

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 14

HDRC CASE NO:	2015-134
COMMON NAME:	San Antonio Botanical Garden
ADDRESS:	555 FUNSTON PLACE
LEGAL DESCRIPTION:	NCB A-50 BLK 3 LOT 1 (31.933 AC) & P-100 (1.79 AC / PT OF ROW CLOSED) MAHNCKE PARK SUBD 2010 LEGAL / ACRG CORR PER DEED 13910/1096
ZONING:	R4 NCD-6
CITY COUNCIL DIST.:	2
APPLICANT:	Bob Brackman
OWNER:	San Antonio Botanical Garden
TYPE OF WORK:	Park Improvements

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to:

Expand the San Antonio Botanical Garden by constructing a new entrance, welcome center, learning and discovery center, gardens and pervious parking.

APPLICABLE CITATIONS:

UDC Section 35-642 – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

A. Site and Setting.

1. Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
2. Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
3. Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
4. Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

B. Building Design.

1. Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.
2. Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

3. Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.
4. Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.
5. Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.
6. Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.
7. Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.
8. Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

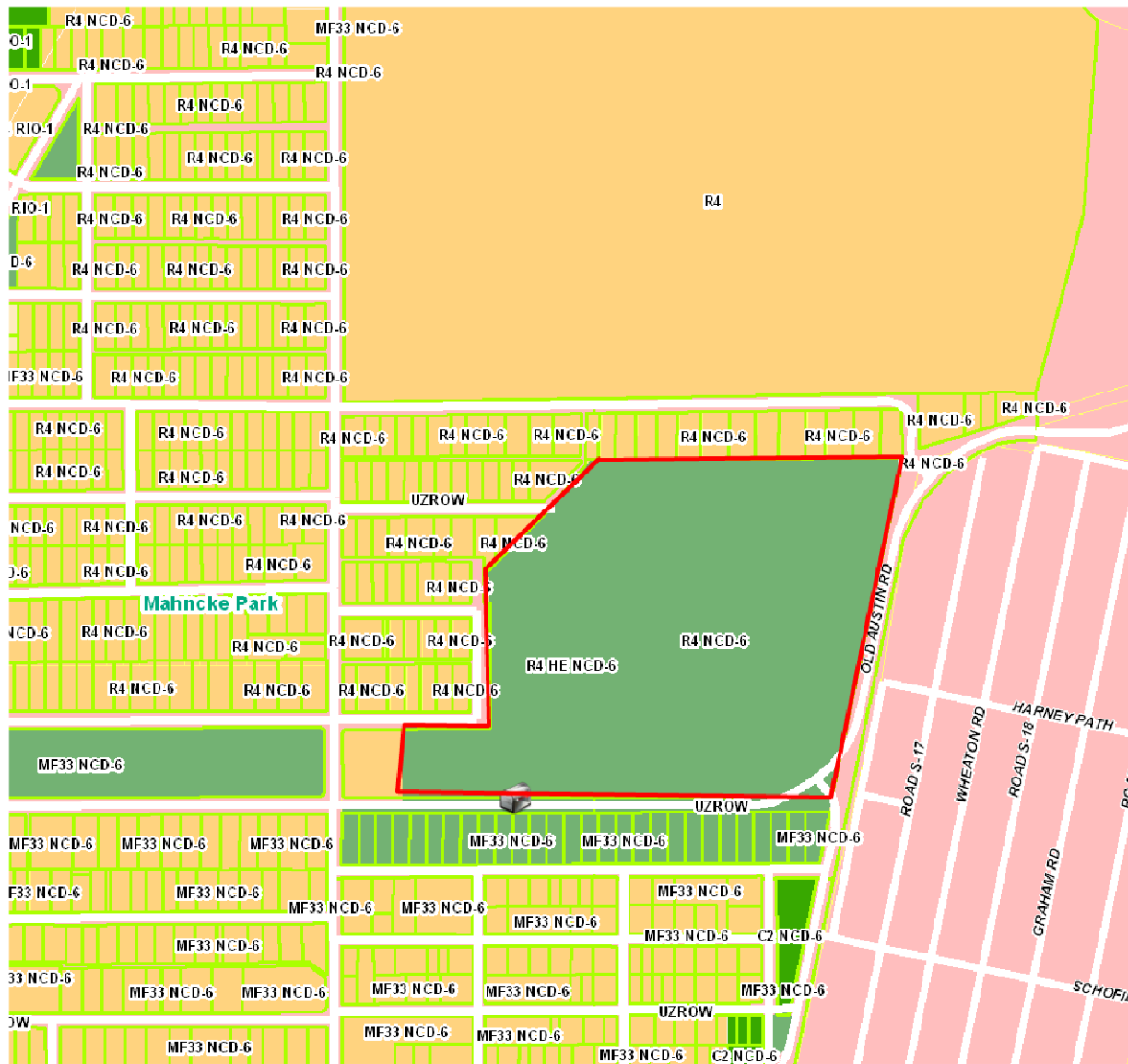
- a. The proposed site improvements respond to the natural setting of the property. The proposed improvements have been organized to allow for pedestrian and vehicular movement within the site and buildings have been placed to enhance and create focal points and views. This is consistent with UDC Section 35-642(a).
- b. The proposed buildings and site improvements are of exceptional quality and respond to the unique character of the site and the time and place in which they are being constructed. The proposed structures: three event/facility buildings, an open air pavilion and a new restroom facility feature design components and materials that respond to the setting, character, and context of the landscape. This is consistent with UDC Section 35-642(b).
- c. The proposed project received conceptual approval by HDRC on November 5, 2014. The proposal has not changed from what was submitted.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Alyson Smith



555 Funston

San Antonio Botanical Gardens

Printed: Apr 08, 2015

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San Antonio Botanical Garden

IMPROVEMENTS PROJECT

PERMIT SET

March 18, 2015

owner

San Antonio Botanical Garden

Bob Brackman, Executive Director
555 Funston @ North New Braunfels
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P: 210.207.3250

prime consultant

landscape architect

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architect

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civil engineer

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mep engineer

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DANNY ZIMMERMANN
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structural engineer

