

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-443
ADDRESS: 350 FELPS BLVD
LEGAL DESCRIPTION: NCB 13095 BLK 5 LOT S IRR 732.20 FT OF 27
ZONING: R-4
CITY COUNCIL DIST.: 3
APPLICANT: Beth Wells/Bender Wells Clark Design
OWNER: Mark Wittlinger/CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: October 05, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Construct a fully enclosed dog park with areas for small and large dogs.
2. Install sidewalk connections between the new and existing facilities.
3. Install new seating and picnic facilities.
4. Install new drinking fountain with jug filler and dual pet fountains.
5. Complete limited grading and re-vegetation of disturbed areas.
6. Install dog agility equipment.
7. Install shade structures over picnic units.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

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.

FINDINGS:

- a. The property located at 350 Felps is commonly known as the Kingsborough Park. Kingsborough Park is located south of downtown, within the Interstate 410 Loop. The park is adjacent to Schulze Elementary School and Kingsborough Middle School and is currently a multi-use area with an existing swimming pool and playscape. The proposed park improvements include creating a new dog park and install a drinking fountain and site furniture. All of the proposed improvements will be accessible and constructed of long-lived materials. All improvements were developed through neighborhood input.
- b. **DOG PARK** – The applicant has proposed to construct a fully enclosed dog park with areas for small and large dogs. The proposed dog park will be located east of the existing pool area, south of the existing concrete walk, and west of the existing school track. The dog park will include wire mesh panel fencing installed in concrete footings. The proposed fencing will be 5’-6” in height with a maximum of 8 feet between posts. The fencing for the small dog area will not exceed 3’-6” in height. The dog park will feature an all-dog entry gate and a small dog entry gate, mulch area, concrete walks, trash & recycling receptacles, picnic benches with shade, dog waste dispensers, and drinking fountains. Staff finds the proposal generally appropriate.
- c. **DOG PARK AMENITIES** – The applicant has proposed to install trash & recycling receptacles, picnic benches with shade, dog waste dispensers, dog agility equipment, and drinking fountains. The trash & recycling receptacles, benches, and tables are standard Parks and Recreation Department design. The proposal includes a drinking fountain with a jug filter and dual stainless-steel dog bowls, manufactured by Most Dependable Fountains, Inc. Staff finds the proposal consistent with the UDC.
- d. **SIGNAGE** – The applicant has proposed to install signage at the small dog entry and at the main entry with dog park rules. The small dog entry sign will be 21 square feet total and will include information regarding size restrictions. The sign at the main entry will be approximately 15 square feet total and will provide dog park rules. Staff finds the proposal consistent with the UDC.
- e. **SHADE STRUCTURE** – The applicant has proposed to install a shade structure to cover the picnic tables that will be installed to the south of the mulch area. The applicant has proposed to install one set of picnic tables with one shade structure on either side of the fence separating the small dog park and the large dog park. The proposed shade canopy features a large shade canopy supported by a metal post and arm. The shade canopy will be green to complement the dog park equipment. Staff finds the proposal appropriate.
- f. **SIDEWALK IMPROVEMENTS** – The applicant has proposed to make the dog park area accessible by installing a concrete walk from the main dog park entry to the picnic table and shade area. The concrete walkways will be bordered by river cobble. Staff finds the proposal consistent with the UDC.
- g. **LANDSCAPING** – The applicant has proposed to complete limited grading and re-vegetation of disturbed areas and to create a berm and a boulder hill climb and boulder seating at the edge of the berm. Staff finds the proposal appropriate.
- h. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

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

Kingsborough Park Dog Park Improvements



Existing Park Amenities



Existing Park Amenities



Proposed Dog Park Site



Proposed Dog Park Site



Proposed Benches



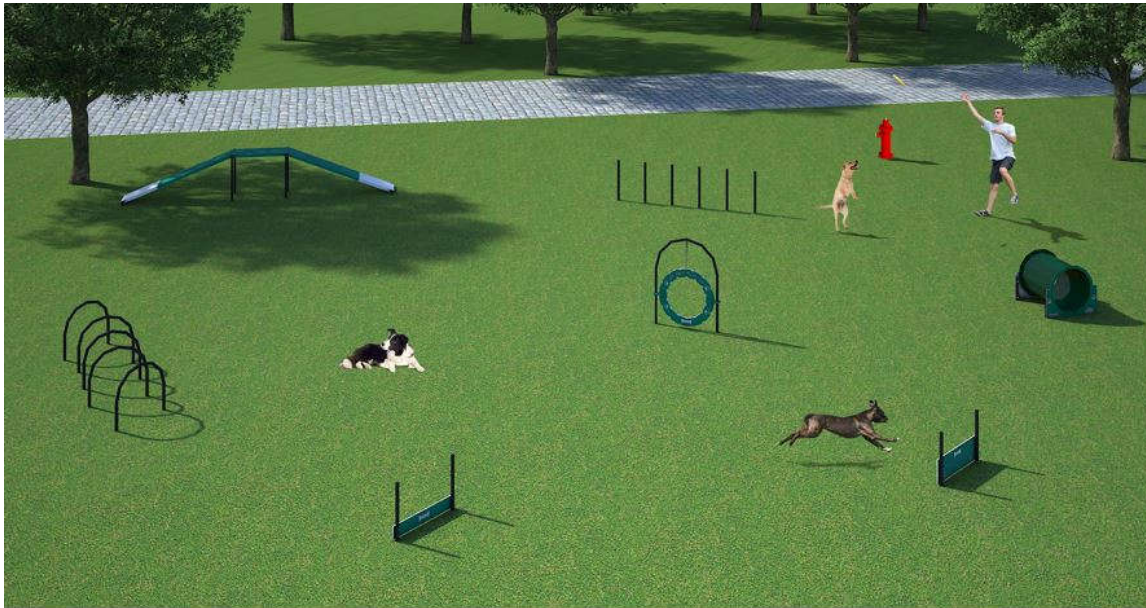
Proposed Picnic Tables



Proposed Trash/ Recycling Receptacles



Proposed Dog Park Fencing



Proposed Dog Agility Equipment



Proposed Drinking Fountain



Proposed Shade Structures (Alternates)



Landscape Architecture
Urban Design
Planning

Kingsborough Park Dog Park Site Improvements

350 Felps Street, San Antonio, Texas 78221

CONSTRUCTION DOCUMENTS
100% Signed & Sealed Set September 15, 2020
CoSA Permit: AP # _____

INDEX TO DRAWINGS:

- L0-00 Cover
- L0-01 Existing Conditions Plan
- L0-02 Site Reference Plan
- L0-03 General Information
- L0-04 Environmental Permits, Issues, and Commitments (EPIC)
- L0-05 Stormwater Pollution Prevention Plan (SWPPP)
- L0-06 Tree Protection
- L1-00 Overall Site Development Plan
- L1-01 Enlarged Site Development and Layout Plan
- L1-02 Planting Plan
- L2-01 Site Development Details
- L2-02 Site Development Details
- L2-03 Site Development Details
- L2-04 Site Development Details
- L2-05 Site Development Details
- L2-06 Site Development Details
- L2-07 Site Development Details

PROJECT NUMBER:
FUNDING: FY 2020 \$1 Million Allocation

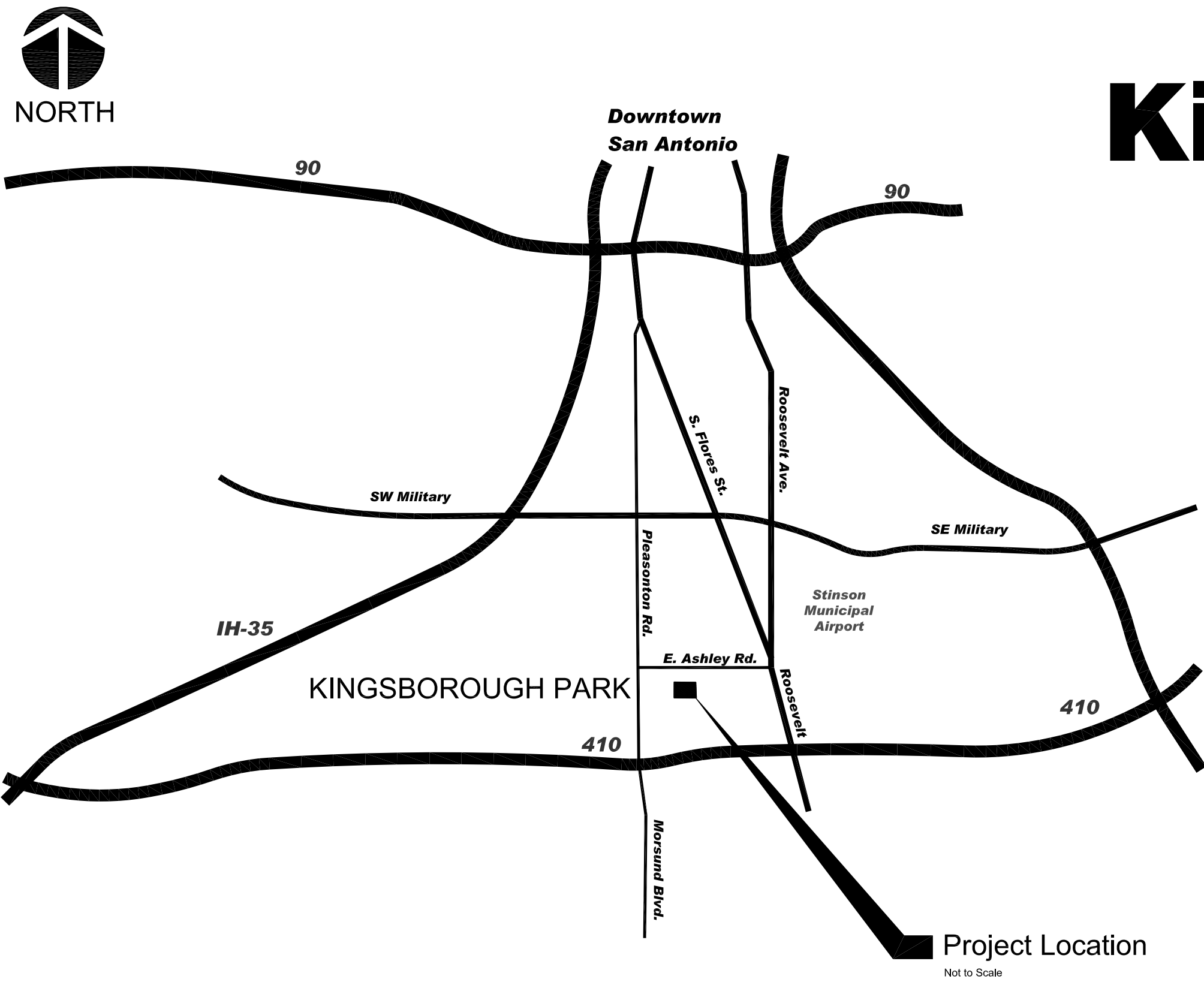
CITY COUNCIL
MAYOR
Ron Nirenberg

COUNCIL			
Roberto Treviño	District 1	Mellisa Cabello Hvarda	District 6
Jada Andrews-Sullivan	District 2	Ana Sandoval	District 7
Rebecca Viagran	District 3	Manny Pelaez	District 8
Adriana Rocha Garcia	District 4	John Courage	District 9
Shirley Gonzales	District 5	Clayton Perry	District 10

CITY MANAGER
Erik Walsh

PARKS & RECREATION DIRECTOR
Homer Garcia, III

DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
Rozi Hosseini, P.E



PROJECT DESCRIPTION

PROJECT DESCRIPTION

Kingsborough Park is a multi-use area with an existing swimming pool and playscape, and open space. The park is adjacent to Schulze Elementary School and Kingsborough Middle School.

The design intent is to add site improvements to create a new dog park, drinking fountain, and site furniture. The design character will be contemporary but blend with the existing elements of the site.

Work includes, but not limited to, grading of the site to include a raised terrain-play berm with boulders, entry vestibules with gates in the dog park fencing to create separate off-leash areas for Small-dogs and for All-dogs. Within the fenced area will be, seating, paving, and dog fountains. Shade structures will be priced as an Alternate.

Design and Specifications provided by Bender Wells Clark Design, the landscape architect of record, are contained in the Construction Documents. These also include the required design information from sub-consultants (Civil Engineer) for stormwater management.

