## HISTORIC AND DESIGN REVIEW COMMISSION

#### February 05, 2020

HDRC CASE NO:	2020-004
ADDRESS:	CARACOL PARK (at Potranco and Rosseau Roads)
LEGAL DESCRIPTION:	NCB 34362 BLK LOT P-2C NON-ADJACENT REMAINS
ZONING:	R-6
CITY COUNCIL DIST.:	4
APPLICANT:	Justin Sherwood/Open Air Studios
OWNER:	CITY OF SAN ANTONIO
TYPE OF WORK:	Park improvements
<b>APPLICATION RECEIVED:</b>	December 26, 2019
60-DAY REVIEW:	February 24, 2020
CASE MANAGER:	Rachel Rettaliata

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a new city park, featuring:

- 1. A concrete walking trail,
- 2. City standard trash and recycling receptacles.

#### **APPLICABLE CITATIONS:**

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

#### UDC Sec 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 unaddressed parcel on Rousseau Road, south of 10838 Potranco Road and north of Willow Grove Drive, at property ID 746628 is a newly proposed park to be named Caracol Park. The project was funded by the 2017 Bond Program.
- b. PARK AMENITIES The applicant has proposed to install trash receptacles and recycling receptacles that meet City standards. Staff finds the proposal generally consistent with the UDC Sec. 35-642 (b).
- c. SIDEWALKS AND PAVING The applicant has proposed to install a new 6-foot-wide concrete walking trail. Staff finds the proposal generally consistent with the UDC.
- d. ARCHAEOLOGY The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

#### **RECOMMENDATION:**

Staff recommends final approval based on findings a through d with the following stipulation:

i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



January 29. 2020		1:8,000					
····· <b>································</b>	0	0.05	0.1	0.2 mi			
Liser drawn lines		<del>', ' , '</del>		<del></del>			
User drawn mies	0	0.1	0.2	0.4 km			



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft

# Google Maps Rousseau Rd



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft 🗆



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft 🗆



Imagery ©2020 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft 🛛





# **CITY OF SAN ANTONIO**

## CARACOL PARK

ROUSSEAU ROAD SAN ANTONIO, TEXAS



DATE OF ISSUE: 12/02/2019

**PROJECT NUMBER** 

23-01647

FUNDING

2017 BOND PROGRAM

#### **CITY COUNCIL**

#### MAYOR

RON NIRENBERG

#### COUNCIL

ROBERTO TREVINO	DISTRICT 1
JADA ANDREWS-SULLIVAN	DISTRICT 2
REBECCA VIAGRAN	DISTRICT 3
DR. ADRIANA ROCHA GARCIA	DISTRICT 4
SHIRLEY GONZALES	DISTRICT 5
MELISSA CABELLO HAVRDA	DISTRICT 6
ANA SANDOVAL	DISTRICT 7
MANNY PELAEZ	DISTRICT 8
JOHN COURAGE	DISTRICT 9
CLAYTON PERRY	DISTRICT 10

#### **CITY MANAGER**

ERIK WALSH

#### **INTERIM DIRECTOR OF TCI**

RAZI HOSSEINI, P.E.

#### **INTERIM DIRECTOR OF PARKS AND RECREATION**

HOMER GARCIA

#### **PROJECT MANAGER**

MARK WITTLINGER PH. *#* 210-207-2874

#### **PRIME CONSULTANT**

OPEN AIR STUDIOS, LLC LANDSCAPE ARCHITECT PH. # 210-908-6736

#### **CIVIL ENGINEER**

KIMLEY-HORN & ASSOC. PH. *#* 210-321-3435

#### SHEET INDEX

LANDSCAPE ARCHITECTURE L0.00 E.P.I.C. SHEET TP.01 TREE PRESERVATION PLAN TP.02 TREE PRESERVATION DETAILS D1.01 DEMOLITION PLAN

**CIVIL ENGINEER** C1.0 CIVIL SITE PLAN C1.1 CIVIL SITE DETAILS

#### LANDSCAPE ARCHITECTURE

L1.01 MATERIALS PLAN L1.02 RE-VEGETATION PLAN L2.01 SITE DETAILS L3.01 GRADING PLAN

OUR MISSION: THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE

TRANSPORTATION AND CAPITAL IMPROVEMENTS DEPARTMENT

"Although it is not the responsibility of the City to provide sets of drawings and/or specifications to the successful Contractor for the construction of this project, the City map provide earts or returned sets that are available, if any from the bidding process. All other sets as deemed required by the Contractor, for the purposes of construction of this project, shall be obtained and paid by the Contractor."