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geotechnical services

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f 970 532 6626

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environmental graphics

DYAL AND PARTNERS
ROY WATSON
1801 LAVACA ST., SUITE 115
AUSTIN, TX 78701
t 512 810 3311

water features

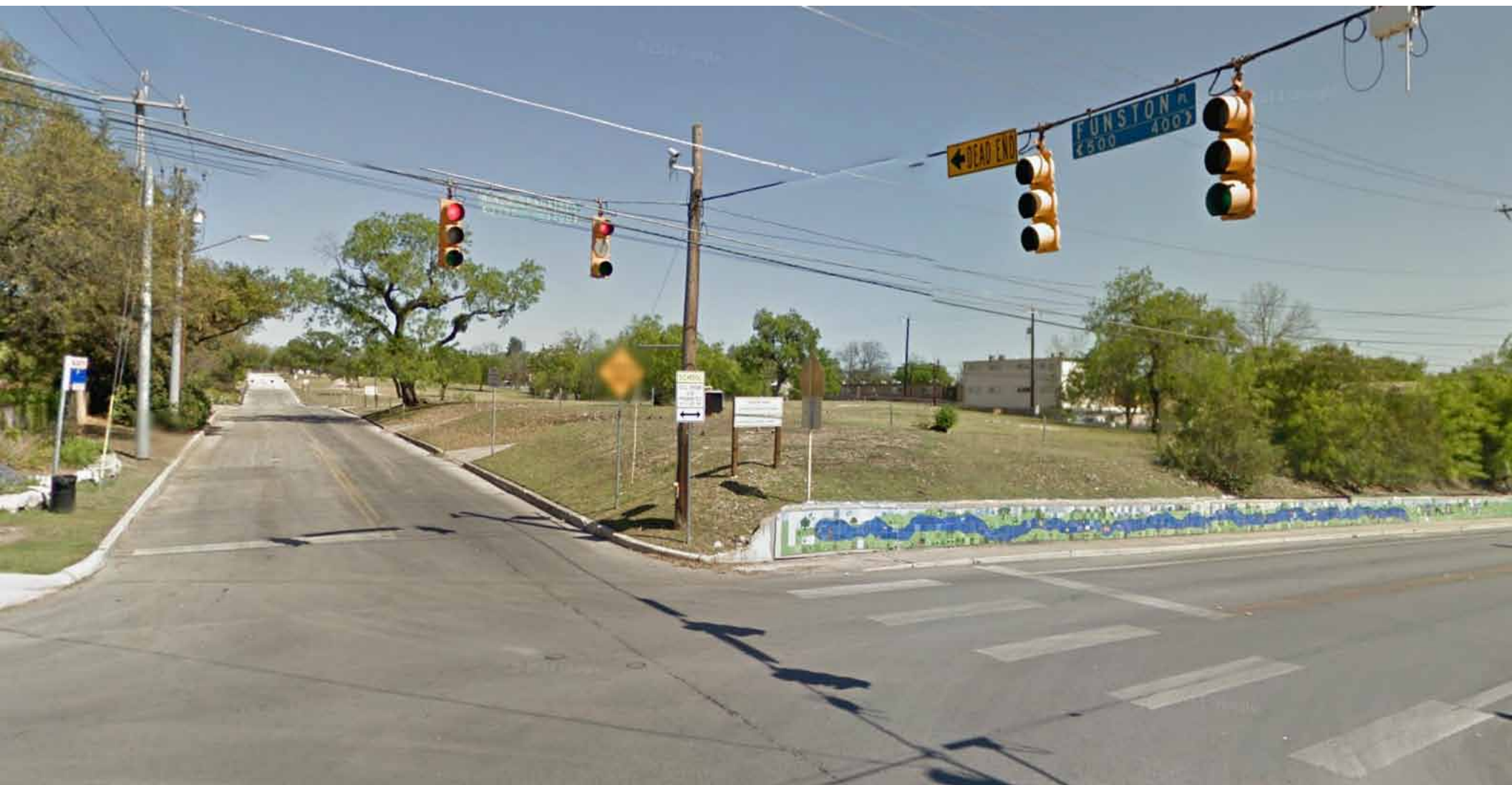
WATERLINE STUDIOS
DOMINIC SHAW
1326 C HWY 290 WEST
DRIPPING SPRINGS, TX 78620
t 512 829 4391





Welcome Center View Looking East from Garden Boulevard (Funston)

March 23, 2015

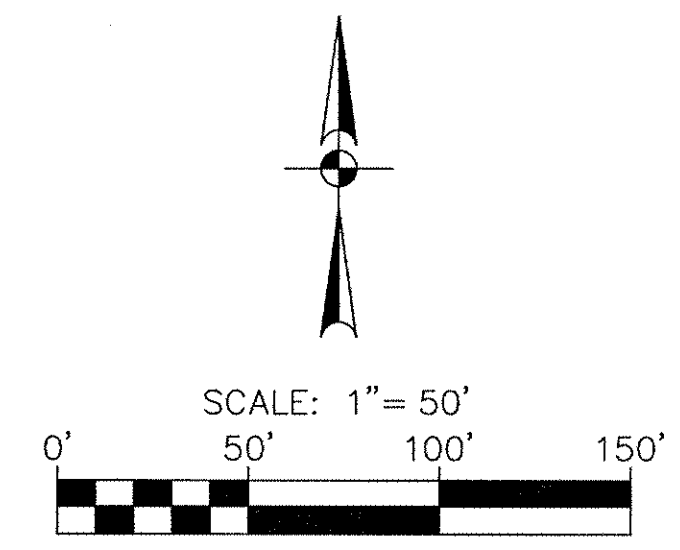
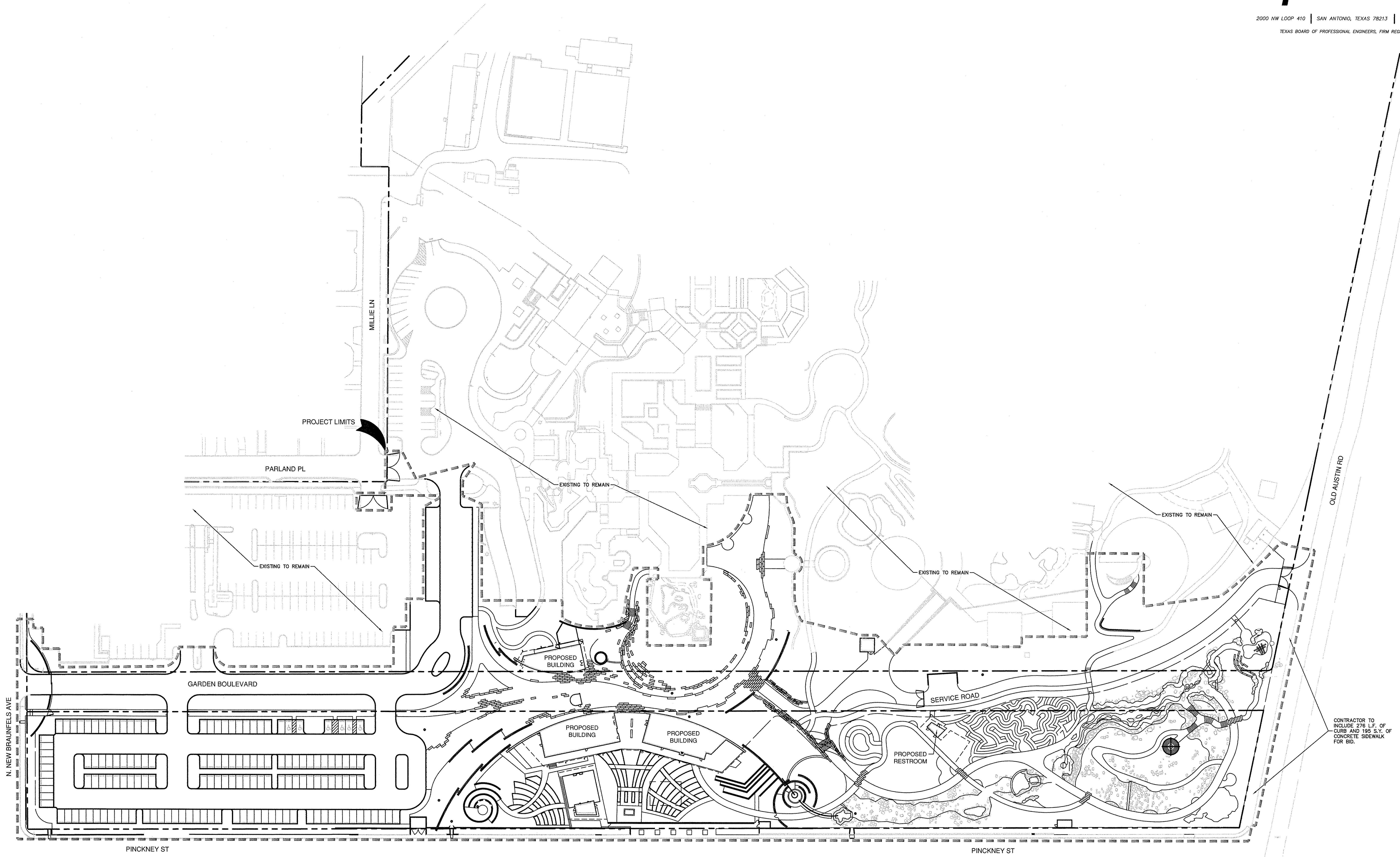


View at N. New Braunfels Looking East

March 23, 2015

Date: Mar 17, 2015, 4:26pm User ID: Rlenda20
File: P:\VZ\AUS\Design\CA\CA-722405.dwg