PW PROJECT MANAGER

Mark Wittlinger - Project Manager
City of San Antonio, Public Works Department
Municipal Plaza Building, 114 West Commerce Street, 4th Floor
P.O. Box 839966 | San Antonio, Tx 78283-3966

Phone: (210) 207-2874 Email: Mark.Wittlinger@san.antonio.gov
Facsimile: (210) 207-2197



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT



PARKS & RECREATION
SAN ANTONIO

DRAFT DOCUMENTS:
THESE DOCUMENTS ARE
INCOMPLETE AND ARE RELEASED
FOR INTERIM REVIEW ONLY, AND
NOT INTENDED FOR REGULATORY
APPROVAL, BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

LANDSCAPE ARCHITECT / PRIME CONSULTANT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215
(210) 692-9221 FAX (210) 223-8582

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

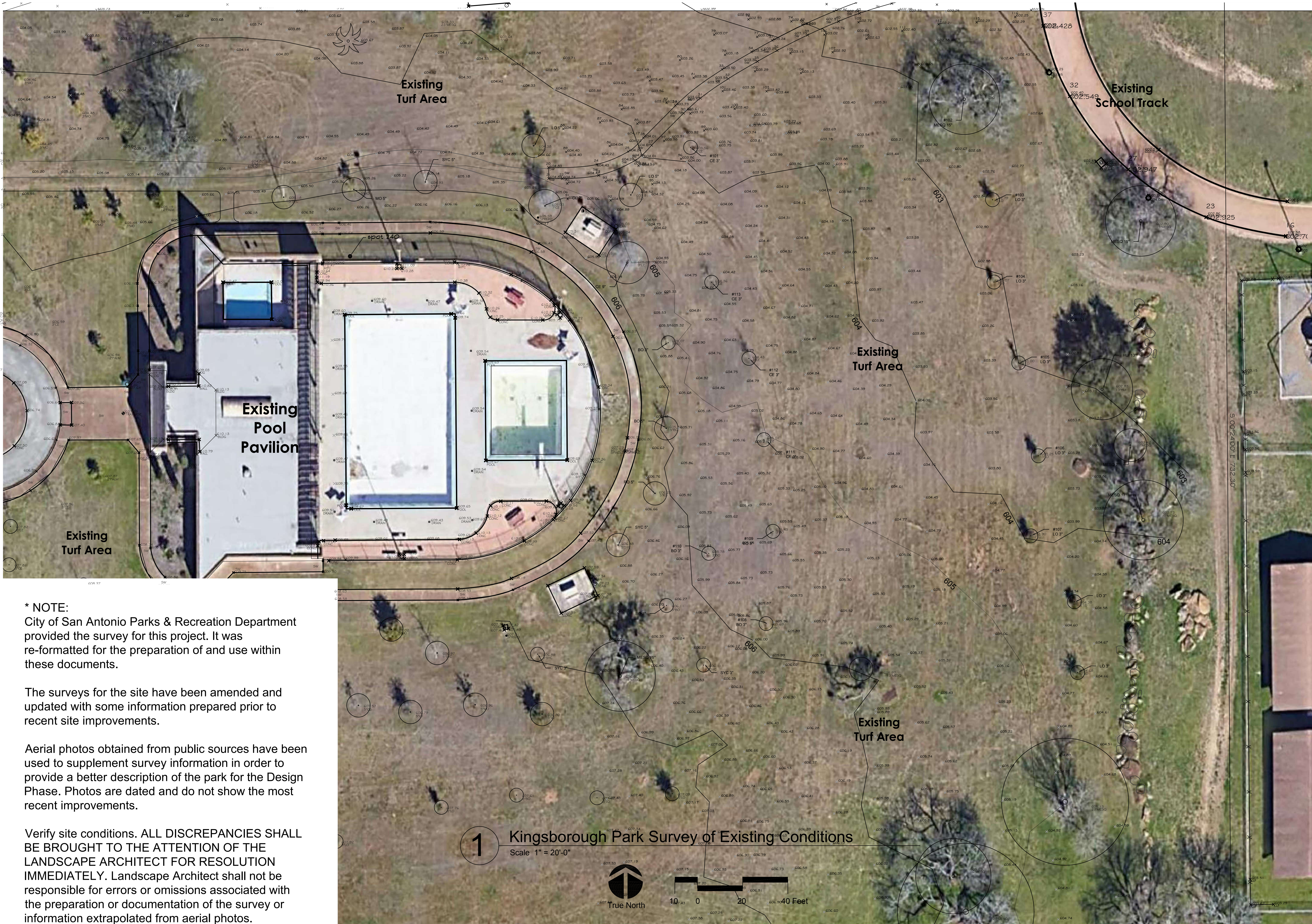
THESE LANDSCAPE ARCHITECTURE
DOCUMENTS ARE
INCOMPLETE AND ARE RELEASED
FOR INTERIM REVIEW ONLY, AND
NOT INTENDED FOR REGULATORY
APPROVAL, BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

1211 2020-9-15
TX REGISTRATION NO. DATE



Landscape
Architecture
Urban Design
Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com



*** NOTE:**
City of San Antonio Parks & Recreation Department provided the survey for this project. It was re-formatted for the preparation of and use within these documents.

The surveys for the site have been amended and updated with some information prepared prior to recent site improvements.

Aerial photos obtained from public sources have been used to supplement survey information in order to provide a better description of the park for the Design Phase. Photos are dated and do not show the most recent improvements.

Verify site conditions. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. Landscape Architect shall not be responsible for errors or omissions associated with the preparation or documentation of the survey or information extrapolated from aerial photos.

ISSUED SETS	
Date	Description
8/26/2020	Internal CD Check Set

REVISIONS		
No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215



© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park Dog Park Addition 350 Felps Blvd. San Antonio Tx 78221

This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. Use of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.

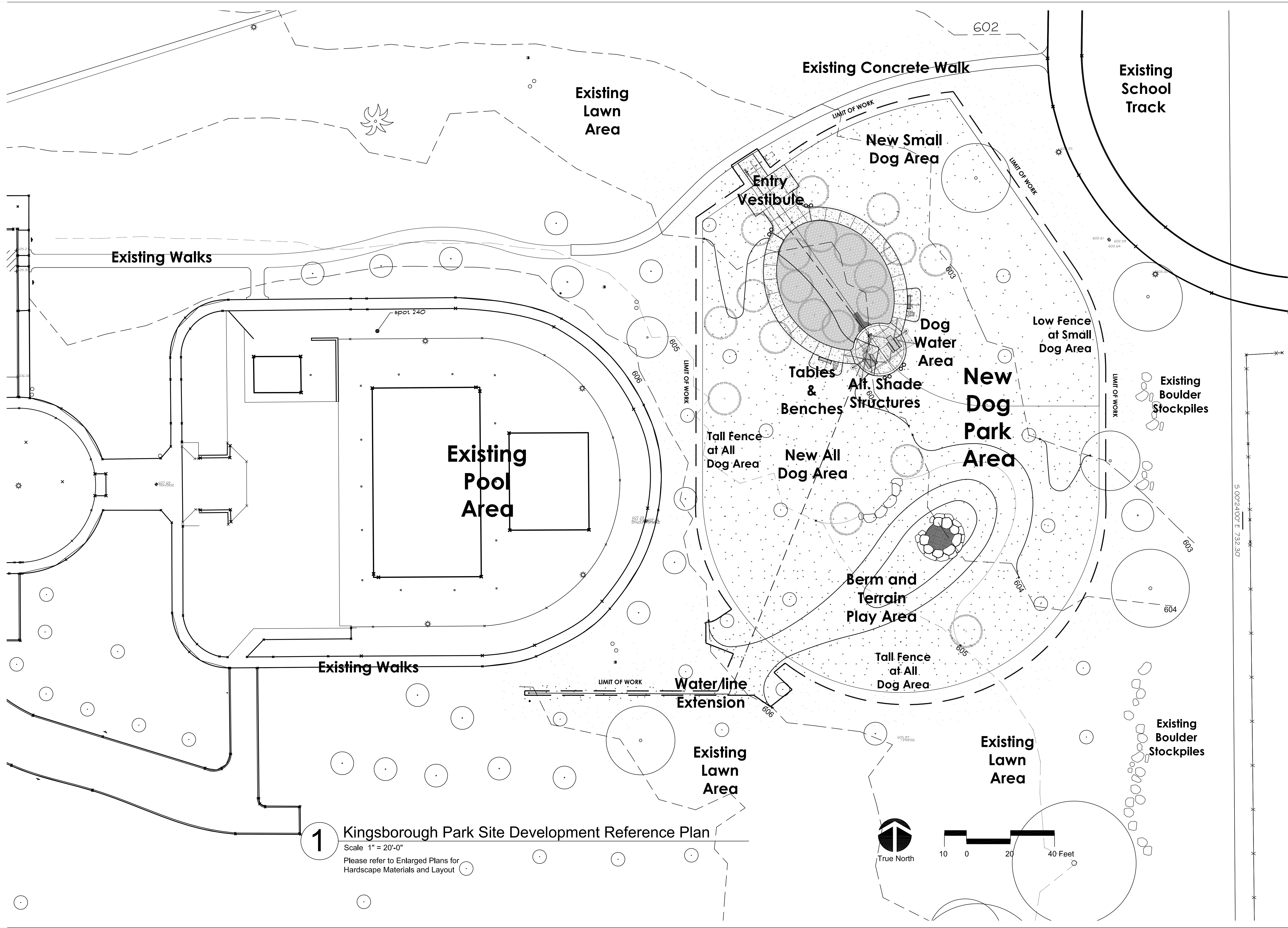
LANDSCAPE ARCHITECT'S LICENSURE



BWCD Proj. No. : Drawn By :

SHEET TITLE & NUMBER:
**Existing Conditions
Plan**

L0-01



ISSUED SETS	
Date	Description
8/26/2020	Internal CD Check Set

REVISIONS		
No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215

Landscape Architecture
Urban Design
Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com

© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park
Dog Park Addition
350 Felps Blvd.
San Antonio Tx 78221

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

THESE DOCUMENTS AND
INCLOSURES ARE RELEASED
FOR INTERIM REVIEW ONLY AND
NOT INTENDED FOR REGULATORY
APPROVAL, BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

1211 2/11/2020
TX REGISTRATION NO. DATE

BWCD Proj. No. : Drawn By :
SHEET TITLE & NUMBER:
Site Reference Plan

L0-02

GENERAL NOTES

- N1. Applicable Codes Ordinances (or most current edition as required by City of San Antonio):
- 2012 International Building Code
 - 2012 International Fire Code
 - 2012 Uniform Plumbing Code
 - 2012 Uniform Mechanical Code
 - 2011 National Electrical Code
 - 2012 International Energy Conservation Code
 - 2012 International Residential Code
 - City of San Antonio Unified Development Code, most current edition and Amendments
- N2. All provisions of Texas Accessibility Standards (TAS) of the Architectural Barriers Act (Article 9102, Texas Civil Statutes) must be followed.
- N3. Signage: All signage placement and mounting is to comply with all provisions of TAS.
- N4. Slope Criteria
- Walkway/path cross slope 2% maximum (1% preferred)
 - Walkway/path running slope 5% maximum
 - Ramp running slope 8.33% maximum
 - Ramp cross slopes 1% maximum
 - Curb ramp 8.33% maximum (6.25% preferred)
 - Walkway landings at drainage in direction 2% maximum cross slope. (1.5% preferred)
 - Ramp landings 2% maximum cross slope/running slope.
- N5. Complete repairs and finish outs are to be done as a result of any relocations, modifications, repairs, construction, demolition, etc.
- N6. Any items, procedures, or any other items that are unclear are to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to that particular item prior to proceeding with work.
- N7. All safety provisions and codes must be followed during demolition and construction of all areas. Provide temporary construction fences where work will occur and maintain through Substantial Completion of Project. Coordinate location with Landscape Architect and Owner.
- N8. All holes or rips must be patched to a flush condition and must match existing adjacent surfaces.
- N9. Any existing surfaces to be repainted must first be prepared by repairing any holes, changing any rotted wood, replacing rusted metal, making any repairs needed, etc.
- N10. Where existing surface mounted items have been removed, all holes and chips must be repaired and patched with like materials of existing surface finish.
- N11. Any items requested by Owner to be salvaged must be salvaged and protected until further direction by Owner, and delivered to a location as directed by Owner.
- N12. All surrounding sites and adjacent buildings/structures must be protected and unaffected during construction.
- N13. All areas around construction areas must be safe for pedestrian traffic before, during and after construction. Work sites shall be cleaned daily from all construction trash, debris, materials, etc.
- N14. Any items that create an obstruction of any kind to demolition and construction is to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to this item prior to proceeding with work.
- N15. Any unusual or unexpected items are to be brought to the attention of Landscape Architect, Owner and Consultant(s) related to this item prior to proceeding with work.
- N16. Contractor and Fabricator shall verify all quantities, dimensions, and conditions and notify Landscape Architect of any discrepancies or inconsistencies before proceeding with work. DO NOT scale drawings for dimensions.
- N17. General Contractor shall inspect job for completion before scheduling any observation by Landscape Architect and Consultants.
- N18. Any conflicts between Contract Drawings and Specifications shall be brought to the attention of Landscape Architect. Landscape Architect reserves the right to make appropriate decision without any extra cost to Owner.
- N19. Landscape Architect and Consultant(s) shall not have control of, and shall not be responsible for construction means, methods, techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omissions of Contractor, Subcontractor(s), or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- N20. Periodic site observation by field representatives of the Landscape Architect and Consultant(s) is solely for the purpose of determining if the work contract of Contractor is proceeding in accordance with the contract documents. This limited site observation is not intended to be a check of the quality or quantity of the work, but rather periodic in an effort to inform Owner of defects and deficiencies in the work of Contractor.
- N21. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, and structures. Contractor is to trace out and verify location of all existing utilities whether shown or not shown prior to digging. It is the Contractor's responsibility to protect all utilities and request call-out of utility locations by Texas One Call and others as required.
- N22. Construction crew(s) to remain within designated work areas at all times. It is Contractor's responsibility to maintain public safety and welfare within and adjacent to project work areas.
- N23. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known/considered during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- N24. The Contractor shall be responsible for any coordination with sub contractors as required to accomplish any and all operations.
- N25. Contractor shall obtain a copy of the survey and become familiar with it, the existing conditions and context of the site prior to construction. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. Landscape Architect shall not be responsible for errors or emissions associated with the preparation or documentation of the survey.

- N27. Contractor is expected to examine the project site and the record of investigation and make, to whatever extent they deem appropriate, his own investigation of existing subsurface conditions to determine the nature, kind and character of materials to be encountered. Extra payment will not be authorized for work which should have been anticipated or could have been anticipated upon careful examination of the site, or upon soil investigation, or upon consideration of factors generally recognized as being inherent in excavation work of the nature indicated by the Contract Documents.
- N28. Contractor is responsible for detmrining means and methods per note N19, above. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed the boundaries defined in Drawings, the Contractor shall contact Landscape Architect for resolution.
- N29. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through Contracor and Sub-contractor's means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the Owner.
- N30. The Drawings and Specifications are complimentary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.