MUNICIPAL PLAZA BUILDING 114 W. COMMERCE SAN ANTONIO, TX 78238 PH # 210-207-8413 FAX # 210-207-2197

#### I STORMWATER POLITION PREVENTION-CI FAN WATER ACT SECTION 402

Texas Pollutant Discharge Elimination System (TPDES) TXR 150000: Stormwater Discharge Permit or Construction General Permit (CGP) required for projects with 1 or more acres distrubed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 540

No Action Required Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000

- 2. Comply with the Storm Water Pollution Prevention Plan (SW3P) and revise when necessary to control pollution or required by the Engineer. 3. Post Construction Site Notice (CSN) with SW3P information on or near the site, accessible to the public and Texas Commission on Environmental Quality (TCEQ),
- Environmental Protection Agency (EPA) or other inspectors. 4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, Contractor shall submit Notice of Intent (NOI) to TCEQ and
- the COSA Inspector. Yes No 5. NOI required:

Note: If amount of soil disturbance changes, permit requirements may change.

II. WORK IN OR NEAR STREAMS, WATERBODIES AND WETLANDS CLEAN WATER ACT SECTIONS 401 AND 404

US Army Corps of Engineers (USACE) Permit required for filling, dredging, excavating or other work in any potential USACE jurisdictional water, such as, rivers, creeks, streams, or wetlands.

The Contractor shall adhere to all of the terms and conditions associated with the following permit(s):

- No Permit Required
- Nationwide Permit (NWP) 14 Pre-construction Notice (PCN) not Required
- Nationwide Permit 14 PCN Required
- Individual 404 Permit Required
- Other Nationwide Permit Required: NWP#

#### Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices (BMPs) planned to control erosion,

sedimentation and post-project total suspended solids (TSS).

З. standard is governed by the "Texas Engineering Practice Act". No warranty of any ADCT for any purpose withseover. TADCT assumes no responsibility for the convert and formats or for incorrect results or damages resulting from its use.

2.

#### 401 Best Management Practices: (Not applicable if no USACE permit)

Erosion	Sedimentation	Post-Construction TSS
Temporary Vegetation	Silt Fence	Vegetative Filter Strips
Blankets/Matting	Rock Berm	Retention/Irrigation Systems
Mulch	Triangular Filter Dike	Extended Detention Basin
Sodding	Sand Bag Berm	Constructed Wetlands
Interceptor Swale	Straw Bale Dike	Wet Basin
Diversion Dike	Brush Berms	Erosion Control Compost
Erosion Control Compost	Erosion Control Compost	Mulch Filter Berm and Socks
Mulch Filter Berm and Socks	Mulch Filter Berm and Socks	Compost Filter Berm and Sock
Compost Filter Berm and Socks	Compost Filter Berm and Socks	Vegetation Lined Ditches
	Stone Outlet Sediment Traps	Sand Filter Systems
	Sediment Basins	Sedimentation Chambers
		Grassy Swales

#### III. CULTURAL RESOURCES Cultural resources fall under the Antiquities Code of Texas and/or the National Historic Preservation Act, as amended in 1966. If a previously unidentified archeological site is

encountered during construction work, activities should be immediately stopped in the vicinity and the City Archeologist (210-207-7306) notified and/or the SHPO.

🛛 No Action Required	Required Action
Action No.	
1.	
2.	
3.	
4	

#### IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical. Contractor must adhere to Construction Specification Requirements Specs 162,164, 192, 193, 506 730, 751, 752 in order to comply with requirements for invasive species, beneficial landscaping, and tree/brush removal commitments

Required Action No Action Required

Action No.

- 1. Ensure that a tree permit is in place for this project, if required.
- 2. Follow the tree preservation/mitigation plan provided in the design plan set. If there are any questions or concerns, please contact the City Arborist at 210-207-0278, before any work begins.

1	FEDERAL LISTED,	PROPOSED THREAT	ENED, ENDANGE	RED SPECIES,
	CRITICAL HABITAT	, STATE LISTED SPEC	CIES, CANDIDATE	SPECIES
	AND MICRATORY I	alphs		

Required Action No Action Required

Action No.