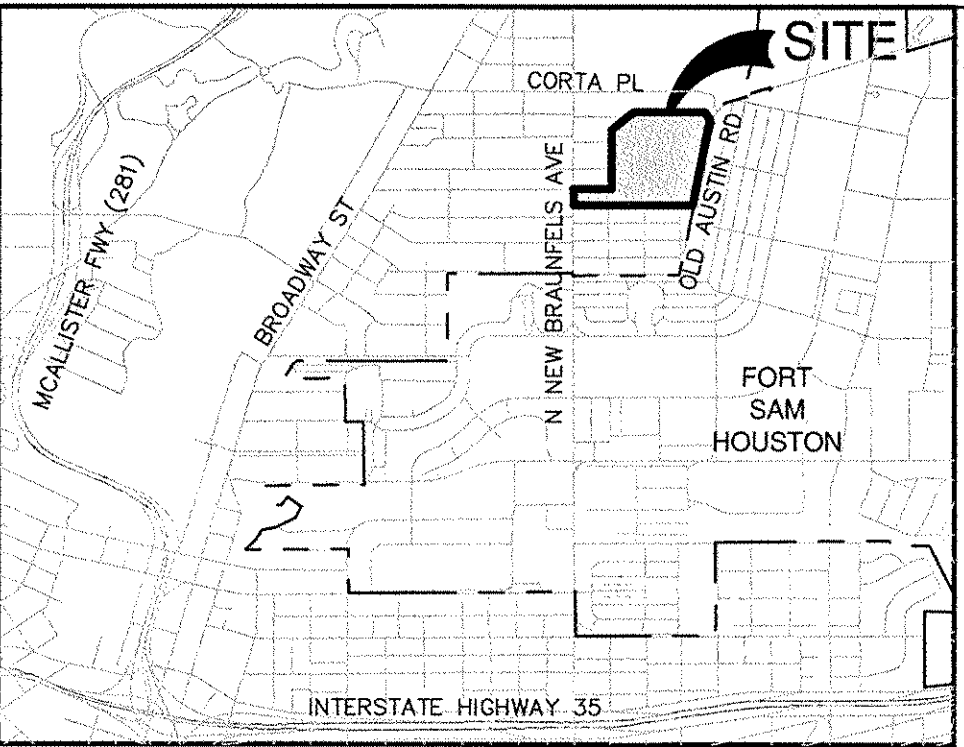
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LEGEND	
PROPERTY LINE	---
PROPOSED CONSTRUCTION	---
PROPOSED BUILDINGS	[Outline]
EXISTING FEATURE	---
PROJECT LIMITS	---

ADDRESS
555 FUNSTON PL
SAN ANTONIO, TX 78209

LEGAL DESCRIPTION
LOT 1 & P-100
BLOCK 3
N.C.B. A-50

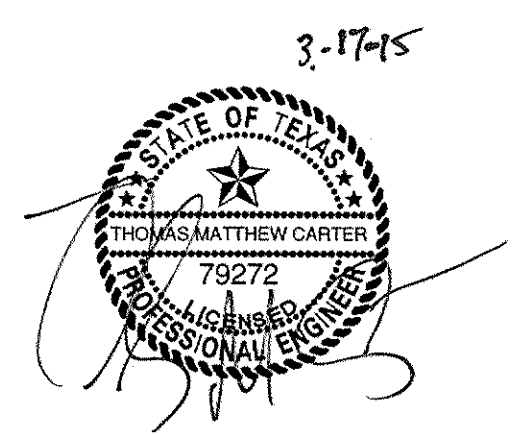


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SAN ANTONIO BOTANICAL GARDEN IMPROVEMENTS PROJECT

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OVAL AND PARTNERS
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WATER FEATURES
WATERLINE STUDIOS
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REV.	DATE	ISSUE
10.31.2013	100%	SCHEMATIC DESIGN
07.14.2014	100%	DESIGN DEVELOPMENT
11.14.2014	25%	CONSTRUCTION DOCUMENTS
12.17.2014	50%	CONSTRUCTION DOCUMENTS
01.22.2015	75%	CONSTRUCTION DOCUMENTS
03.18.2015		PERMIT SET

DATE: MARCH 18TH, 2015

DRAWN: AB

CHECKED: CO

PD PROJECT NO: 7224-05

DRAWING TITLE:
OVERALL SITE PLAN

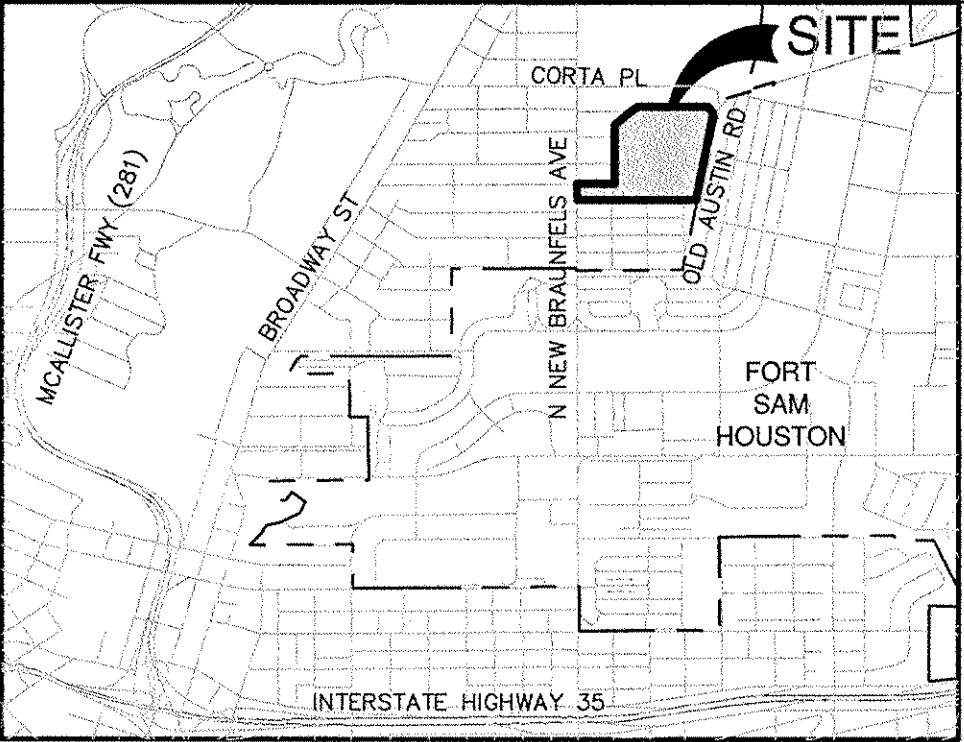
C1.00



FIRE PROTECTION NOTES:

1. FIRE LANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 25 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
2. FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FT.
3. FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.