SITE LAYOUT NOTES

- Layout and verify dimensions prior to construction. Bring any discrepancies to the attention of the Landscape Architect for clarification.
- Do not scale Drawings. Written dimensions take precedence over scale.
- Where dimensions are called as "equal" space, reference items equally, measured to their center lines.
- Install intersecting items at 90 degrees to one another, unless noted otherwise.

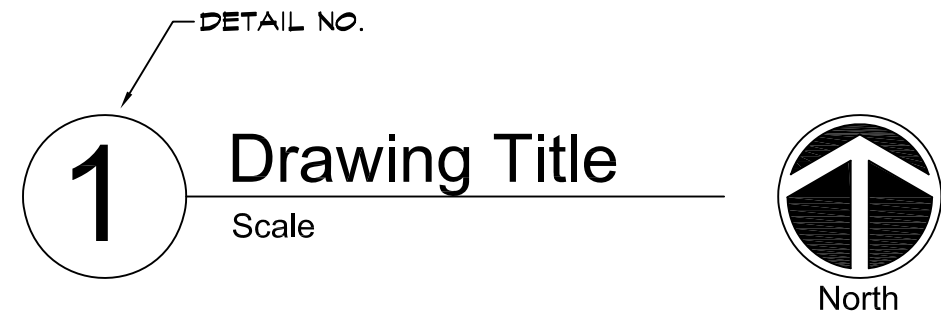
GENERAL CONCRETE NOTES

- All forms shall be well braced and straight.
- All steel shall be free of grease, scale, & dirt.
- Concrete shall reach a minimum strength of 2500 psi at 28 day test. Concrete shall not be placed in excess of 5 ½" slump without prior approval of the engineer.
- All #3 reinforcing bars shall be 40 grade steel, all #4 or larger bars shall be ASTM A-615 grade 60.
- Contractor shall verify all the dimensions with the plan.
- Expansion joints (EJs) shall be provided at joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements, and as indicated on the Drawings. EJs at concrete walks shall be placed at intervals not less that 5 X the width of the walk.
- Contraction (or control) joints (CJs) shall be provided on flatwork at a width of 1 X the width of concrete walks, typically, and as shown on the Drawings. Form CJs by saw cutting, typical, within 4 to 12 hours of placement, to a depth of ¼ the thickness of the slab.

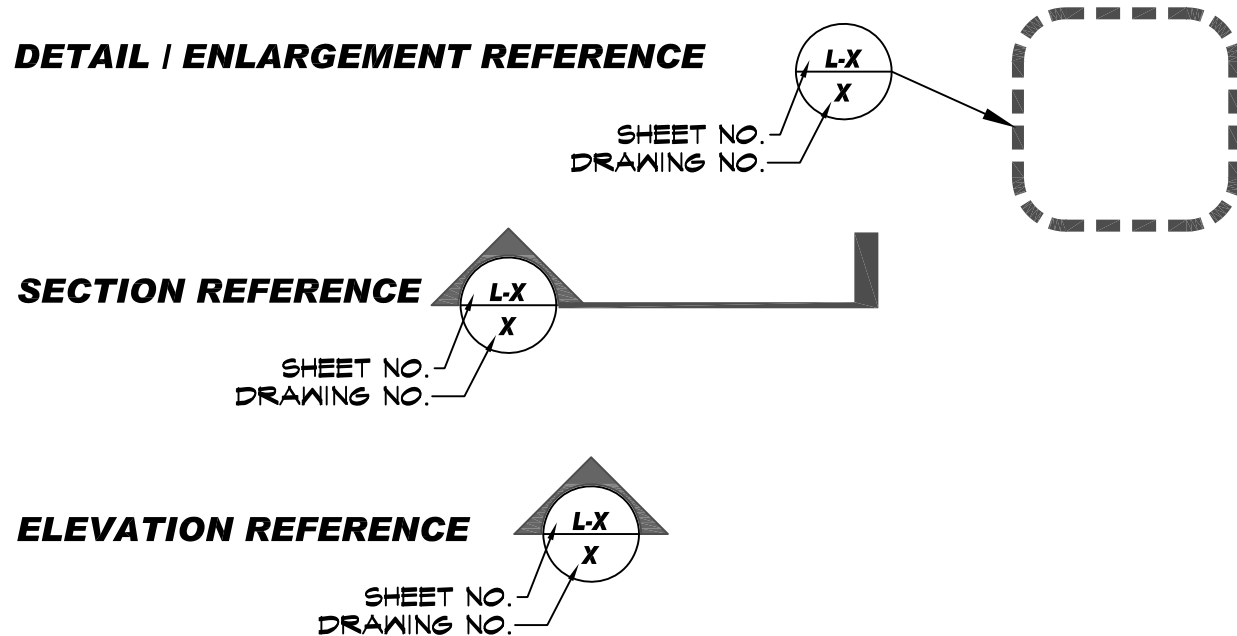
ABBREVIATIONS

A.F.F.A.	ABOVE FINISH FLOOR
ACCS.	ACCESSIBLE
ADJ.	ADJACENT or ADJUSTABLE
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.D.A	AMERICAN DISABILITIES ACT
A.B.	ANCHOR BOLT
L	ANGLE
ANOD.	ANODIZED
APPRVD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ ARCHITECTURAL
@	AT
BM.	BEAM
BET.	BETWEEN
BLT.	BOLT
BOT./ BTM.	BOTTOM
BLDG.	BUILDING
B/S	BUILDING STANDARD
B.U.	BUILT UP
CTR.	CENTER
CL. OR	CENTER LINE
CRS.	CENTERS
C.L.F.	CHAIN LINK FENCE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COMP.	COMPACTED
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
C.F.	CUBIC FOOT
C.Y.	CUBIC YARD
DTL.	DETAIL
DIA.	DIAMETER
E.W.	EACH WAY
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXTG.	EXISTING
EXP. JT./ E.J.	EXPANSION JOINT
FIN.	FINISH
FTG.	FOOTING
GALV.	GALVANIZED
ga.	GAUGE
H/A	HANDICAP/ACCESSIBLE
HT.	HEIGHT
HORIZ.	HORIZONTAL
HDG	HOT-DIPPED-GALVANIZED
I.D.	INSIDE DIAMETER
INT.	INTERIOR
JT.	JOINT
L.ARCH.	LANDSCAPE ARCHITECT/ LANDSCAPE ARCHITECTURAL
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MFR'D.	MANUFACTURED
MFR.	MANUFACTURER
MDD.	MAXIMUM DRY DENSITY
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
O.D.	OUTSIDE DIAMETER
PNTD	PAINTED
PVMT.	PAVEMENT
PVG.	PAVING
PLT.	PLATE
P.D.	PROCTOR DENSITY
P.L.	PROPERTY LINE
RAD.	RADIUS
REF.	REFERENCE or REFER TO
REINF.	REINFORCING
REQ'D.	REQUIRED
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SHT.	SHEET
SL.	SLOPE
SQ.	SQUARE
S.F.	SQUARE FOOT
STL.	STEEL
STRUCT.	STRUCTURAL
S4S	SMOOTH FOUR SIDES
S.Y.P.	SOUTHERN YELLOW PINE
THK.	THICK
TYP.	TYPICAL
VERT.	VERTICAL
WP.	WATERPROOFING
W/	WITH or WITHIN

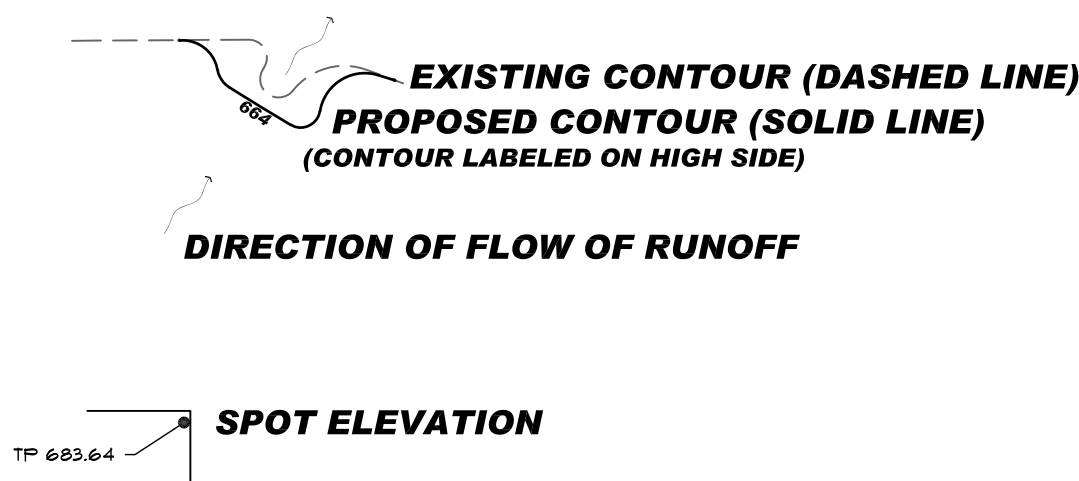
DRAWING KEY



SYMBOLS & LEGEND



GRADING LEGEND



KEY TO GRADING ABBREVIATIONS	
B'M 999.99	BENCHMARK ELEVATION
EX 999.99	EXISTING GRADE ELEVATION
FS 999.99	FINISHED GRADE ELEVATION
TP 999.99	TOP OF PAVEMENT ELEVATION
TW 999.99	TOP OF WALL ELEVATION
BW 999.99	BASE OF WALL ELEVATION
TC 999.99	TOP OF CURB ELEVATION
BC 999.99	BASE OF CURB ELEVATION
TR 999.99	TOP OF RAMP ELEVATION
BR 999.99	BASE OF RAMP ELEVATION
HP 999.99	HIGH POINT
LP 999.99	LOW POINT
BC 999.99	BASE OF CURB ELEVATION

NOTE:
AS A PART OF THE PROJECT THE CONTRACTOR SHALL MAINTAIN A COMPLETE, UP-TO-DATE SET OF DRAWINGS AND TECHNICAL SPECIFICATIONS AVAILABLE FOR REVIEW AT THE CONSTRUCTION SITE BY THE OWNER'S REPRESENTATIVE, INSPECTORS OR CONSULTANTS. IN ADDITION, THE CONTRACTOR SHALL ENSURE ALL INSTALLATIONS AND COORDINATION BY ALL TRADES OCCURS IN ACCORDANCE WITH THE ABOVE DOCUMENT ISSUANCE & ANY REVISIONS.

ISSUED SETS		
Date	Description	
8/26/2020	Internal CD Check Set	
REVISIONS		
No.	Date	Description
<div>LANDSCAPE ARCHITECT BENDER WELLS CLARK DESIGN 830 N. ALAMO ST. SAN ANTONIO, TEXAS 78215</div> <div><div>Landscape Architecture Urban Design Planning</div><div>830 North Alamo Street San Antonio, Texas 78215 210-692-9221 www.bwcdesign.com</div></div> <div>© 2020 Bender Wells Clark Design All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.</div>		
<div>Kingsborough Park Dog Park Addition 350 Felps Blvd. San Antonio Tx 78221</div> <div><small>This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. The use of these drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.</small></div>		
LANDSCAPE ARCHITECT'S LICENSURE		
<div>LAWRENCE C. CLARK LANDSCAPE ARCHITECT</div> <div><div>THESE DOCUMENTS ARE INCORPORATED AND ARE RELEASED FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR REGULATORY APPROVAL WITHOUT PERMIT OR CONSTRUCTION PURPOSES</div></div> <div>1211 TX REGISTRATION NO. 2/11/2020 DATE</div>		
BWCD Proj. No. :		Drawn By :
SHEET TITLE & NUMBER:		
General Information Site Development & Landscape		
L0-03		

I. STORMWATER POLLUTION PREVENTION-CLEAN 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 disturbed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 540.

☐ No Action Required ☒ Required Action

Action No.

- When Contractor project specific locations increase disturbed soil area to 1 acre or more, Contractor shall submit Construction Site Notice (CSN) to SAWS and the Engineer.
- 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.
- NOI required: ☐ Yes ☒ No

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).

-
-
-
-

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

Erosion

- ☐ Temporary Vegetation
- ☐ Blankets/Matting
- ☐ Mulch
- ☐ Sodding
- ☐ Interceptor Swale
- ☐ Diversion Dike
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks

Sedimentation

- ☐ Silt Fence
- ☐ Rock Berm
- ☐ Triangular Filter Dike
- ☐ Sand Bag Berm
- ☐ Straw Bale Dike
- ☐ Brush Berms
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks
- ☐ Stone Outlet Sediment Traps
- ☐ Sediment Basins

Post-Construction TSS

- ☐ Vegetative Filter Strips
- ☐ Retention/Irrigation Systems
- ☐ Extended Detention Basin
- ☐ Constructed Wetlands
- ☐ Wet Basin
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks
- ☐ Vegetation Lined Ditches
- ☐ Sand Filter Systems
- ☐ Sedimentation Chambers

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.

-
-
-
-

IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical.

☐ No Action Required ☒ Required Action

Action No.

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

V. FEDERAL LISTED, PROPOSED THREATENED, ENDANGERED SPECIES, CRITICAL HABITAT, STATE LISTED SPECIES, CANDIDATE SPECIES AND MIGRATORY BIRDS.

☐ No Action Required ☒ Required Action

Action No.

- MIGRATORY BIRD NESTS: Schedule 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 inactive.

B. On/in structures, if there are any active nests, they shall not be removed until all nests become inactive. After inactive nests are removed and/or before nest activity begins, deterrent materials may be applied to the structures to prevent future nest building.
- Deterrent material should be placed (and maintained) after October 1 or before February 15.
- The preferred nesting season for migratory birds is February 15 through October 1. When practicable, schedule construction operations outside of the preferred nesting season.

If any of the listed species are observed, cease work in the immediate area, do not disturb species 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 birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediate 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 hazardous 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 labeling 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:

☒ No Action Required ☐ Required Action

Action No.

-
-
-

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.

