

ARCHITECTURAL SITE PLAN



S C A L E: 1/16" = 1'-0"

PLANT SCHEDULE

SYMBOL TREES	COMMON NAME	BOTANICAL NAME	CALIPER	<u>QTY</u>
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
SYMBOL SHRUB ARI	COMMON NAME EAS	BOTANICAL NAME	CONT	QTY
	COMPACT TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	1 GAL.	1,009 SF
	WAX MYRTLE	MYRICA CERIFERA	1 GAL.	6,670 SF
GROUND C	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. Abasolutely 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

- 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.

PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE
2525 S. Lamar #4 . Austin, TX 78704
512-853-9682 www.pharisdesign.com



THE COMMONS @ MENGER

OWNER

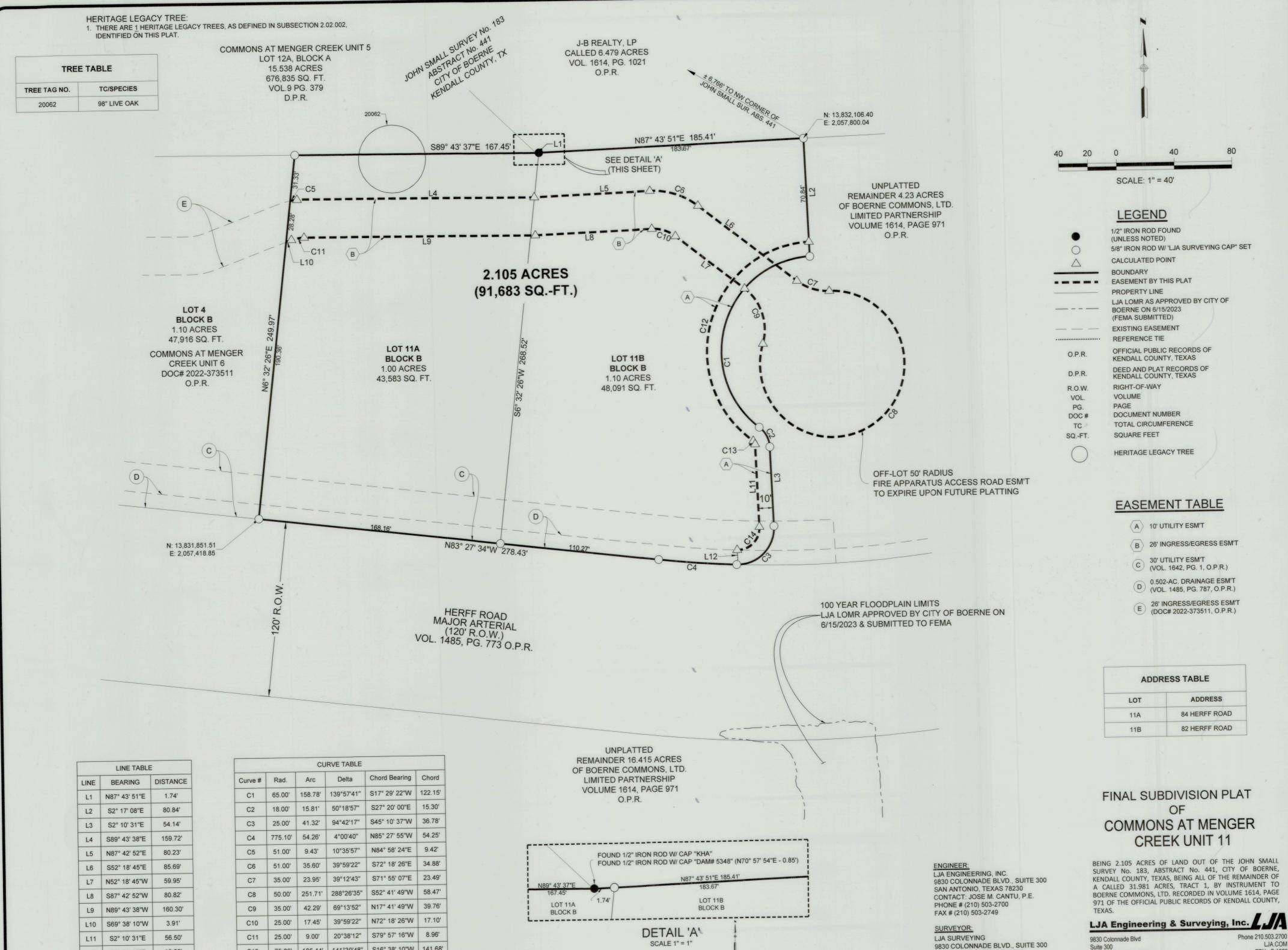
SUBMITTAL

CONCEPTUAL LANDSCAPE PLAN

PLAN SET 04/08/2025 SUBMITTA

SHEET NO.

L2.1



141°39'48" | S16° 38' 10"W | 141.68'

94°42'16" | \$45° 10' 12"W | 22.06'

S28° 11' 08"E | 2.63'

C12

C13

L12 S2° 31' 45"E

75.00'

3.00'

2.72'

LJA.COM FRN - F-1386 T.B.P.E.L.S. FIRM No. 10194382

SHEET 2 OF 2

SAN ANTONIO, TEXAS 78230

PHONE # (512) 439-4700

CONTACT: GORDON N. ANDERSON, R.P.L.S.

San Antonio, Texas 78230



Turn Lane Evaluation Required

Reviewed/Approved By

Peak Hour Trip Generation Form City of Boerne, Texas

Starbucks & Retail

Development Name:

Applicant:

	K	Legal Desci	ription (L	ot, Block):	Unit	11A									
			Number:			Date:		4/8/2	025						
												Alte		T, SUN, Genera <mark>urday</mark>	tor):
ITE Code	Land Use	Variable	Density	AM Peak Hour Rate		AM In 0.51	AM Out 0.49	PM Peak Hour Rate		PM In 0.50	PM Out 0.50	Other Peak Hour Rate	Other Total	Other In	Other Out
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 Bo Con	npleted by City of Boerne														
	Peak Period														
	Peak Hour Trips														
	TIA Required														

Worksheet Last Updated: 3/24/2023