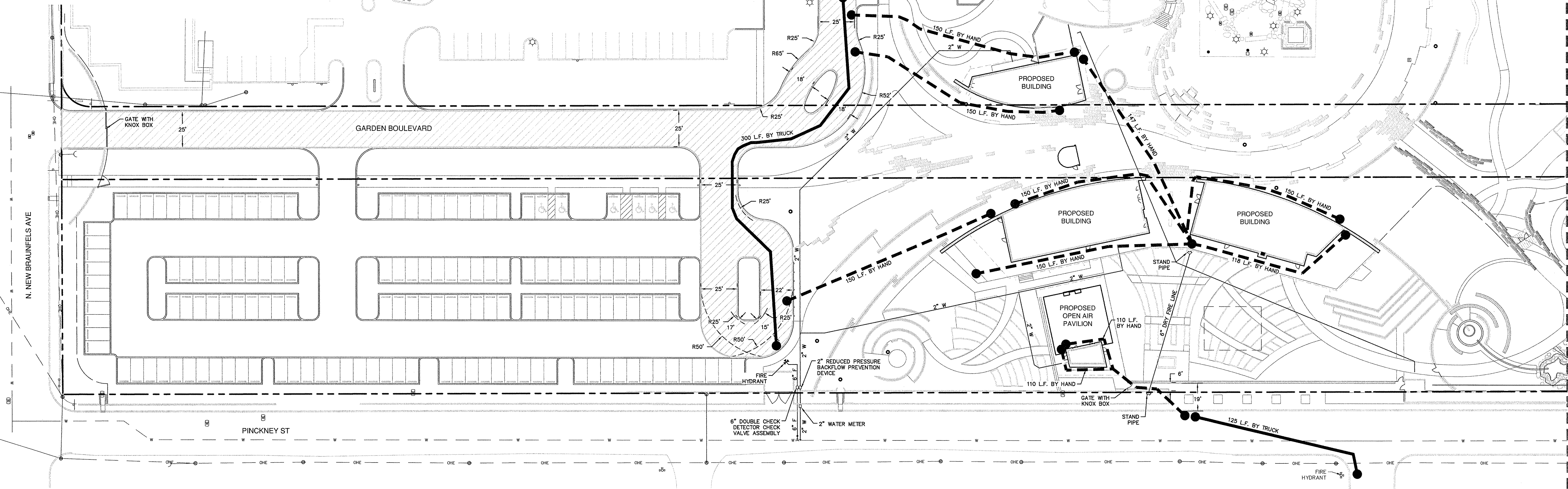
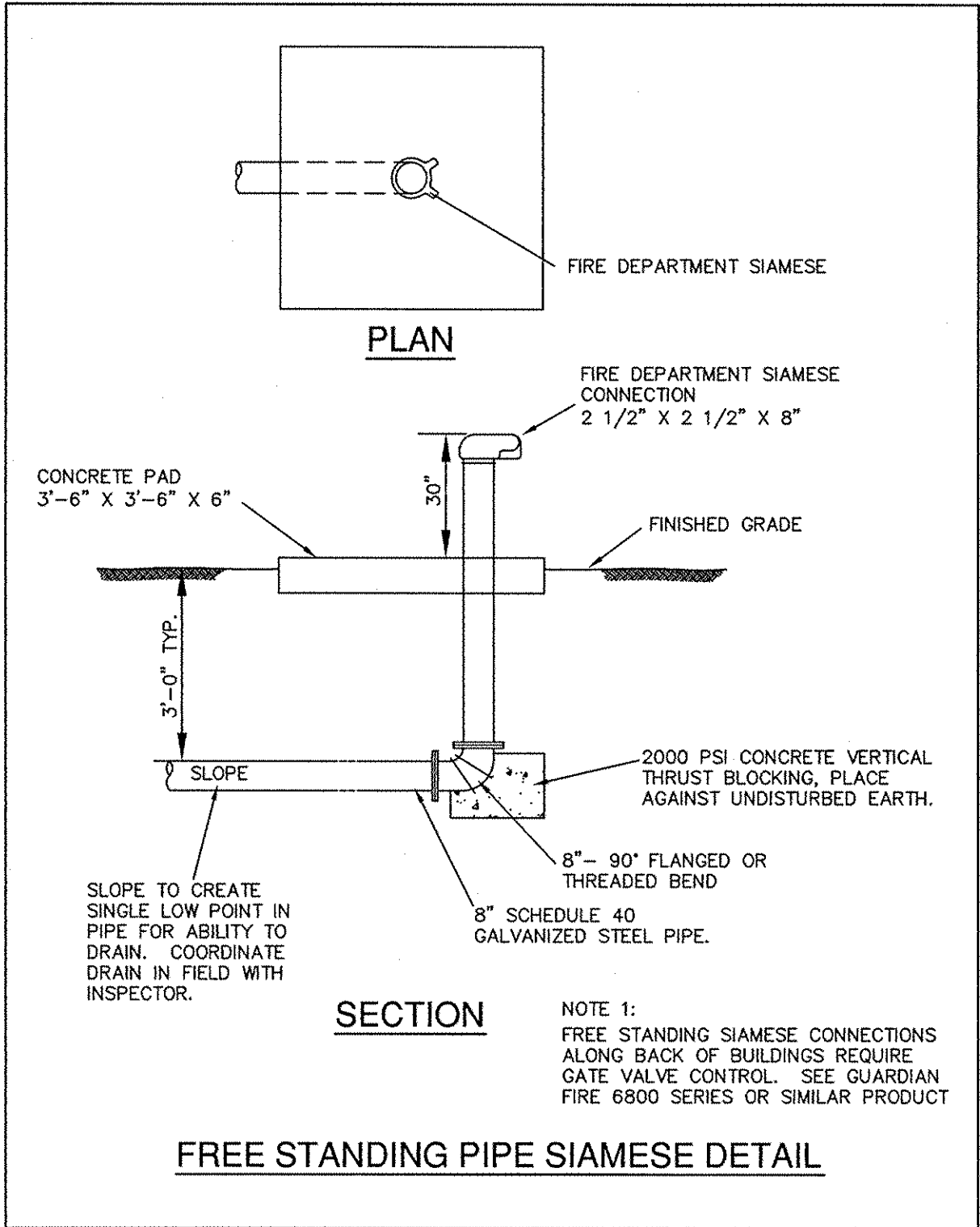
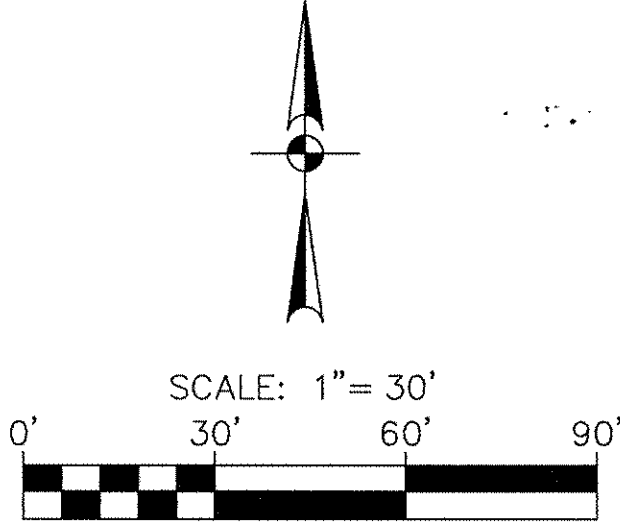
ADDRESS
555 FUNSTON PL
SAN ANTONIO, TX 78209
LEGAL DESCRIPTION
LOT 1 & P-100
BLOCK 3
N.C.B. A-50



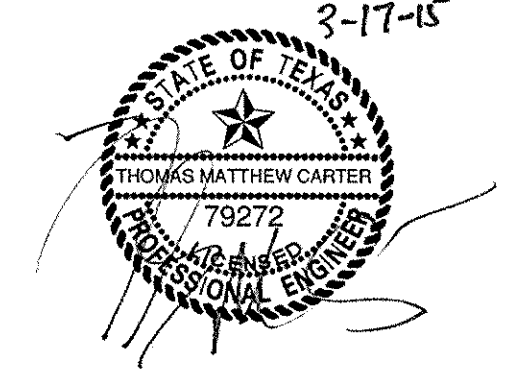
LOCATION MAP
NOT-TO-SCALE
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FAX: 210.375.9010
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LEGEND

- PROPERTY LINE
PROPOSED UTILITY
PROPOSED BUILDINGS
FIRE LANE
HOSE LAY (TRUCK PULL)
350 LF MAX
HOSE LAY (HAND PULL)
150 LF MAX
EXISTING WATER LINE
OVERHEAD ELECTRIC
FDC WITHIN 40'
OF FIRE LANE



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SAN ANTONIO BOTANICAL GARDEN IMPROVEMENTS PROJECT

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ENVIRONMENTAL GRAPHICS
DVAL AND PARTNERS
1801 LAMAR ST., SUITE 115
AUSTIN, TX 78701
512.810.3311 P

WATER FEATURES
WATERLINE STUDIOS
DORNING SHAW
1308 C HWY 280 WEST
DRIPPING SPRINGS, TX 78620
512.828.0211 T

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DRAWING TITLE:
FIRE PROTECTION PLAN