-
-
-



ISSUED SETS		
Date	Description	
8/26/2020	Internal CD Check Set	
REVISIONS		
No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215

Landscape Architecture
Urban Design
Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com

© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park
Dog Park Addition
350 Felps Blvd.
San Antonio Tx 78221

This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. The use of this drawing or design for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

THESE DOCUMENTS AND
INCLOSURES ARE RELEASED
FOR INTERIM REVIEW ONLY AND
NOT INTENDED FOR REGULATORY
APPROVAL. BUILDING PERMITS OR
CONSTRUCTION PURPOSES
ARE PROHIBITED.

1211 2/11/2020
TX REGISTRATION NO. DATE

BWCD Proj. No. :	Drawn By :
SHEET TITLE & NUMBER: Environmental Permits, Issues and Commitments EPIC	
L0-04	



STOP!
CALL BEFORE YOU DIG
CONTACT TEXAS811
CALL 811
(at least 72 hours prior to digging)

LEGEND

LIMIT OF WORK

BMP ITEM NUMBER

CONSTRUCTION ENTRANCE

SILT FENCE

FLOW ARROW

STAGING AREA

CONCRETE WASHOUT PIT

EROSION CONTROL BMPs (BEST MANAGEMENT PRACTICES):

1 STAGING AREA

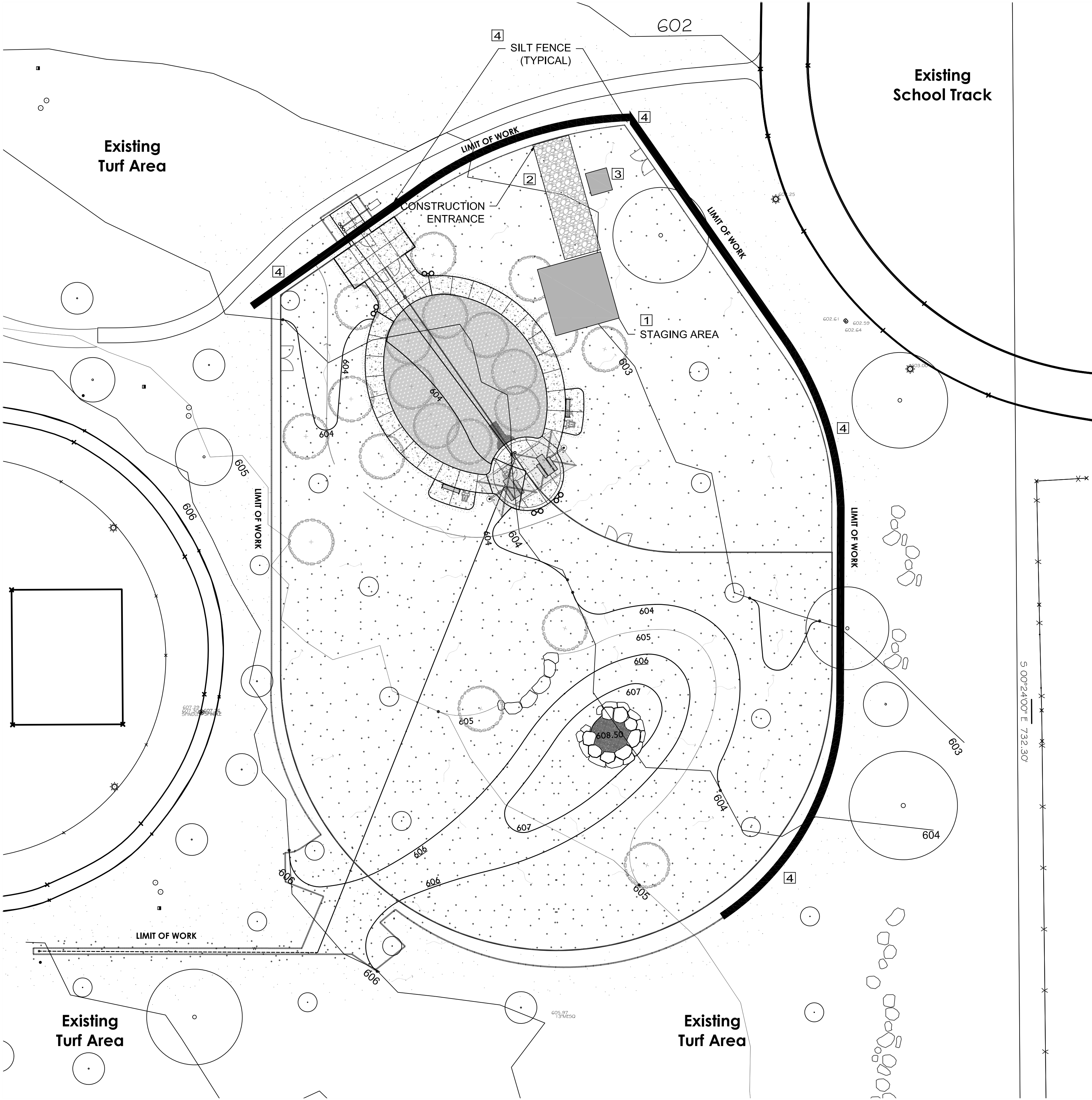
2 CONSTRUCTION ENTRANCE

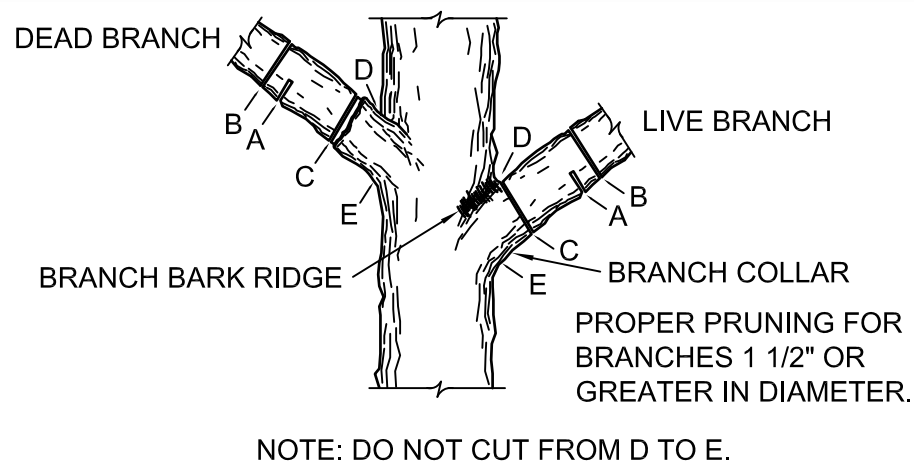
3 CONCRETE TRUCK WASHOUT PIT

4 SILT FENCE

EROSION CONTROL NOTES:

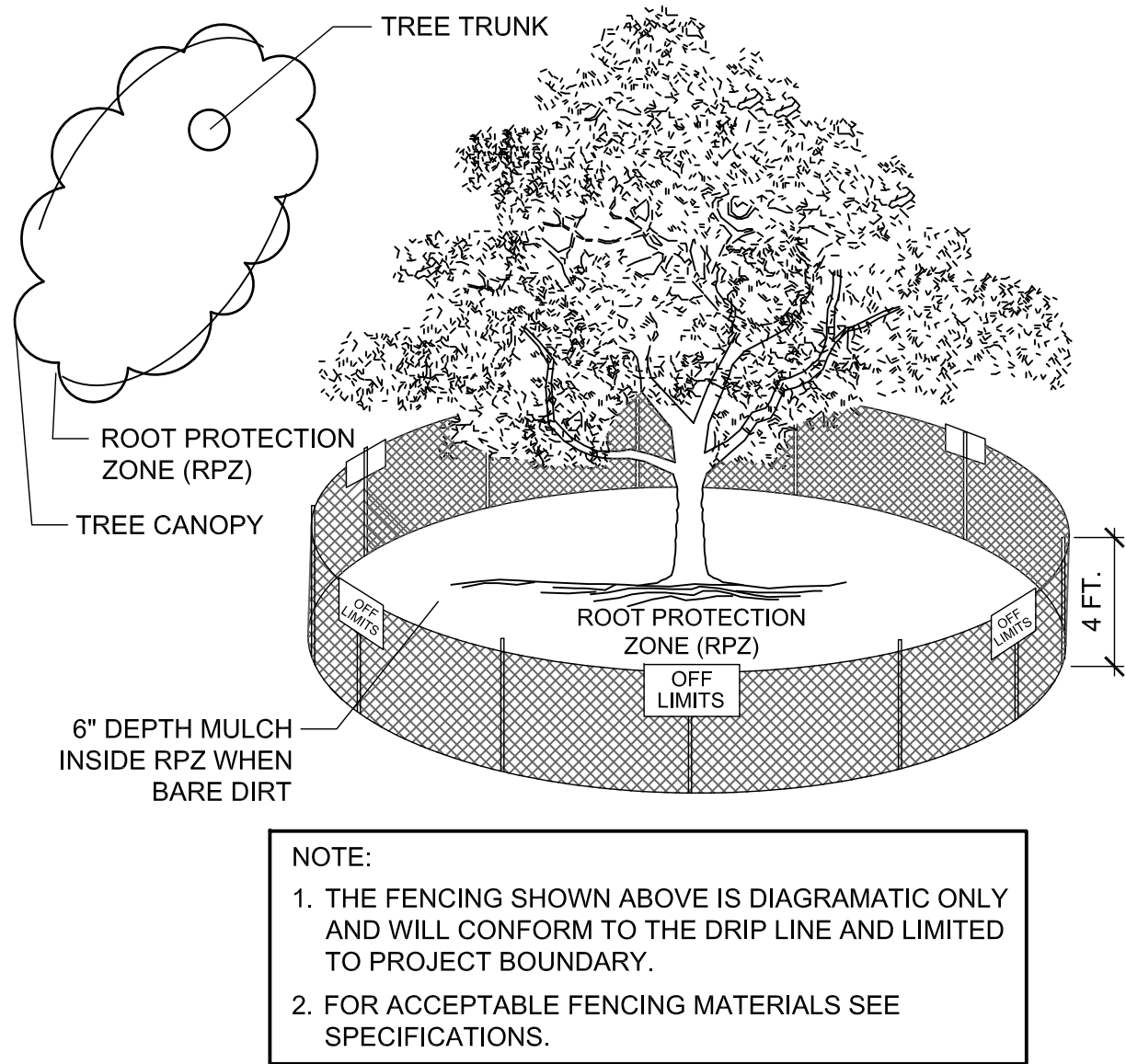
1. THE TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION AND SEDIMENTATION CONTROL.
4. THE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ARE INTENDED TO BE MINIMUM REQUIREMENTS. ADDITIONAL FACILITIES SHALL BE INSTALLED AS NECESSARY AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT TO PREVENT DOWNSTREAM EROSION AND SEDIMENTATION.
5. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DOWNSTREAM DAMAGE DUE TO THE FAILURE BY THE CONTRACTOR TO FULFILL THESE REQUIREMENTS WILL BE THE CONTRACTOR'S LIABILITY.
6. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CONSTRUCTION IS COMPLETE AND THE OWNERS REPRESENTATIVE HAS GIVEN INSTRUCTIONS TO REMOVE THE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL PLACE INLET PROTECTION AT ALL CATCH BASINS AND INLETS WITHIN THE LIMITS OF WORK, INCLUDING THOSE SCHEDULED FOR DEMOLITION PRIOR TO THEIR REMOVAL. INLET PROTECTION MAY BE REQUIRED OUTSIDE OF THE LIMITS OF WORK. INLET PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF SAN ANTONIO TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES STANDARDS 1 CURB INLET GRAVEL FILTER.
8. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO REMOVE THE SEDIMENT, THEN THE CONTRACTOR SHALL INSTALL A TIRE WASH FACILITY TO WASH TIRES PRIOR TO MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, STREET SWEEPING SHALL BE EMPLOYED. STREET SWEEPING IS NOT CONSIDERED A PRIMARY TEMPORARY EROSION AND SEDIMENTATION CONTROL COMPONENT AND SHALL BE UTILIZED IN THE EVENT OF A FAILURE AND IN ADDITION TO THE PRIMARY TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS.
9. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DIRT FROM ALL VEHICLES LEAVING THE SITE.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING ADJACENT ROADWAYS FREE OF DIRT.
11. STABILIZE ALL SOILS, INCLUDING STOCKPILES THAT ARE TEMPORARILY EXPOSED AS SOON AS PRACTICABLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SEDIMENTATION BARRI ER.
13. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A WATER FILTER BAG PRIOR TO BEING DISCHARGED.
14. MITIGATION MEASURES SUCH AS DUST SUPPRESSION TECHNIQUES MUST BE IN PLACE DURING DEMOLITION AND CONSTRUCTION EVENTS TO MINIMIZE THE TRACKING AND BROADCASTING OF FUGITIVE PARTICULATE EMISSIONS ONTO PUBLIC ROADWAYS AND ACROSS PROPERTY LINES.
15. ALL DISCHARGES FROM ANY ACTIVE DEWATERING SYSTEM SHALL BE TREATED PRIOR TO LEAVING THE PROJECT SITE BY DIRECTING WATER TO A PUMPED WATER FILTER BAG. THE EFFLUENT QUALITY SHALL MEET THE REQUIREMENTS OF THE TCEQ.
16. ALL CONSTRUCTION STORMWATER DISCHARGE FROM THE SITE SHALL MEET THE REQUIREMENTS OF THE TCEQ.
17. AT THE CONTRACTOR'S OPTION AL TERNA TE METHODS OF TREATMENT OF CONSTRUCT! ON STORMWATER RUNOFF MAY BE PROPOSED FOR USE FOR TEMPORARY SEDIMENTATION. THE PROPOSED ALTERNATE METHODS MUST MEET THE EFFLUENT QUALITY OUTLINED ABOVE IN NOTE 16. THE CONTRACTOR SHALL SUBMIT THE AL TERNA TE METHODS FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.
18. PLACE STRAW MULCH OVER ALL BACKFILLED TRENCHES IN NON-PAVED AREAS.
19. ALL TEMPORARY CONSTRUCTION SLOPES GREATER THAN TWO HORIZONTAL TO ONE VERTICAL AND GREATER THAN FOUR FEET IN HEIGHT THAT ARE NOT WORKED WITHIN THE TIME PERIOD INDICATED ABOVE IN NOTE 11 SHALL BE COVERED WITH POLYETHYLENE SHEETING.