1 MIGRATORY BIRD NESTED ule construction activities as needed to meet the following requirements:

A. Do not remove or destroy any active migratory bird nests (nests containing eggs and/or flightless birds) at any time of year. If there are any active nests, they shall not be removed until the nests become inar-

B. On/in structures, if there are any active nests, they shall not be removed until all nests become inactive. After inactive nests are ren and/or before nest activity begins, deterrent materials may be applied to the structures to prevent future nest building.

2. Deterrent material should be placed (and maintained) after October 1 or before February 15.

The preferred nesting season for migratory birds is from February 15 through October 1. When practicable, schedule construction operations outside of the preferred nesting season

If any of the listed pointies are observed, cases work in the immediate area, on to distain senses or habitat and contact the COSA Inspector immediately. The work may not remove active nests from bridges and other structures during nesting season of the brids associated with the nests. If caves or sinholes are discovered, cease work in the immediated area, and contact the COSA Inspector immediately.

#### VI. HAZARDOUS MATERIALS OR CONTAMINATION ISSUES General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropriate for any hazardous materials used. Obtain and keep on-site Material Safety Data Sheets (MSDS) for all bazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labelling as required by the Act. Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS in accordance with safe work practices, and contact the COSA Inspector immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills

Contact the COSA Inspector if any of the following are detected: Dead or distressed vegetation (not identified as normal) Trash piles, drums, canister, barrels, etc. \* Undesirable smells or odors \* Evidence of leaching or seepage of substances

Hazardous Materials or Contamination Issues Specific to this Project:

Required Action No Action Required

Action No.

1 2

3.

Does the project involve the demolition of a span bridge? Yes No (No further action required)

If "Yes" a pre- demolition notification must be submitted to the Texas Department of State Health Services. The contractor shall contact the Project Engineer 25 calendar days prior to the demolition of the bridges(s) on the project to assist with the notification

#### VII. OTHER ENVIRONMENTAL ISSUES

(includes regional issues such as Edwards Aquifer District, etc.)

No Action Required Required Action Action No.

Caracol Park (2017 Bond) December 2019

ENVIRONMENTAL\_PERMITS, ISSUES\_AND\_COMMITMENTS

EPIC

FILE: epic.2015-10-09 SAT.dgn DN: COSA CK: COSA DW: LG CK: JS CTXDOT NOVEMBER 2018 CONT SECT JOB HIGHWAY DIST COUNTY SHEET NO.

SHEET NUMBER: L0.00

SHEET TITLE:

EPIC SHEET



ANDSCAPE ARCHITECTUR

WWW.GOOPENAIR.COM

CARACOL PARK

SAN ANTONIO, TEXAS

PROJECT #: CSA20181

DESIGNED BY: JS

REVIEWED BY: JS

ISSUED: DEC: 02 2019

DRAWN BY: EG

URBAN DESIGN 2722 W. BITTERS RD, STE #114 SAN ANTONIO, TX 78232

P: 210-908-6736

PROJECT:

LOCATION.









1 TREE REMOVAL DIAGRAM

NOT TO SCALE

ROOT PROTECTION ZONE-THE ROOT PROTECTION

ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 6 INCH RADIUS FOR ROOT PROTECTION ZONE.