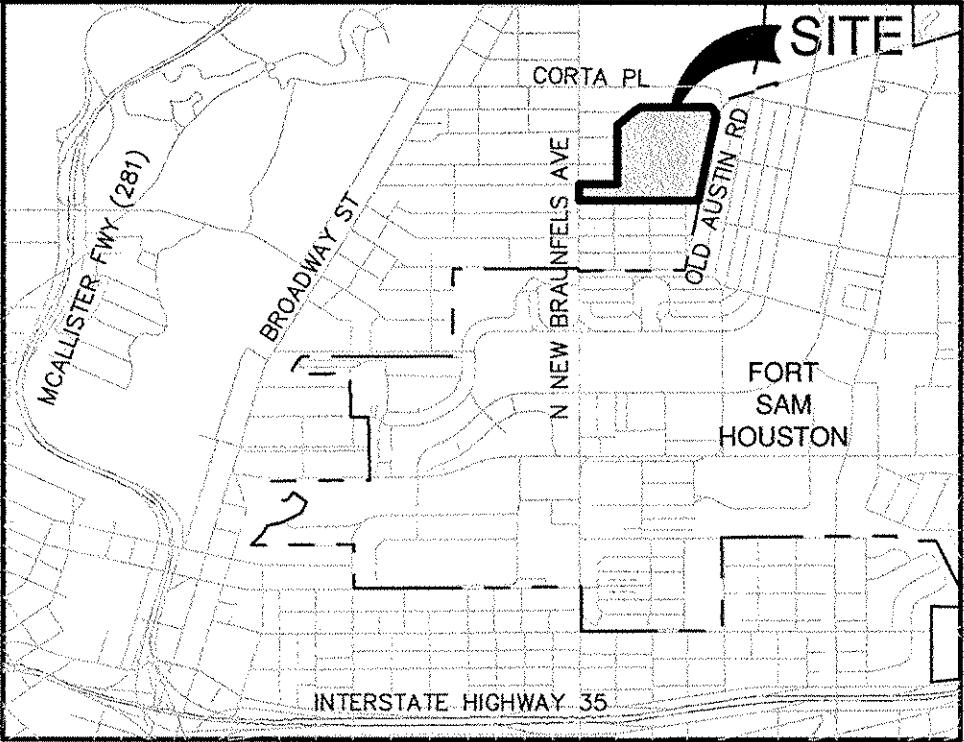
C1.10

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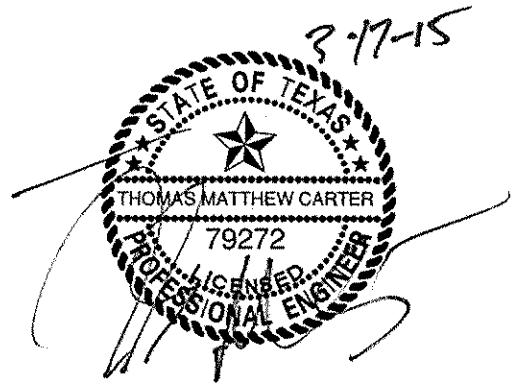
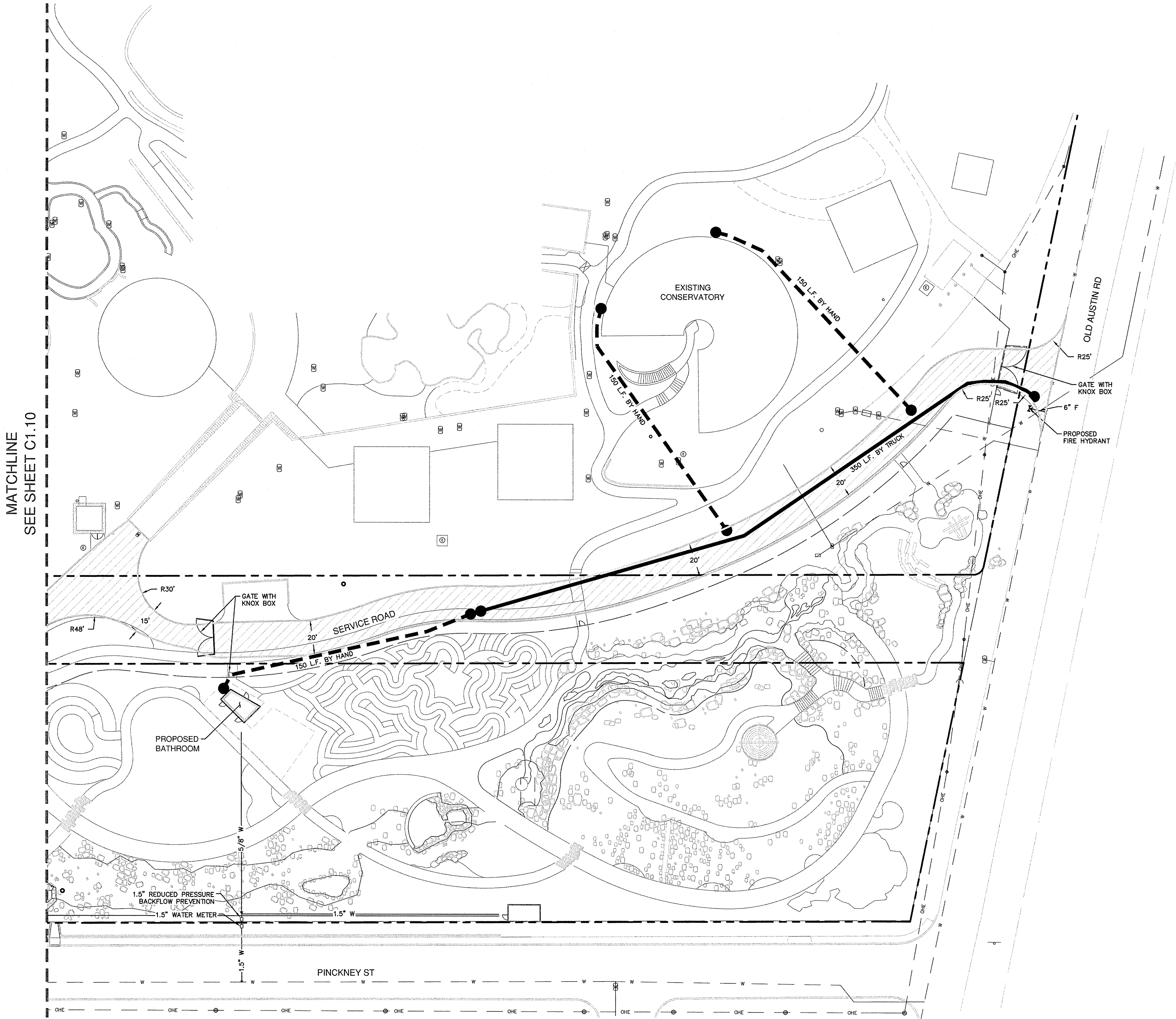
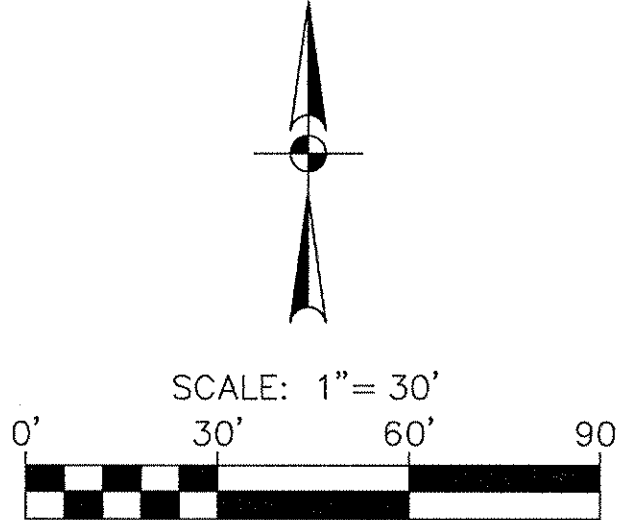
LOCATION MAP
NOT-TO-SCALE