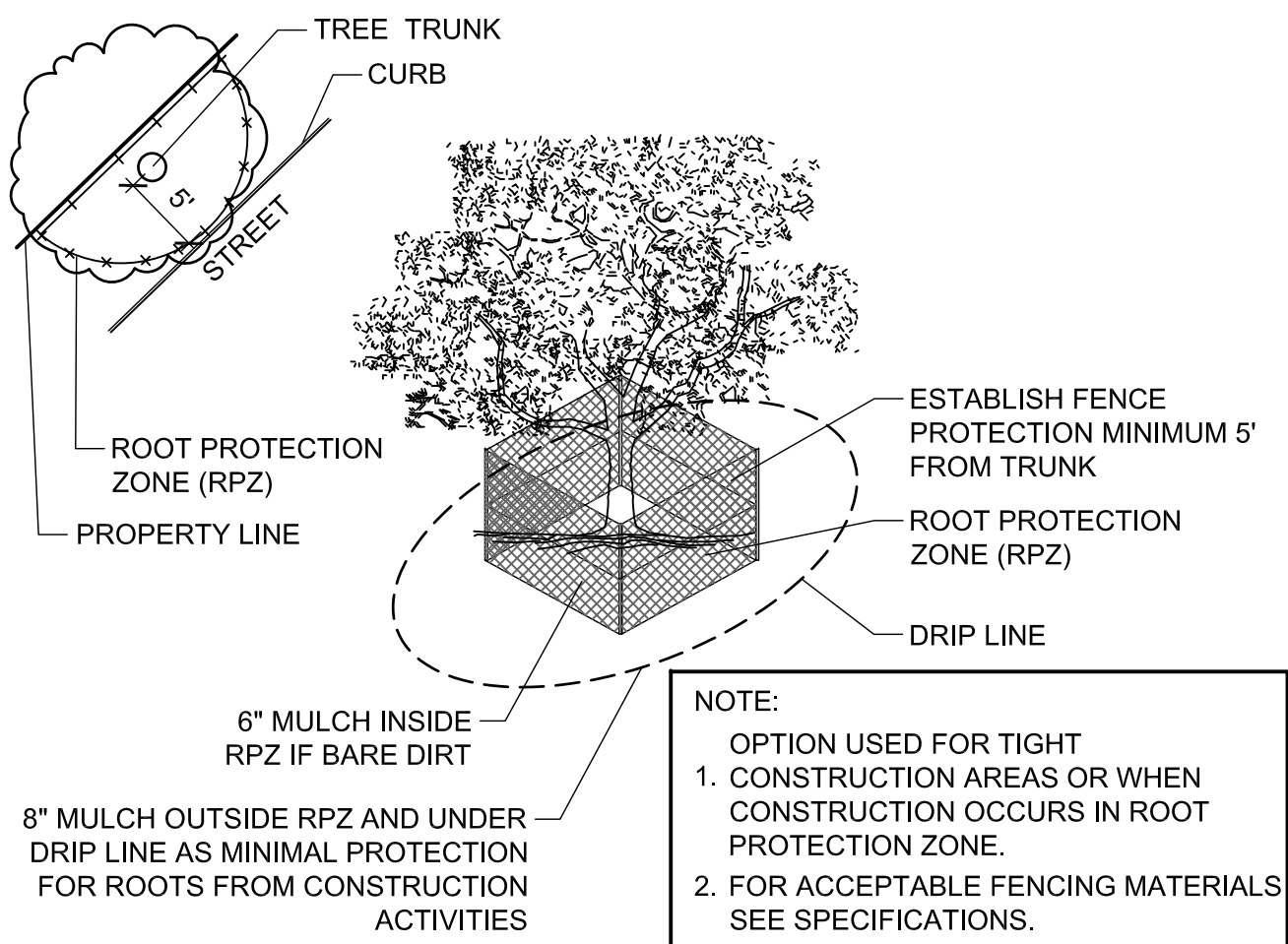


- NOTE: DO NOT CUT FROM D TO E.
- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELD WHEN THE BRANCH FALLS.
 - B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 - C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
 - D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES, WHICH ARE SITES FOR DECAY.
- FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN. TO PREVENT THE SPREAD OF OAK WILT.

A Tree Pruning



B Level IA Fencing / Protection

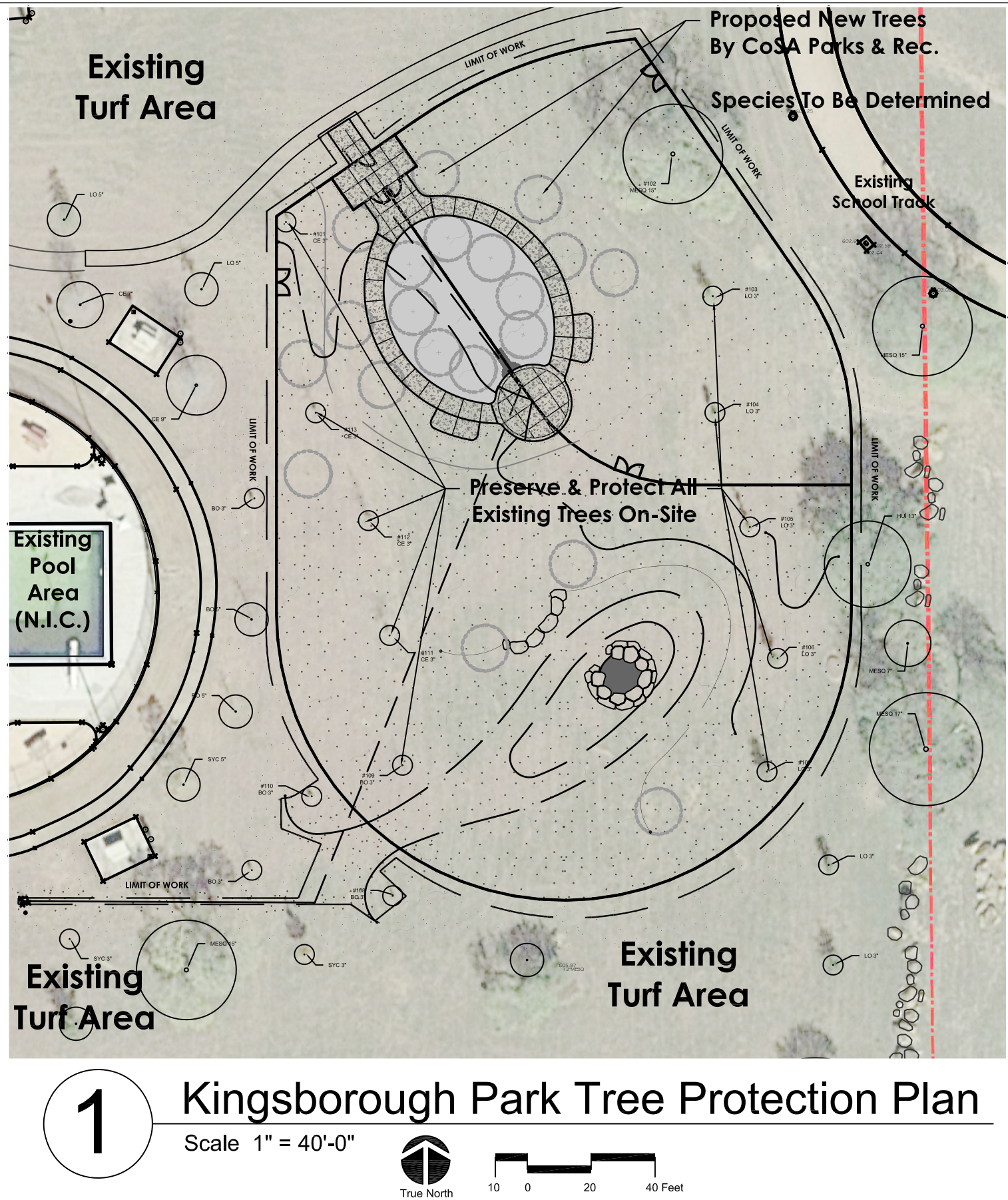


C Level IIA Fencing / Protection

2 Tree Protection Details

Not to Scale

Tree Canopy Coverage Table					
Total Site Area (SF)			43,100 SF		
Total Canopy Required			25%		
Site is NOT within the CRAG Boundary					
Existing Tree Canopy Preservation					
Large trees		Shade Value	Species		Bald Cypress, Cottonwood, Decodar Cedar,
3		1200	3,600.00 sf		Pecan, Red Oak, Sycamore, Burr Oak and Texas Sycamore
Medium/Large trees			Species		Anagua, Arizona Cypress, Live Oak, Texas Grn. Ash, Cedar Elm,
9		875	7,875.00 sf		Cedar Elm, Chirkapin Oak, Esc. Bk. Cherry, Bk. Willow, Eve's Neck and Western Soapberry
Medium trees			Species		Honey Locust, Huisache & Lacey Oak
0		550	0.00 sf		
Medium/Small trees			Species		Anacacho Orchid Tree, Ashe Juniper, Carolina Buckthorne,
1		275	275.00 sf		Condalia, Crabapple, Goldenball Lead Tree, Mesquite, Persimmon, Possumhaw, Redbud, Retama, Wild Olive, and Vitex
Total Existing Shade Coverage Provided=			11,750.00 SF		
Total Existing Shade Coverage Provided=			27.26%		
100% shade value for existing trees meeting RPZ criteria					
Total SF of Tree Canopy Outstanding					
Total Canopy Required			25% of Site Area		10,775 SF
Total Canopy Required minus Existing Canopy Provided			-975 SF		
Total Number of Trees for Canopy Outstanding			-975 SF / 788 SF=		-1.24 Trees
or					
-2 Trees					
Proposed Tree Canopy Planting (New Planting with 90% Shade Value of Existing Trees)					
Large trees		Shade Value	Species		Bald Cypress, Cottonwood, Decodar Cedar,
0		1080	0 sf		Pecan, Red Oak, Sycamore, Burr Oak and Texas Sycamore
Medium/Large trees			Species		Anagua, Arizona Cypress, Live Oak, Texas Grn. Ash,
0		788	0 sf		Cedar Elm, Chirkapin Oak, Esc. Bk. Cherry, Bk. Willow, Eve's Necklace, and Western Soapberry
Medium trees			Species		Honey Locust, Huisache & Lacey Oak
0		495	0 sf		
Medium/Small trees			Species		Anacacho Orchid Tree, Ashe Juniper, Carolina Buckthorne,
0		247.5	0.0 sf		Condalia, Crabapple, Goldenball Lead Tree, Mesquite, Persimmon, Possumhaw, Redbud, Retama, Tx. Mt. Laurel, Wild Olive & Vitex
Total	0	New Trees	Total Shade Value	0.00 SF	
Compliance Summary					
Total Canopy Required			25% of Site Area		10,775 SF
Total Shade Coverage Provided (Existing + New):			11,750 SF		
Shade Coverage Provided (Existing + New) as a percent of Required Shade Canopy for Site =					
109.05%					
Note: Other new trees may be provided, as shown on the Site Development Plans, though not counted for Tree Canopy here.					
90% shade value for new trees, minimum of 1.5" cal. Each					
**No more than twenty-five percent of the replacement trees shall be of the same species for purposes of mitigation					
***Multi-family and Nonresidential sites require a minimum tree canopy cover of twenty-five (25) percent of the total site area					



1 Kingsborough Park Tree Protection Plan

Scale 1" = 40'-0"

Note: This project has no elements to require compliance with the City of San Antonio Landscape Ordinance Section 35-511 LANDSCAPING.