2A LEVEL I & FENCE PROTECTION ELEVATION

NOT TO SCALE

#### SHEET TITLE: TREE PRESERVATION DETAILS

SHEET NUMBER: TP.02



#### **3** BORING THRU TREE ROOT ZONE NOT TO SCALE





NOTE: WRAP TREE TRUNK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

NOT TO SCALE

#### 2D LEVEL II B FENCE PROTECTION



2C LEVEL II A FENCE PROTECTION NOT TO SCALE

							Understor 5.0	y Species' '* *	Signific 6" -	ant Tree 23.5"	Significa 10.0*	ant Tree" - 23.5"	Herita	ge 3:1	Heritz	ge 1:1	Note
ing #	Species	Tree Code	Size (inches)	Hertage (Y/N)	Save	Exempt Code	Removed	Preserved	Removed	Preserved	Removed	Presened	Removed	Preserved	Removed	Preserved	
1532	Live Oak	S1	30.0	Y	PRESERVED									- 30			
1551	Live Oak	81	28	Y	PRESERVED					1				28			
1444	Live Oak:	- 81	. 40	Y	PRESERVED									40			_
1248	Uve Oak	- 51	36	Y	PRESERVED									38			
1	Live Oak	S1	- 24	Y	PRESERVED									24			
2	Live Oak	81		Y	PRESERVED						_			36			_
	5	2	Sub. To	t, inches=	Second Street		0	0	0	0	0	0	0	194	0	0	
			Total in	ches by ca	ifegory=			0	1.27.2	0		0	1	194		0	
			Preserve	ation perce	entage=		40	RV/OR	0.000.000	Significant	#D	N/OI	Heritage P	reservation	10	0%	
			Mitigate	on required	(Commercial) ·		0		Commen	cial (inches)	0	0200111				1.	
_	-	1	Mitigate	on required	(Residential) =	_	0		Reside	ntial (nches)	0		Heritage	Mitigation	(inches)	0	
_		_			-	_		_	-	E	emption Co	des	distional Incl	hes Preserve	for Mitigate	0	_
										1 - Tree is lo	cated in RO	w	1.0				
all spec	ses: Condalia, Red	out Tr. M	untain L	aurel, Tx	Persimmon, Ha	thom, Po	ssumhaw - r	nitigated at 1	1 for	2 - Tree loca	ned off prope	sty	1.	1			



A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

#### 5 BRANCH CLEARANCE DETAIL NOT TO SCALE



- A. FIRST CUT-TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS B. SECOND CUT-TO REDUCE THE WEIGHT OF BRANCH. C. FINAL CUT-ALLOW FOR HEALING COLLAR BUT NO STUBS
- D. BRANCH RIDGES-INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.
- FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.
- 4 BRANCH PRUNING DETAIL

NOT TO SCALE

#### DEMOLITION NOTES

CONTRACTOR SHALL BE RESPONSELE FOR MAKIG HINGLE FAULUR WITH THE SPECIFICATIONS MOALLS USENT AL REQUIREMENT. IS IT SHE RESPONSEMENT FOR THE CONTRACTOR TO NOTEY THE LANGSAPE ARCHITECT FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FALLINE TO NOTIFY THE LANGSAPE ARCHITECT DOES NOT RELIVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO INSTALL WORK AS REQUIRED FOR APPROVAL BY THE LANGSAPE ARCHITECT DOES NOT RELIVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO INSTALL WORK AS REQUIRED FOR APPROVAL BY THE LANGSAPE ARCHITECT AND AT THE COST OF THE CONTRACTOR.

CONTRUCTOR BHALL COORDINATE CONSTRUCTOR IMPUSSION AND STADIES AND

DURING THE SITE DEMOLITION PROCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT SITE (TEMS, EXISTING SITE STRUCTURES, EXISTING PAVING, AND EXISTING FIRE UTUILIES INLESS NOTED OTHERWISE ON PLANS. THE CONTRACTOR SHALL NOTEY TEAS ONE CALL (B0/245-4545) 27 HOURS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED UNE TO DAMAGE OF AND UTILITIES WHETHER ON NOT TEAS ONE OF ACCORDINGLY.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PRING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL ITEMS AS CALLED OUT PER THE PLAN AND THEIR TRANSPORT OFF-SITE.

CONTRACTOR SHALL REFER TO TREE PRESERVATION PLANS FOR ALL PROTECTED TREES ON SITE, AND FOR TREE PROTECTION DETAILS. TREE PROTECTION METHODS AND FENCING MUST BE IN PLACE PRIOR TO START OF DEMOLITION.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE AND CONTACT LANDSCAPE ARCHITECT FOR DIRECTION IF DISCREPANCIES ARE FOUND WITHIN THE FIELD.

ALL EXISTING IMPROVEMENTS, MATERIALS, UTILITIES, AND PLANT MATERIAL TO REMAIN WITHIN NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING DEMULTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORGINAL CONDITION OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.

CONTRACTOR SHALL ENSURE THAT ALL AREAS DISTURBED OUTSIDE INDICATED LIMITS OF CONSTRUCTION SHALL BE FINE GRADED TO MATCH EXISTING AND BROADCAST COMMON BERMUDA SEED OVER DISTURBED AREAS FOR RE-VEGETATION.

STREETS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS.

REFER TO STATE/CITY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.

 DURING DEMOLITION OPERATIONS, EVERY EFFORT SHALL BE MADE TO CONTROL DUST PER CITY REQUIREMENTS.

I. THE ENTIRE DEMOLITION AREA SHALL BE GRUBBED. GRUBBING SHALL INCLUDE ALL STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL AND ANY OTHER DELETEROUS ITEMS. GRUBBING SHALL BE TO THE DEPTHS AS REQUIRED TO REMOVE THESE TEMS.

CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND FORMS PRIOR TO INSTALLATION OF PROPOSED ELEMENTS.







(32,635 SF

(4,555 SF)

(28.080 SE)

CTOR TO UPD

NOTES

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE

ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND SHALL COMPLY WITH CITY OF SAN ANTONIO STANDARDS. PRIOR APPRO NON-STANDARD MATERIAL IS REQUIRED.

THE SUBSURFACE CONDITIONS ON-SITE CONSIST OF LOW TO HIGH I LEAN CLAY AND OVERLYING MARL AS PER THE GEOTECHNICAL REP ALPHA TESTING, DATED SEPTEMBER 10, 2019. REPORT NO. A191988.

POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, OR LANDSCAPING.

PER FIRM MAPS 48029C0365F, DATED SEPTEMBER 29, 2010, THE SITE IS PARTIALLY LOCATED WITHIN & FEMA DESIGNATED FLOODPLAN

SITE DATA

O SINGLE DRAINAGE AREA EXCEEDS 10 ACRES. THEREFORE SEDIMENTATION BASIN IS NO

EROSION CONTROL SCHEDULE AND SEQUENCE

0.75 AC

0.10 AC

0.65.40

TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PA AND THROUGHOUT THE REMAINDER OF THE PROJECT

ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

STORM WATER ON-SITE WILL LEAVE THE SITE VIA SHEET FLOW.

\* DDES NOT INCLUDE ANY OFF-SITE DISPOSAL OR BORROW AREAS - CON AS NECESSARY DURING CONSTRUCTION

DTAL AREA DISTURBED

ROUGH GRADING

VED AREA

THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF A. CLEARING AND GRUBBING B. PAVEMENT MODIFICATIONS C. CONCRETE HARDSCAPE CONSTRUCTION D. FINAL GRADING AND STABILIZATION



THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY RECURRENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTON STEL AND DISTURBANCE.
CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCSO GREERAL PERMIT TO DISCHARGE UNDER THE TEXAS PAULITANT DISCHARGE ELIMINATION SYSTEM TXR 15000".

DECURRENT LABOR THE TRANSPORT UNITARY DESCRIPTION AND ADDRESS TO THE TRANSPORT OF THE TRANS

AND ENTRY AND EASTS SHALL BE MAIN ANNED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DURT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE

GENERAL EROSION CONTROL NOTES:



ANDSCAPE ARCHITECTURE URBAN DESIGN 2310 N. LOOP 1604, STE #22 SAN ANTONIO, TX 78232 P: 210-908-6736 WWW.GOOPENAIR.COM

PROJECT: CARACOL CREEK PARK IMPROVEMENT

OWNER: CITY OF SAN ANTONIO TRAFFIC AND CAPITAL IMPROVEMENTS

LOCATION: ROUSSEALLRD SAN ANTONIO, TEXAS



PROJECT #: 068713503 DESIGNED BY: MAS DRAWN BY: NRS REVIEWED BY: MAS

ISSUED: 12/02/2019



SHEET TITLE: CIVIL SITE PLAN

SHEET NUMBER: C1.0

# AND CALIFORNIA OF ANY DISCREPANCES ON THE FUNC-NAME ENSTING INDERGRADION UTILITIES SUST IN THE AREA. THE UTILITIES SHOWN ON THIS PLAN ARE FROM COSA SUBJYCY AND AVAILABLE FUNC ON-THE INFORMATION SEVERY UNLIKELY TO ECONFLETE OR FROM COSA UTILITIES SUST IN UTILITIES SUST IN OUT SHOWN FROM FOR TO VERTICAL COOTING OF ALL UTILITIES SUST IN OUT SHOWN FROM FOR TO UTILITIES DUE TO DIAMOGE DURING UNDERGUIDAD CONTO FORM INFORMATION UTILITIES DUE TO DIAMOGE DURING UNDERGUIDAD CONTO FORM INFORMATION ANY DISCREPANCES ON THE FUNC.