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

LEGEND

- PROPERTY LINE
- PROPOSED UTILITY
- PROPOSED BUILDINGS
- FIRE LANE
- HOSE LAY (TRUCK PULL)
350 LF MAX
- HOSE LAY (HAND PULL)
150 LF MAX
- EXISTING WATER LINE
- OVERHEAD ELECTRIC
- FDC WITHIN 40'
OF FIRE LANE



SAN ANTONIO
BOTANICAL GARDEN
IMPROVEMENTS
PROJECT

555 Funston
San Antonio, TX 78209

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512 382 1656 P

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512 810 3311 P

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DRIFFING SPRINGS, TX 78820
512 828 0311 T

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DRAWN: AB

CHECKED: CO

PD PROJECT NO: 7224-05

DRAWING TITLE:
FIRE PROTECTION
PLAN

C1.11

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TIDES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO CONDUCE WITH THE DISTURBANCE OF UPGRADEMENT AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TIDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

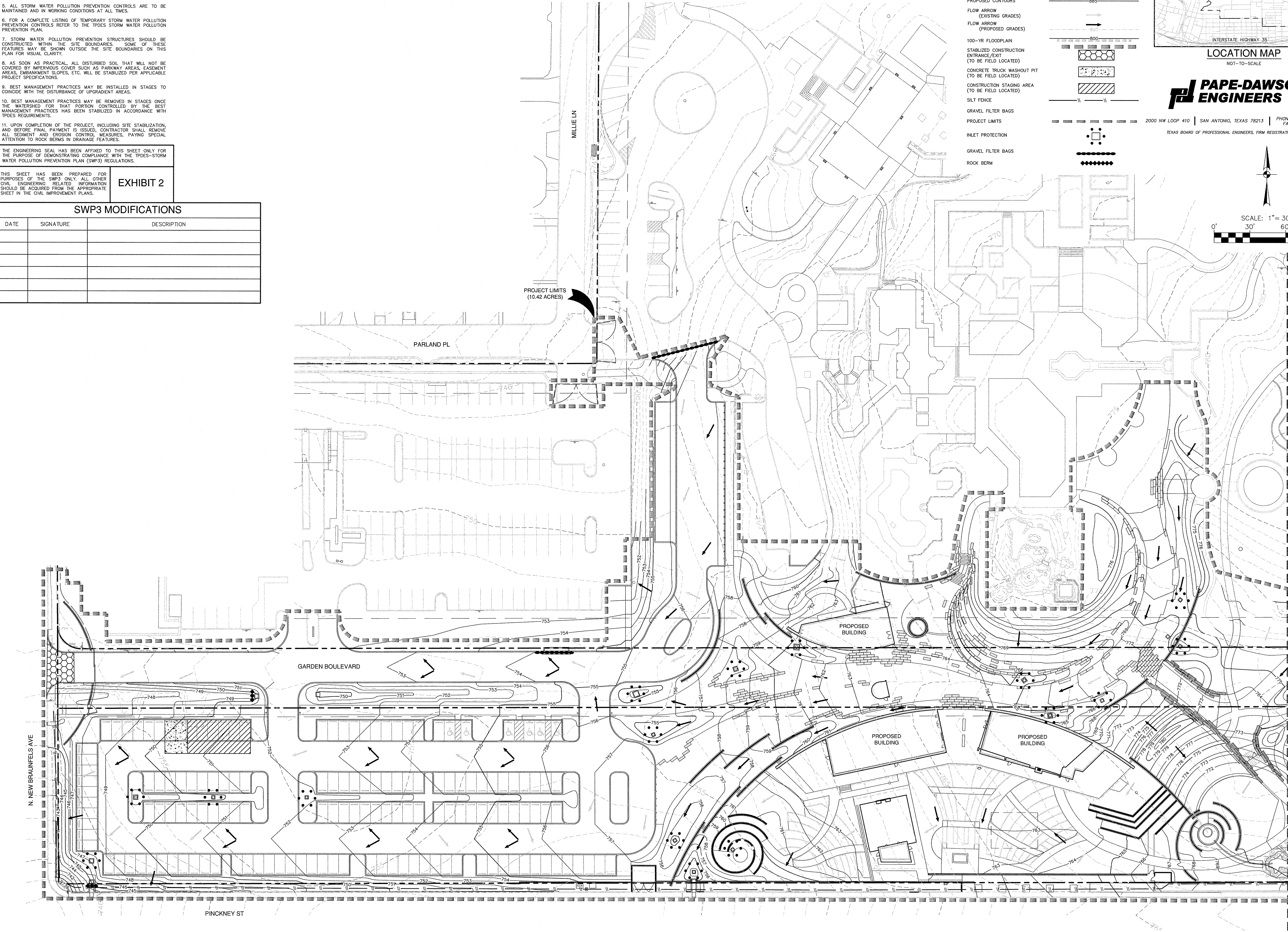
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TIDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

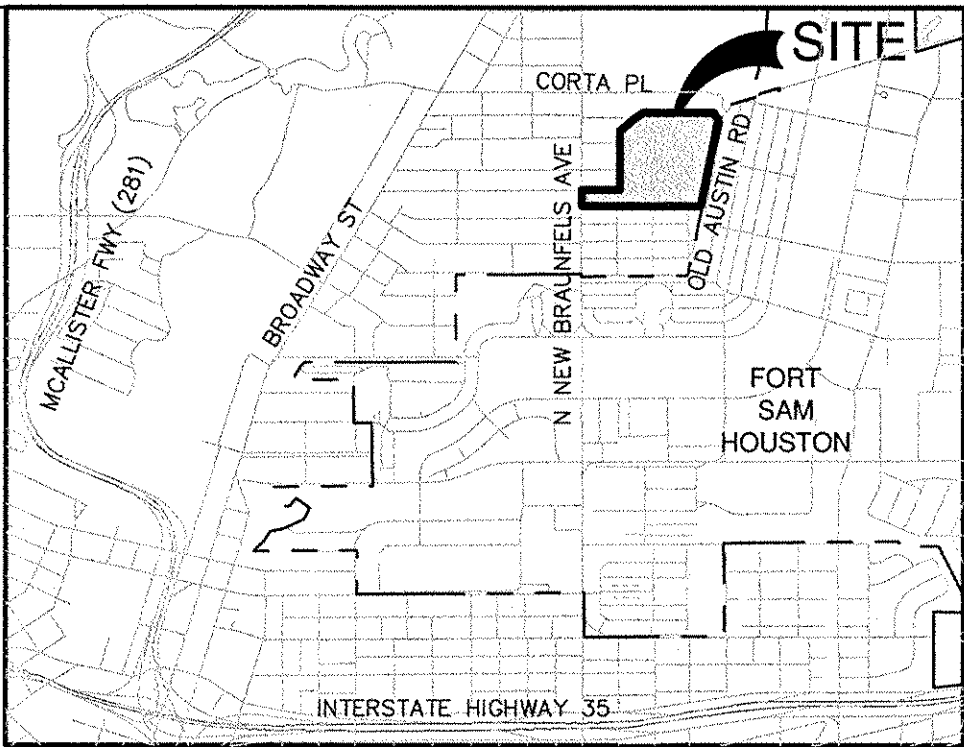


LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW (EXISTING GRADES)
- FLOW ARROW (PROPOSED GRADES)
- 100-YR FLOODPLAIN
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (TO BE FIELD LOCATED)
- CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)
- CONSTRUCTION STAGING AREA (TO BE FIELD LOCATED)
- SILT FENCE
- GRAVEL FILTER BAGS
- PROJECT LIMITS
- INLET PROTECTION
- GRAVEL FILTER BAGS
- ROCK BERM