TREE INVENTORY

Tag #	Species / Size	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"	SEE NOTE 1, BELOW	Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation***
		Removed	Preserved			Removed	Preserved	Removed	Preserved	Removed	Preserved	
101	CEDAR ELM 3"				3							
102	MESQUITE 15"				15							
103	LIVE OAK 3"				3							
104	LIVE OAK 3"				3							
105	LIVE OAK 3"				3							
106	LIVE OAK 3"				3							
107	LIVE OAK 3"				3							
108	BURR OAK 3"				3							
109	BURR OAK 3"				3							
110	BURR OAK 3"				3							
111	CEDAR ELM 3"				3							
112	CEDAR ELM 3"				3							
113	CEDAR ELM 3"				3							
Sub. Tot. Inches=		0	0	0	51	0	0	0	0	0	0	0
Total inches by category=			0		51						0	
Preservation percentage=		#DIV/0!		Significant		100%		Heritage Preservation		#DIV/0!		0
Mitigation required (Commercial) =		0		Commercial (inches)		-30.6		Heritage Mitigation (inches)		0		
Mitigation required (Residential) =		0		Residential (inches)		-33.15						
NOTE 1: TREES UNDER 6" CAL. COUNTED AS SIGNIFICANT BECAUSE THEY WERE PLANTED WITH TREE MITIGATION FUNDING BY PARKS & RECREATION STAFF												
No category to fall below 10% preservation;												
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.												
1:1 for												
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees												
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees												
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed												

ISSUED SETS	
Date	Description
8/26/2020	Internal CD Check Set
REVISIONS	
No.	Date Description

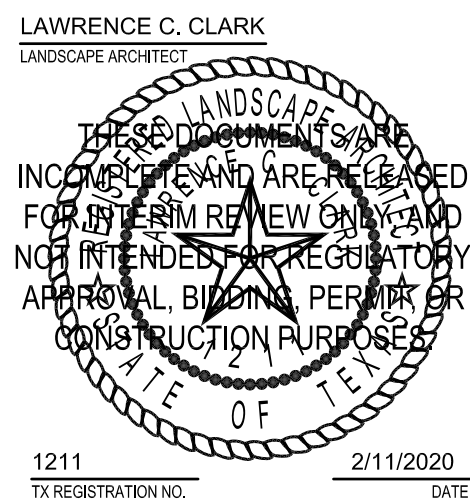
LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215



© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park
Dog Park Addition
350 Felps Blvd.
San Antonio Tx 78221

LANDSCAPE ARCHITECT'S LICENSURE



BWCD Proj. No. : Drawn By :

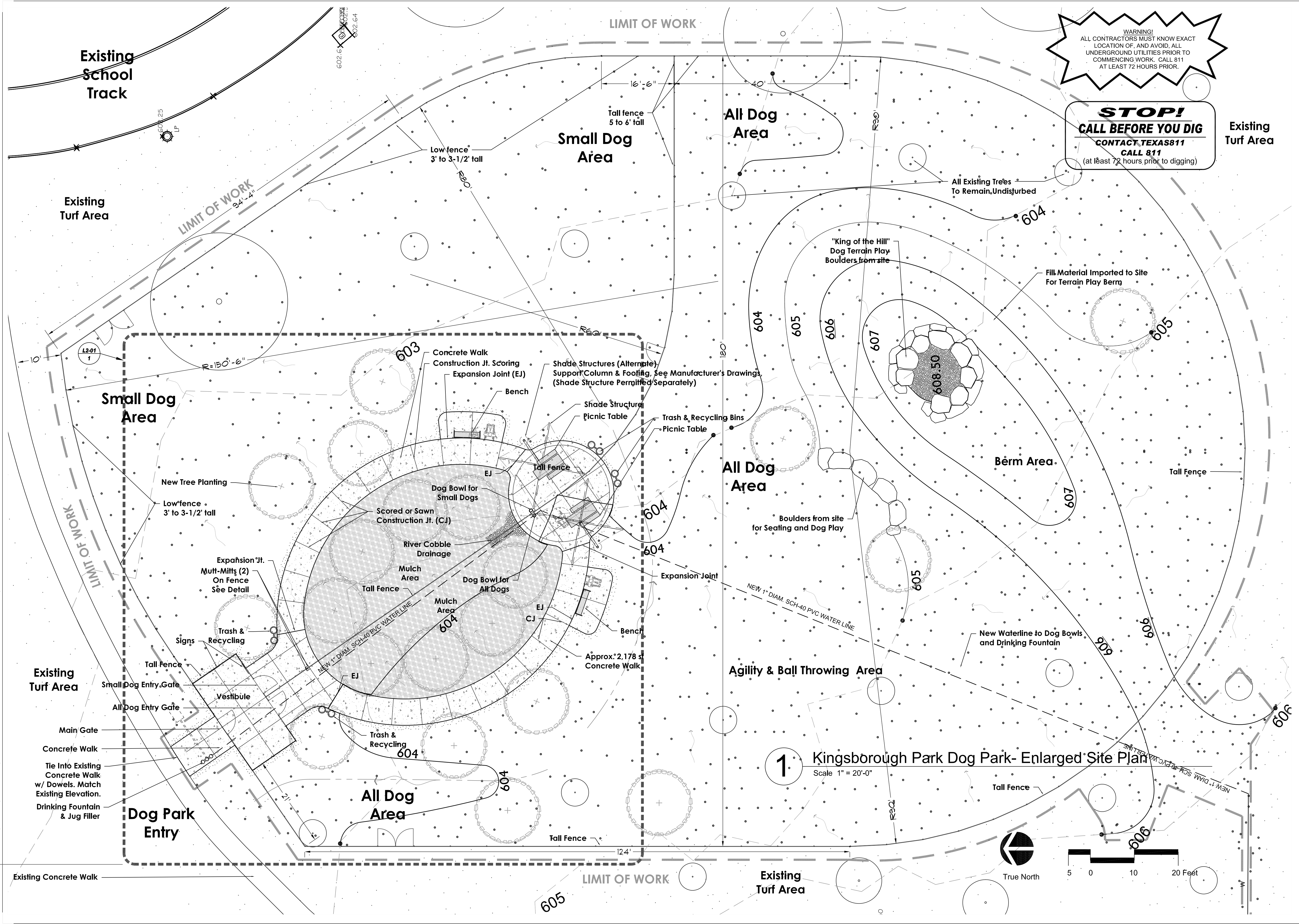
SHEET TITLE & NUMBER:

Tree Protection and Canopy Plan

L0-06

This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. Use of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.

Date: Sep 21, 2020, 2:29pm User ID: lclark
File: S:\2020 PROJECTS\Kingsborough Park Dog Park\Workfile\2020-9-21 KINGSB DOG PARK.dwg



ISSUED SETS	
Date	Description
8/26/2020	Internal CD Check Set

REVISIONS		
No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215

Landscapes Architecture
Urban Design
Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com

© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park
Dog Park Addition
350 Felps Blvd.
San Antonio Tx 78221

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

THESE DOCUMENTS AND INCLOSURES ARE RELEASED FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMITS, OR CONSTRUCTION PURPOSES.

1211 TX REGISTRATION NO. 2/11/2020 DATE

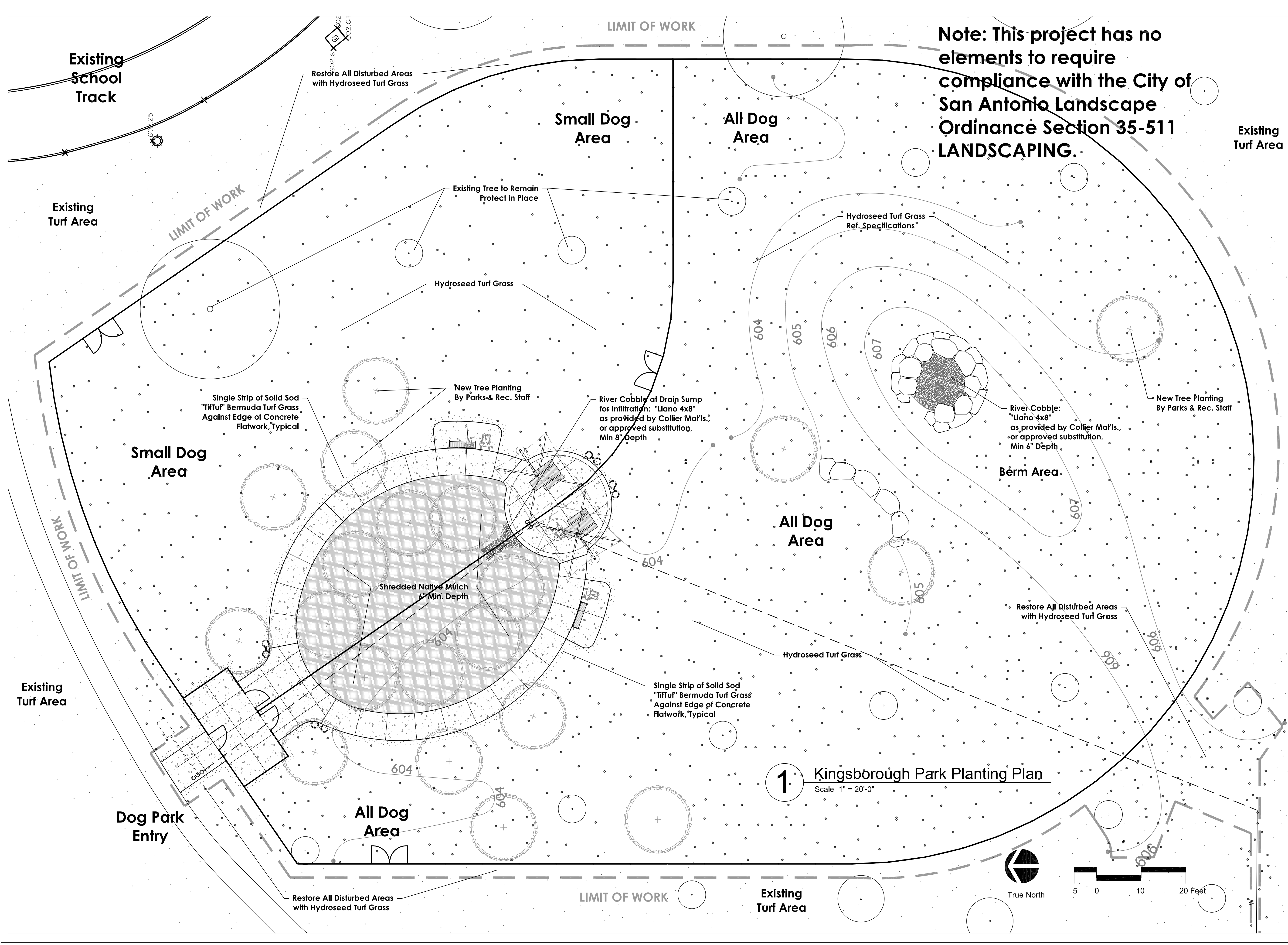
BWCD Proj. No.: Drawn By:

SHEET TITLE & NUMBER:

Enlarged Site Development & Layout Plan

L1-01

Date: Sep 21, 2020 2:30pm User ID: lclark
File: S:\2020 PROJECTS\Kingsborough Park Dog Park\Workfile\2020-9-21 KINGSB DOG PARK.dwg



Note: This project has no elements to require compliance with the City of San Antonio Landscape Ordinance Section 35-511 LANDSCAPING.

ISSUED SETS

Date	Description
8/26/2020	Internal CD Check Set

REVISIONS

No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215

Landscape
Architecture

Urban Design

Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com

© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park

Dog Park Addition

350 Felps Blvd.

San Antonio Tx 78221

This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

BWCD Proj. No. :

Drawn By :

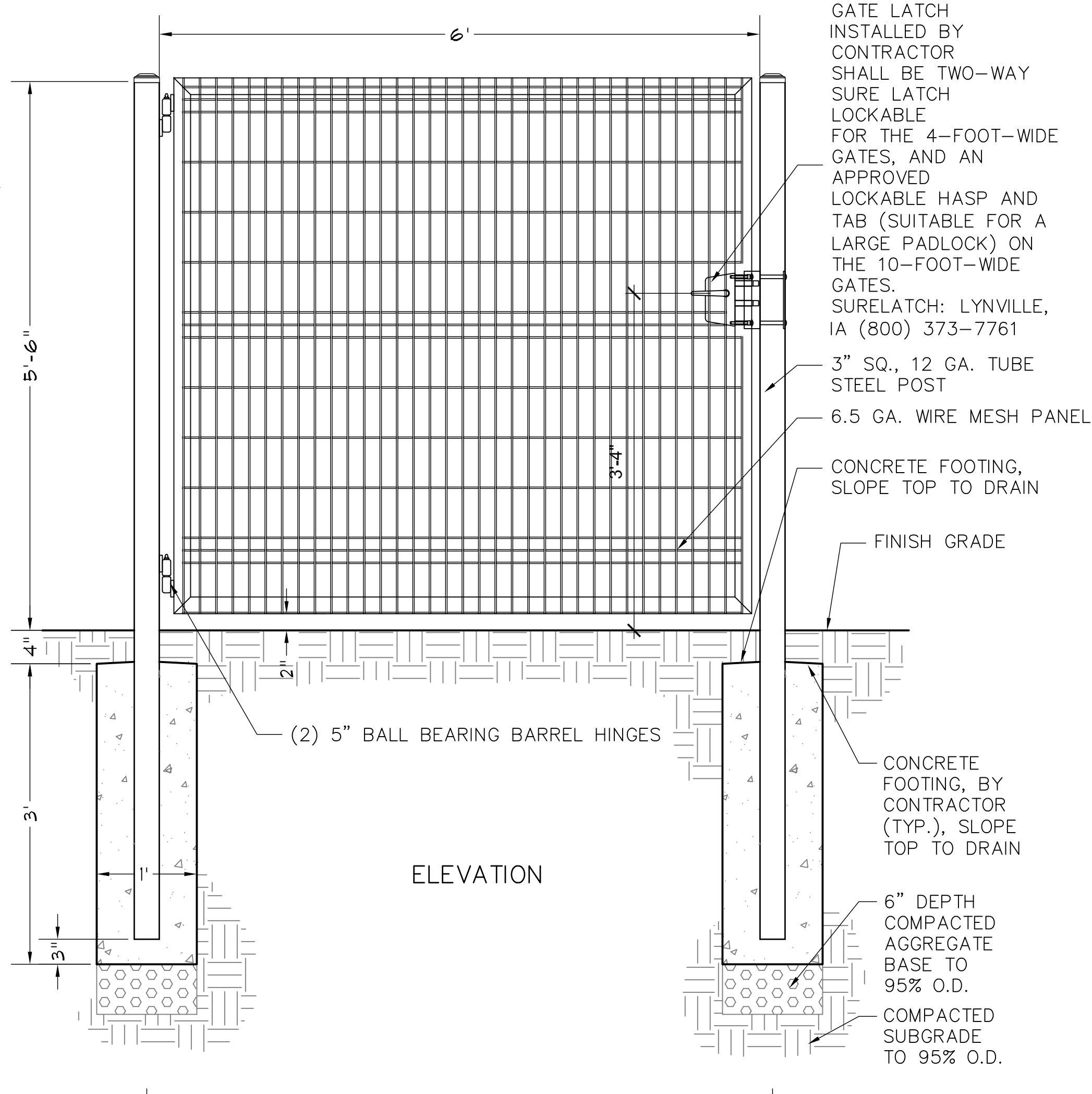
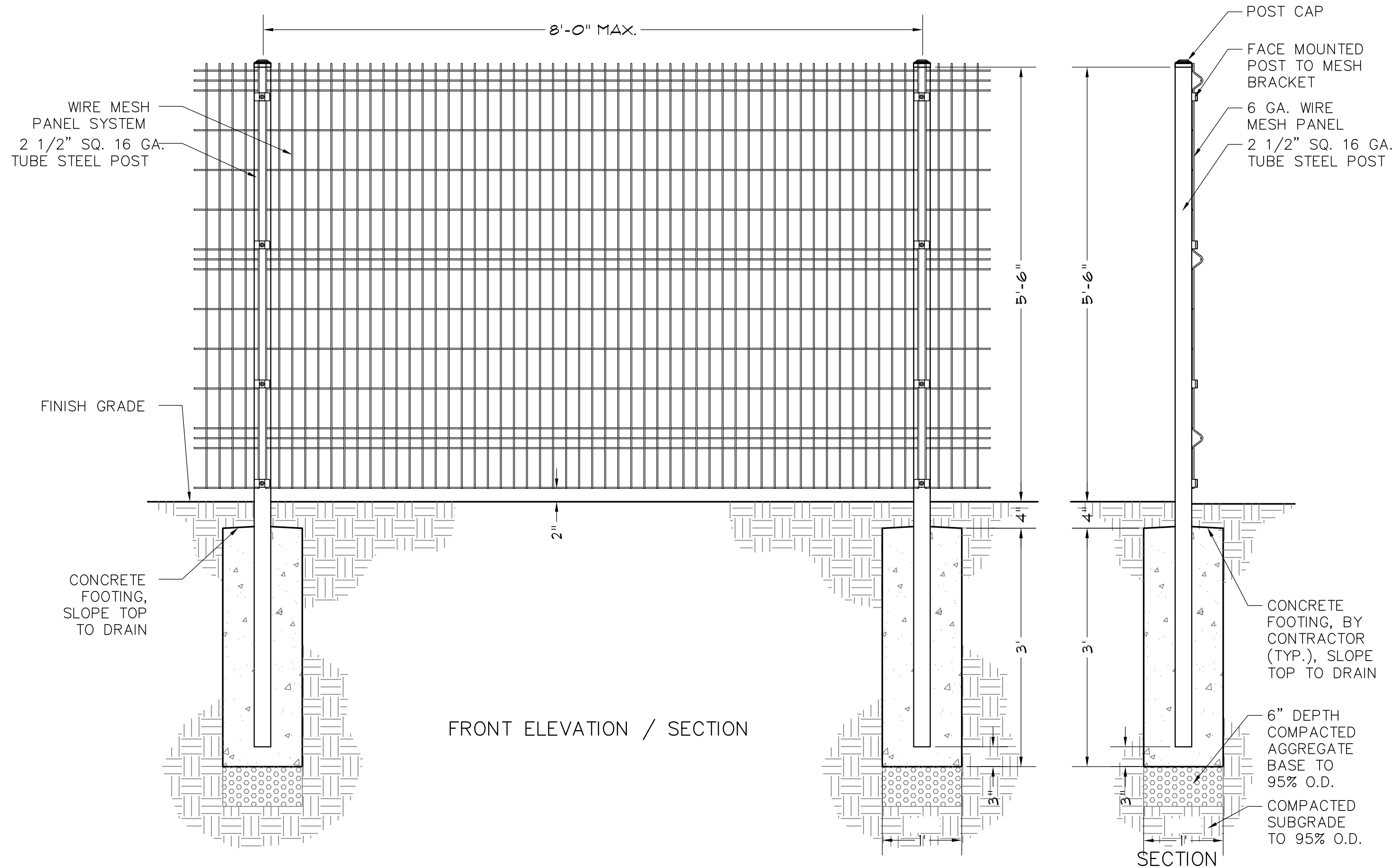
SHEET TITLE & NUMBER:

Planting Plan

L1-02



L2.00

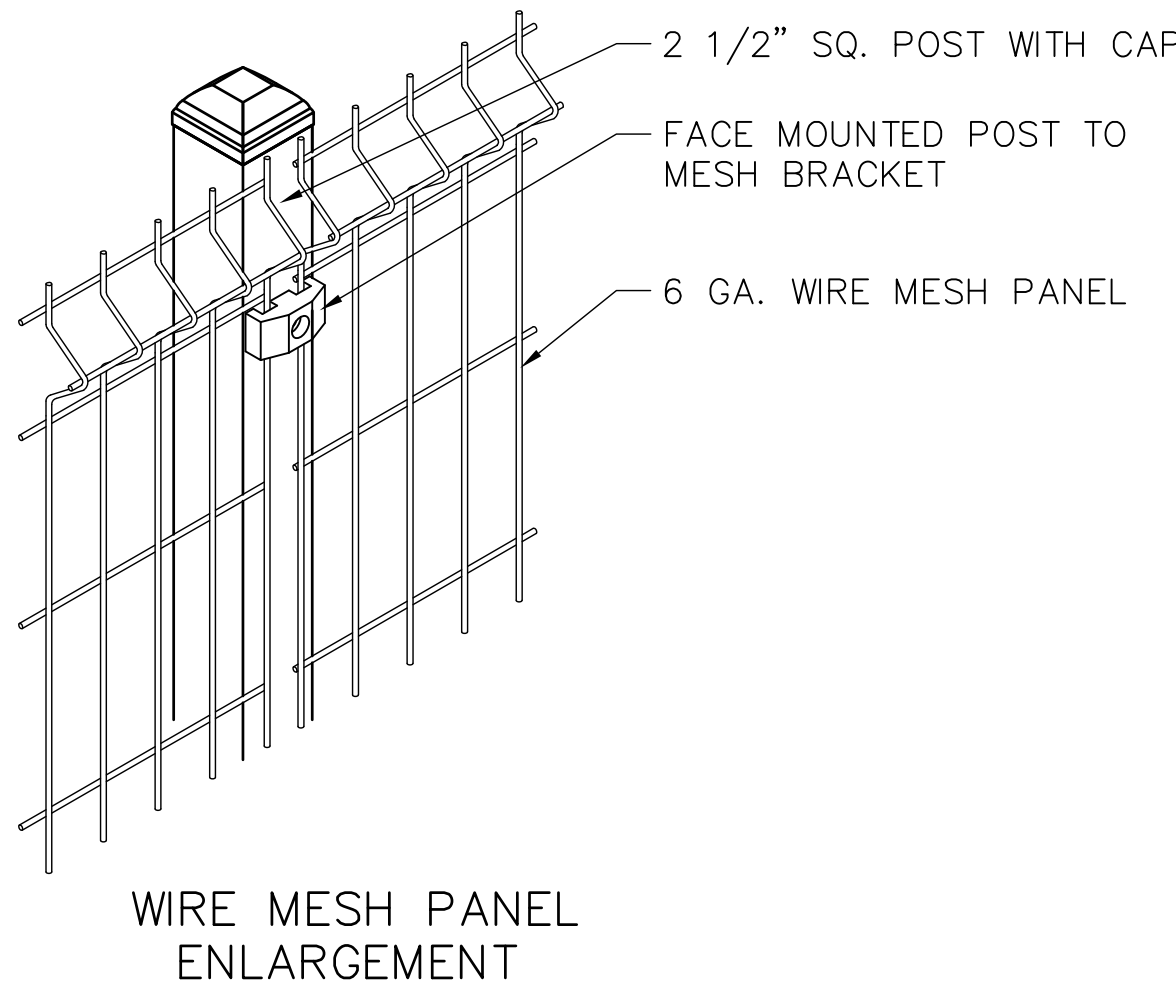


1 SECTION: TALL FENCE AT DOG PARK
SCALE 1" = 1'-0"

2 SECTION: TALL FENCE
SCALE 1" = 1'-0"

3 FENCE GATE DETAILS
SCALE 1" = 1'-0"

Note: Low Fence at Small Dog Park Area Shall be Substantially Similar, at 3'-6" Height.



4 AXONOMETRIC: WIRE MESH
NOT TO SCALE



6 WASTE BAG DISPENSERS AT FENCE
SCALE 1" = 1'-0"

- NOTES:
1. PROVIDE & SUBMIT ALL NECESSARY SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
 2. CONTRACTOR SHALL PROVIDE ONE 8 FT. LENGTH FULL HEIGHT FENCE SECTION FOR REVIEW AND APPROVAL BEFORE CONTINUING CONSTRUCTION.
 3. ALL TUBULAR STEEL MEMBERS AND MESH FENCE SHALL HAVE A POWDER COAT FINISH.
 4. REFER TO MATERIALS LEGEND FOR MANUFACTURER & COLOR.
 5. 5'-6" FENCE DETAIL SHOWN. OUTSIDE FENCE AT SMALL DOG AREA SHALL BE 3'-6" HIGH.

ISSUED SETS	
Date	Description
8/26/2020	Internal CD Check Set

REVISIONS		
No.	Date	Description

LANDSCAPE ARCHITECT
BENDER WELLS CLARK DESIGN
830 N. ALAMO ST.
SAN ANTONIO, TEXAS 78215

Landscape Architecture
Urban Design
Planning

830 North Alamo Street
San Antonio, Texas 78215
210-692-9221
www.bwcdesign.com

© 2020 Bender Wells Clark Design
All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.

