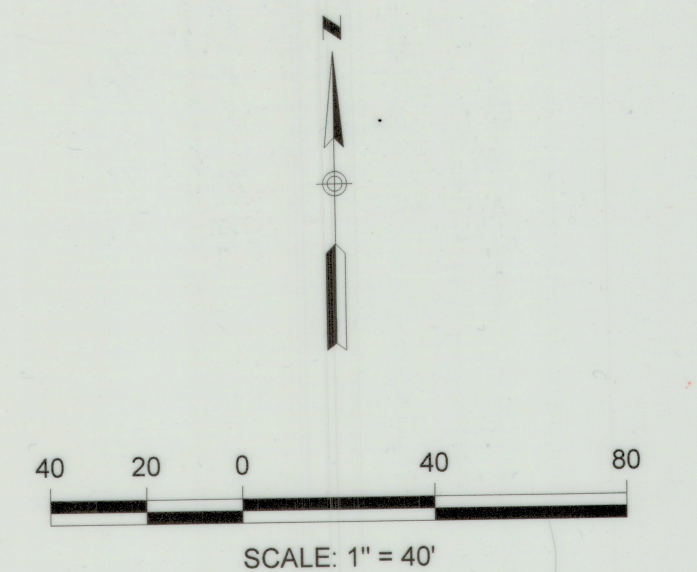
LJA Engineering & Surveying, Inc.

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

ADDRESS TABLE

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

FINAL SUBDIVISION PLAT
OF
COMMONS AT MENDER
CREEK UNIT 11



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