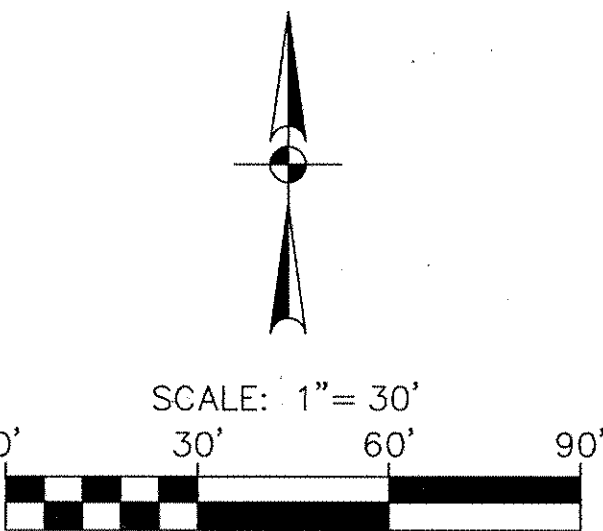
ADDRESS
555 FUNSTON PL
SAN ANTONIO, TX 78209

LEGAL DESCRIPTION
LOT 1 & P-100
BLOCK 3
N.C.B. A-50



PAPE-DAWSON ENGINEERS

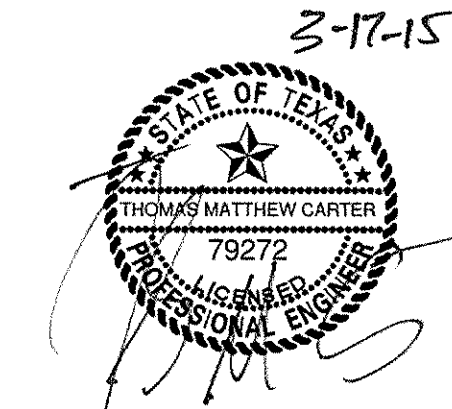
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



MATCHLINE
SEE SHEET C2.01

TEN EYCK
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512.813.9996 P
512.813.9996 F
www.teneyck.com



SAN ANTONIO BOTANICAL GARDEN IMPROVEMENTS PROJECT

555 Funston
San Antonio, TX 78209

LANDSCAPE ARCHITECT
TEN EYCK LANDSCAPE ARCHITECTS
1701 GUADALUPE STREET
AUSTIN, TX 78701
512.813.9996 P
512.813.9996 F

ARCHITECT
WECOLE GILMORE BLACK ROCK STUDIO
6014 EAST FIFTH AVE
SCOTTSDALE, AZ 85251
480.517.5005 P
480.517.5007 F

CIVIL ENGINEER
PAPE - DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TX 78213
210.375.9000 P
210.375.9010 F

MEP ENGINEER
CLEVER ZIMMERMAN
1344 SOUTH RHODES ST
SAN ANTONIO, TX 78204
210.447.8100 P
210.447.8101 F

STRUCTURAL ENGINEER
DATUM ENGINEERING, INC.
5021 BROADWAY
SAN ANTONIO, TX 78209
210.858.2880 P

IRRIGATION
SRI AND ASSOCIATES
5401 NORTHWEST BLVD
GEORGETOWN, TX 78620
512.930.4696 P
970.532.6255 F

LIGHTING DESIGN
STUDIO LUMINA
9411 CHAPEL DOWN ST.
AUSTIN, TX 78729
512.382.1656 P

ENVIRONMENTAL GRAPHICS
DYAL AND PARTNERS
1801 LAVACA ST, SUITE 115
AUSTIN, TX 78701
512.810.3311 P

WATER FEATURES
WATERLINE STUDIOS
DORINE SHAW
1005 C HWY 290 WEST
DRAFFING SPRINGS, TX 78620
512.829.4301 T

REV.	DATE	ISSUE
	10.31.2013	100% SCHEMATIC DESIGN
	07.14.2014	100% DESIGN DEVELOPMENT
	11.14.2014	25% CONSTRUCTION DOCUMENTS
	12.17.2014	50% CONSTRUCTION DOCUMENTS
	01.22.2015	75% CONSTRUCTION DOCUMENTS
	03.18.2015	PERMIT SET

DATE: MARCH 18TH, 2015

DRAWN: AB

CHECKED: CO

PD PROJECT NO.: 7224-05

DRAWING TITLE:

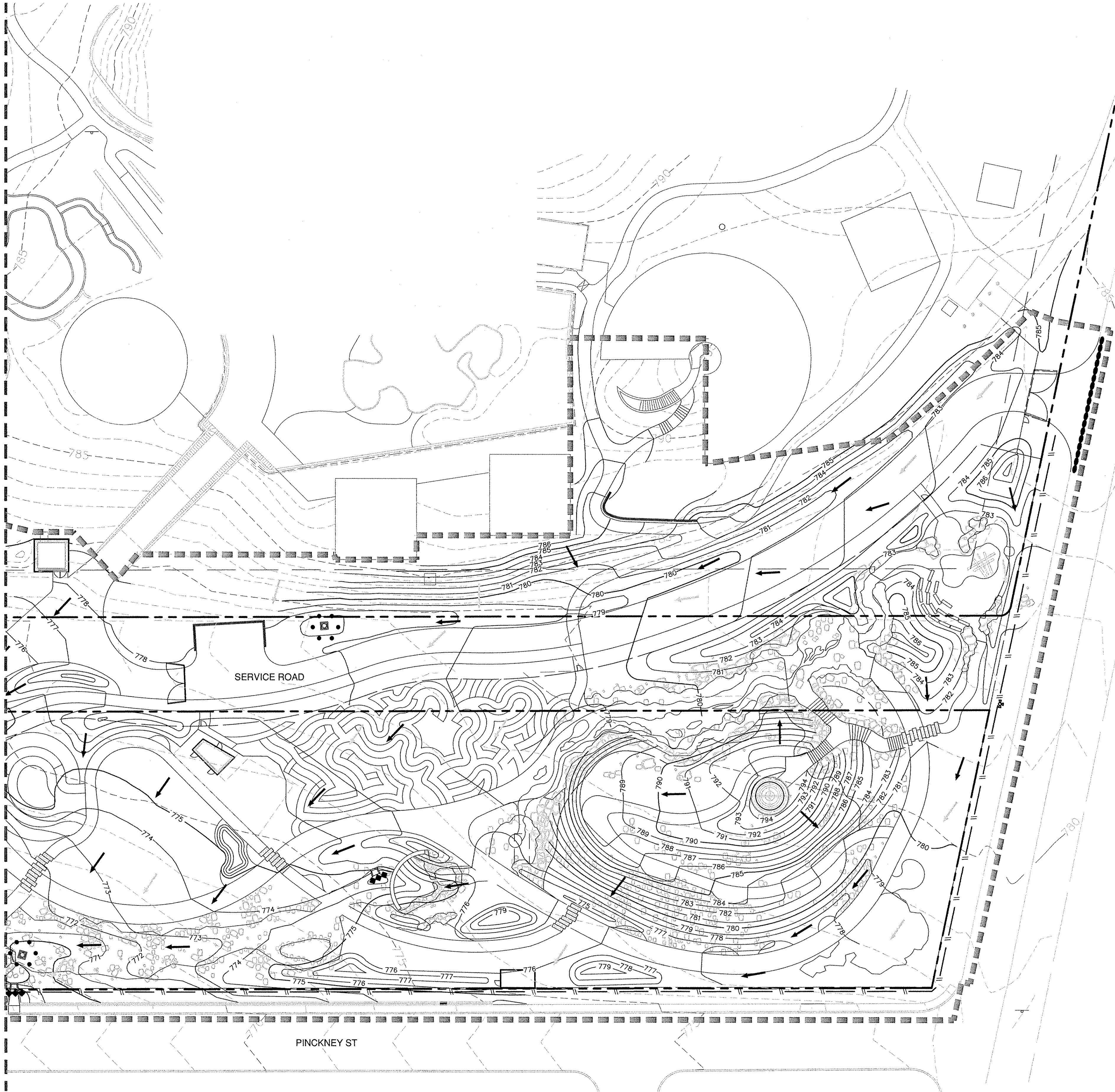
SWPPP

C2.00

Date: Mar 17, 2015, 4:26pm User ID: Rmndico
File: P:\2124\US Design\City\722405.dwg