# The second scale is an experimental and performance of the second scale is an experimental scale is an experimation scale is an experimental scale is an experimental scale is GENERAL PAVING NOTES: VERVICE TATIVE TATIVE ALL PAVING METERIALS AND CONSTRUCTION BHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD BETALS AND SPECIFICATIONS, THE INAL GEOTECHNICAL REPORT NO A CLI LISUED ADDRIAN, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS, THE CITY SPECIFICATIONS SPECIFICATIONS OR DETAILS, THE MORE DO NOT DEJST. IN CASE OF COMPLICITING SPECIFICATIONS OR DETAILS, THE MORE TESTING USUAL IER REPORTING IN A WARKONG INCOMENCE IN CONTROLLY FOR TESTING DOWNLY, CARLEN, CARDEN SAM, MARKING IN EMPARAMENTER IN THE CONTROLLY REPORTING IN A WARKONG INCOMENT AND IN THE CONTROLLY REPORTING IN THE INFORMATION IN THE TRANSMENT INTO INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION IN THE INFORMATION IN THE INFORMATION INFORMATION IN THE INFORMATION INFORMATION INTO IN



LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN 2310 N. LOOP 1604, STE #22 SAN ANTONIO, TX 78232 P: 210-908-6736 WWW.GOOPENAIR.COM

PROJECT: CARACOL CREEK PARK IMPROVEMENT

OWNER: CITY OF SAN ANTONIO TRAFFIC AND CAPITAL IMPROVEMENTS

LOCATION: ROUSSEAU RD SAN ANTONIO, TEXAS



PROJECT #: 068713503 DESIGNED BY: MAS DRAWN BY: NRS REVIEWED BY: MAS ISSUED: 12/02/2019



C1.1

SHEET NUMBER:



(SVM<sup>Ne</sup> Tech

WOTH PER DEDID

GRADE TO PREVENT FROM LEAVING SITE

P-P STONE OF

Stabilized Construction Est

igwa/\*

NOTE INSTALL BLT PENCE, CON DIRECT TRAFFIC AND THE BAT.

Table 3.9 Minimum Exit I

< 1 Acre

≥ 1 Acre but < 5 Acres ≥ 5 Acres

Disarted Ans

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ALLOWED TO LEAVE THE BLOPED SO SHAT STORN WATER IS NOT ALLOWED TO LEAVE THE B

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Figure 3.29 Schematics of Stabilized Construction Exit

CONSTRUCTION ENTRANCE DETAIL

Min. Wildon of Exit

15 feet

25 leet.

30 feet

PLAN YEAR

CROSS SECTION

Min. Length of Eslit

20 feet 50 feet

SO feet







GRADING LEGEND							
(890.13)	PROPOSED FINISHED GRADE						
	EXISTING CONTOUR						
	PROPOSED CONTOUR						

NOTE: PROPOSED CONTOURS REPRESENT 1' FOOT CONTOURS AND ARE SHOWN TO PROVIDE APPROXIMATE GRADING LIMITS

#### **GRADING NOTES**

- ALL AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION AND PROCESS IF ANY AREA WITHIN CONSTRUCTION LIMITS DOES NOT ACHIEVE PROPER DRAINAGE.
- ALL PROPOSED GRADES INDICATED ARE FINISHED GRADES. THE PROPOSED PAVING IS SHOWN TO FINISHED GRADE AND THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATIONS AND IMPROVEMENTS AS PART OF THE OVERALL GRADING.
- ALL LANDFORMS SHALL BE GRADED TO BE A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LAND FORM CONTINUITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CLEARED BRUSH, DEBRIS, ETC, FROM THE LIMITS OF CONSTRUCTION, DISPOSE OF MATERIALS OFF SITE.
- EXISTING TREES THAT ARE IDENTIFIED ON THE DRAWINGS TO BE PRESERVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE, PARK, OR BE STOPPED UNDER THE CANOPERS OF DESITING TREES.
- WHEN CLEARING FOR GRADING, THE CONTRACTOR SHALL COORDINATE TREE PRESERVATION WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- GRADING FOR ALL IMPROVEMENTS SHALL OCCUR AS DIRECTED BY THE LANDSCAPE ARCHITECT WITH THE FOLLOWING GUIDELINES: a. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN THE DIRECTION OF THE DOWNHILL SIDE.
- b. THE LONGTUDINAL SLOPE OF ALL WALKS AND/OR TRAILS SHALL BE NO GREATER THAN 4.9%, UNLESS OTHERWISE NOTED. C. ALL GRADES SHALL BE FURNISHED TO A SMOOTH, FLOWING CONTOUR; MAINTAINING EXISTING FLOW PATTERNS, UNLESS DIRECTED OTHERWISE.
- REFER TO LAYOUT SHEETS FOR ALL LAYOUT INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES WITHIN THE PROJECT AREA.