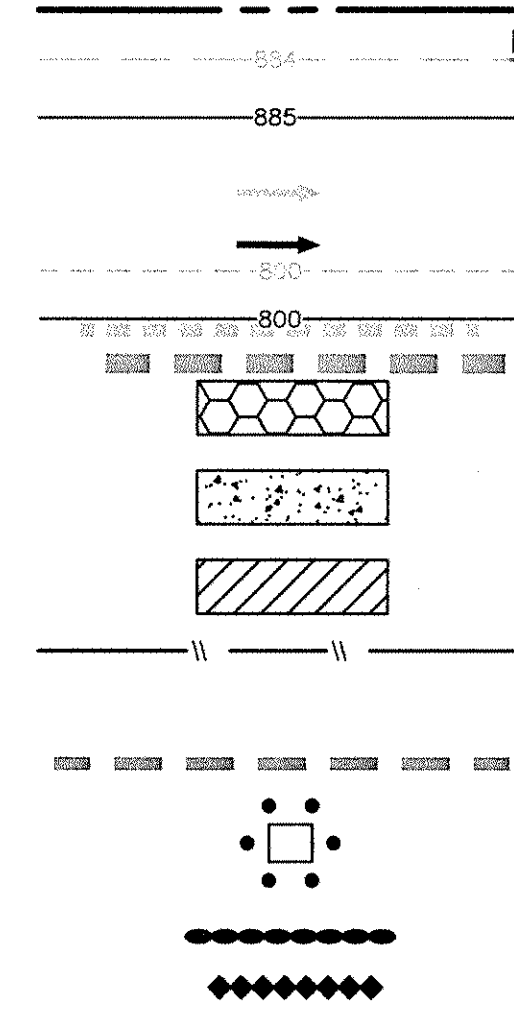
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MATCHLINE
SEE SHEET C2.00



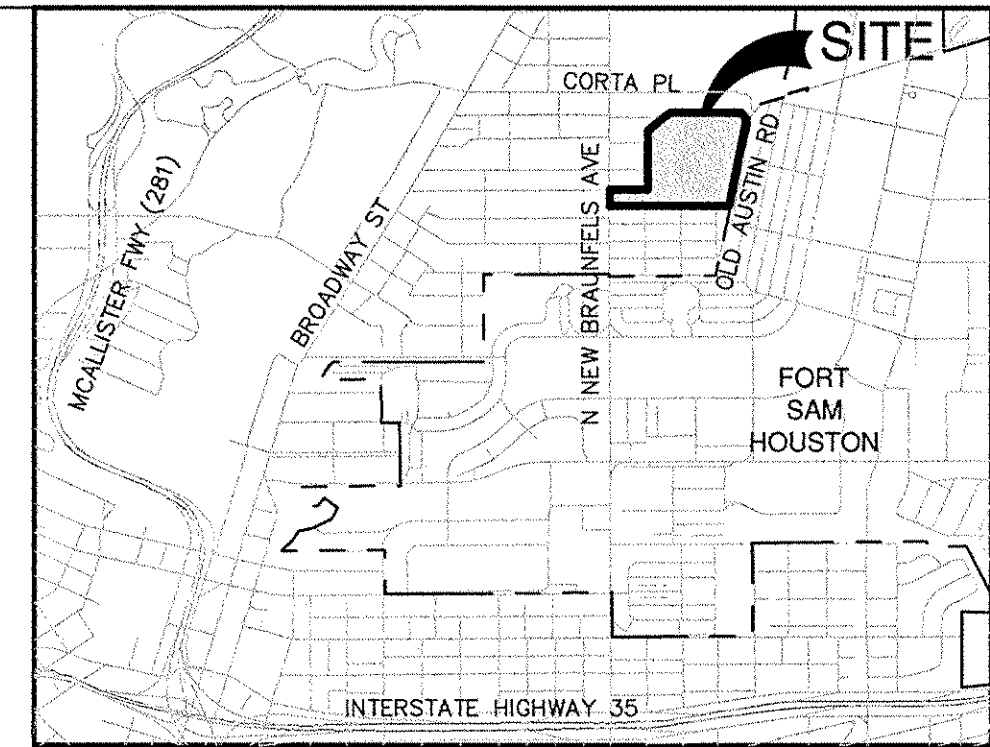
LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW (EXISTING GRADES)
- FLOW ARROW (PROPOSED GRADES)
- 100-YR FLOODPLAIN
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (TO BE FIELD LOCATED)
- CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)
- CONSTRUCTION STAGING AREA (TO BE FIELD LOCATED)
- SILT FENCE
- GRAVEL FILTER BAGS
- PROJECT LIMITS
- INLET PROTECTION
- GRAVEL FILTER BAGS
- ROCK BERM



ADDRESS
555 FUNSTON PL
SAN ANTONIO, TX 78209

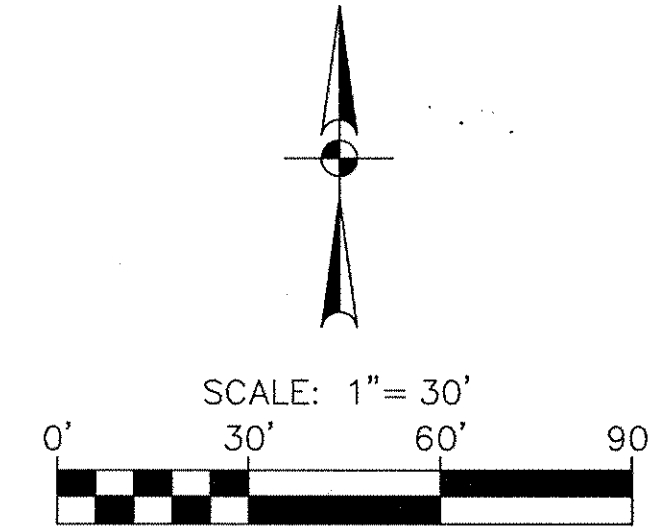
LEGAL DESCRIPTION
LOT 1 & P-100
BLOCK 3
N.C.B. A-50



LOCATION MAP
NOT-TO-SCALE

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



GENERAL NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
 - CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
 - STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
 - RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
 - ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
 - FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
 - STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
 - AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
 - BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADEMENT AREAS.
 - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
 - UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
- THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

LANDSCAPE ARCHITECT
TEN EYCK LANDSCAPE ARCHITECTS
1701 GUADALUPE STREET
AUSTIN, TX 78701
512 813 9998 P
512 813 9998 F

ARCHITECT
WEDDLE OLIMORE BLACK ROCK STUDIO
8015 EAST FIFTH AVE
SCOTTSDALE, AZ 85251
480 517 5055 P
480 517 5057 F

CIVIL ENGINEER
PAPE - DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TX 78213
210 375 9000 P
210 375 9010 F

MEP ENGINEER
CLEGG ZIMMERMAN
1344 SOUTH FLORISS ST
SAN ANTONIO, TX 78204
210 447 6100 P
210 447 6101 F

STRUCTURAL ENGINEER
DATUM ENGINEERING, INC.
5021 BROADWAY
SAN ANTONIO, TX 78209
210 858 2880 P

IRRIGATION
SR6 AND ASSOCIATES
3401 NORTHWEST BLVD
GEORGETOWN, TX 78626
512 500 4966 P
512 500 4965 F

LIGHTING DESIGN
STUDIO LUMINA
9411 CHAPEL DOWN ST
AUSTIN, TX 78728
512 382 1656 P

ENVIRONMENTAL GRAPHICS
DVAL AND PARTNERS
1801 LAVACA ST, SUITE 115
AUSTIN, TX 78701
512 810 3311 P

WATER FEATURES
WATERLINE STUDIOS
DOMINGUEZ
1308 C HWY 290 WEST
DRIPPING SPRINGS, TX 79620
512 859 4391 F

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