Kingsborough Park
Dog Park Addition
350 Felps Blvd.
San Antonio Tx 78221

LANDSCAPE ARCHITECT'S LICENSURE

LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

THESE DOCUMENTS AND INCLOSURES ARE RELEASED FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

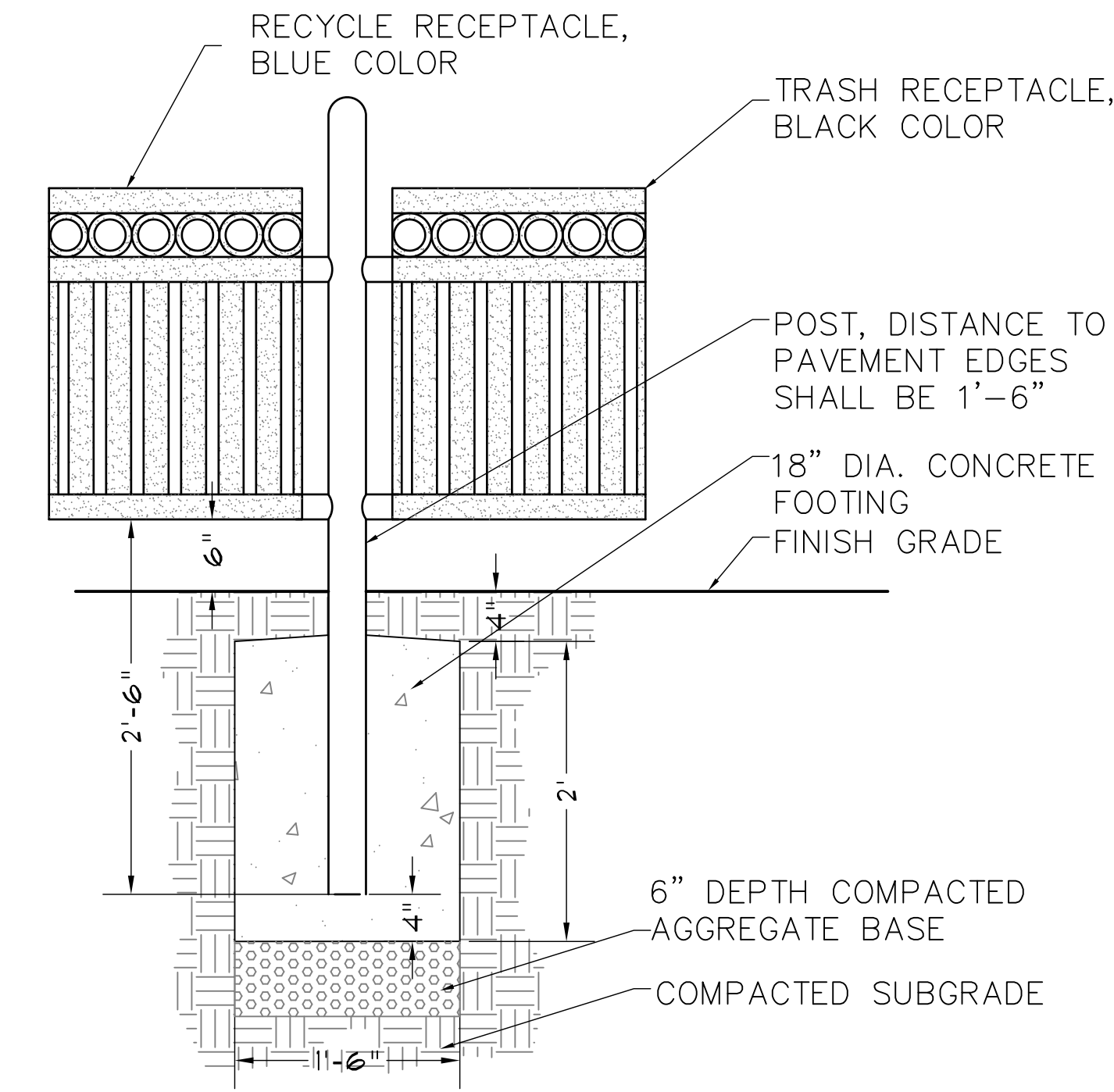
1211 TX REGISTRATION NO. 2/11/2020 DATE

BWCD Proj. No. :	Drawn By :
------------------	------------

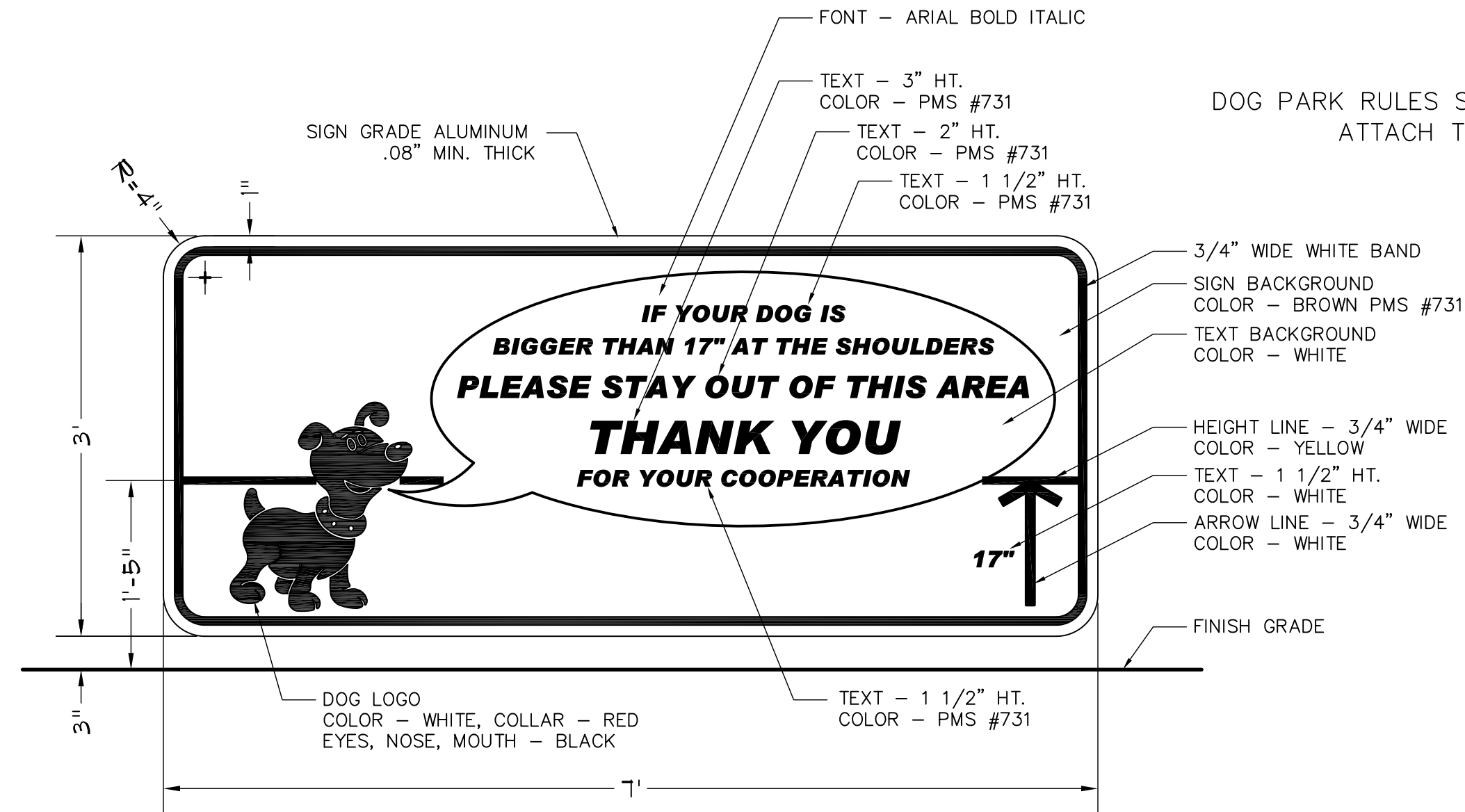
SHEET TITLE & NUMBER:

Site Development Details

L2.02



- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL RECEPTACLES & FOOTINGS.
 2. REFER TO THE MATERIALS LEGEND FOR LOCAL MANUFACTURER OF THE STANDARD COSA TRASH & RECYCLE RECEPTACLES.
 3. ALL RECEPTACLE POSTS SHALL BE INSTALLED 1'-6" FROM A PAVEMENT EDGE.



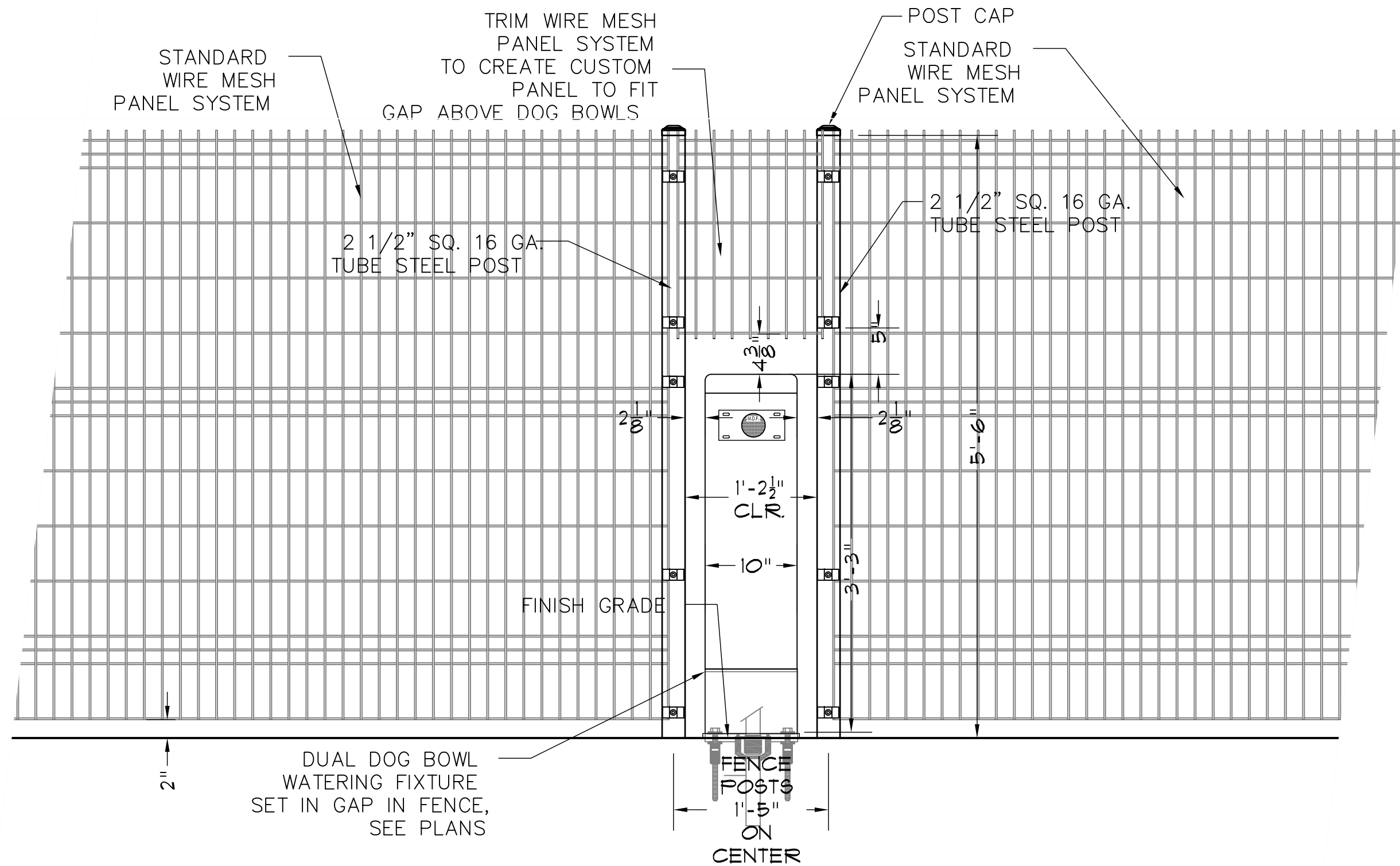
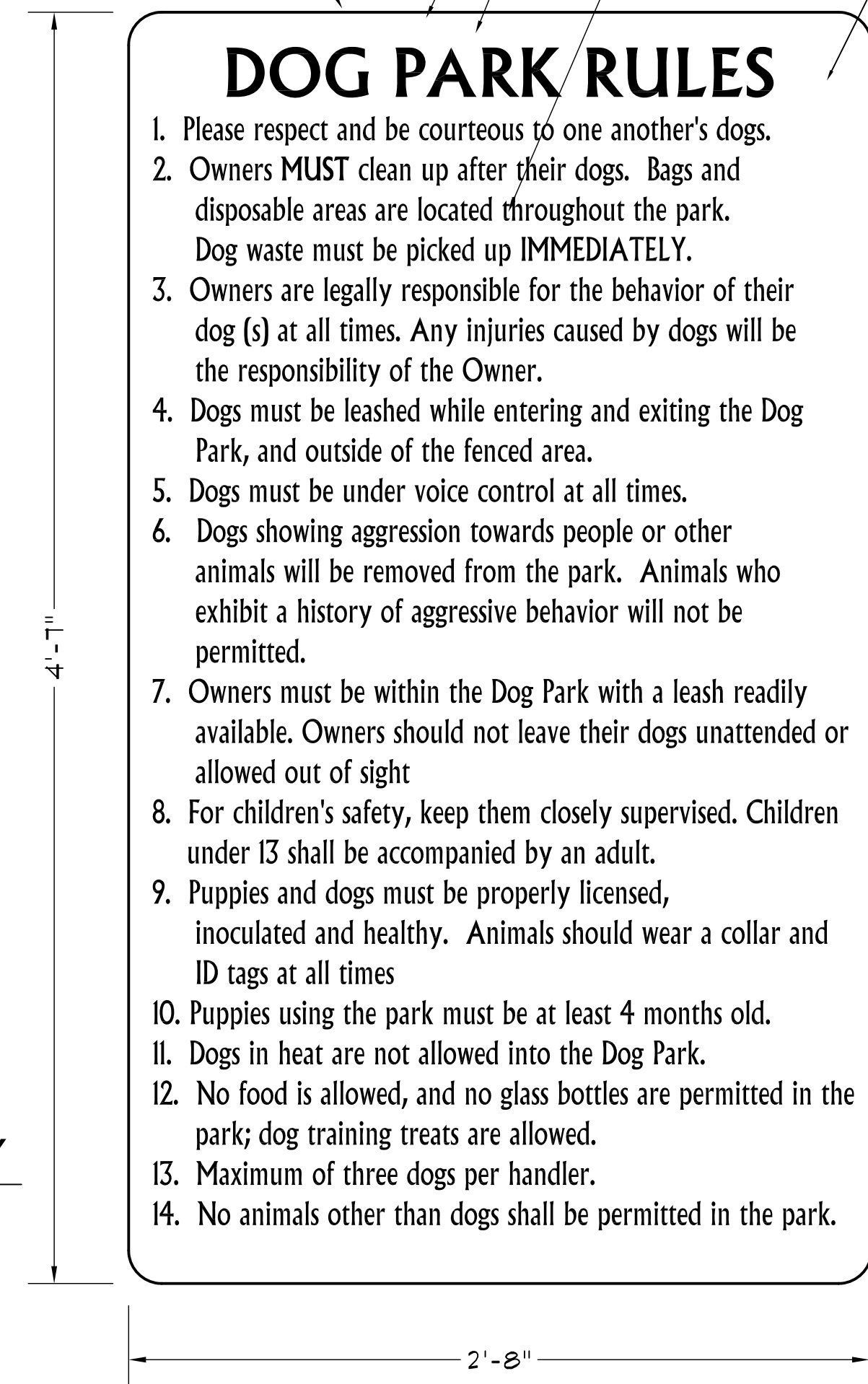
2 SIGN AT SMALL DOG ENTRY

SCALE 1" = 1'-0"

ALL TEXT FONTS SHALL BE AS NOTED. PROVIDE PROOF FOR APPROVAL PRIOR TO PRINTING. ALL SIGN IMAGES SHALL BE SCREEN PRINTED. SIGN GRAPHIC IS AVAILABLE FROM THE LANDSCAPE ARCHITECT IN CAD FORMAT (.DWG OR .DXF FILE)

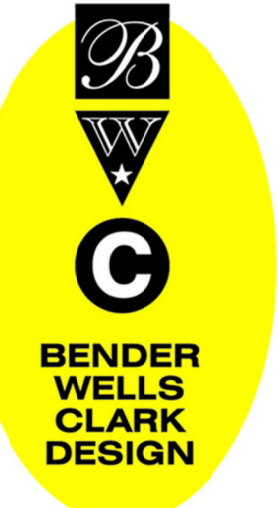
3 DOG RULES SIGN AT ENTRY

SCALE 1/2" = 1'-0"

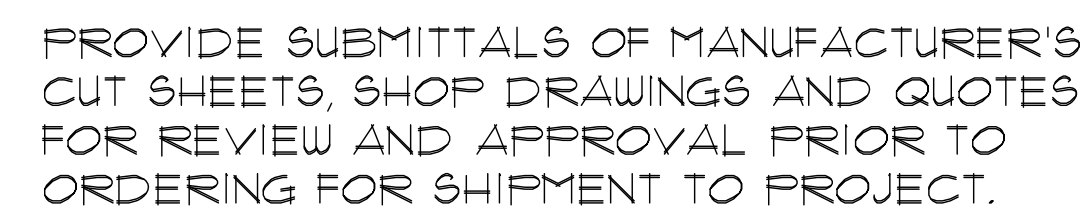
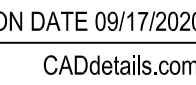
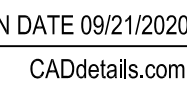


4 ELEVATION: FENCE AT DOG WATERING BOWLS

SCALE 1" = 1'-0"

ISSUED SETS		
Date	Description	
8/26/2020	Internal CD Check Set	
REVISIONS		
No.	Date	Description
LANDSCAPE ARCHITECT BENDER WELLS CLARK DESIGN 830 N. ALAMO ST. SAN ANTONIO, TEXAS 78215		
 <div>Landscape Architecture Urban Design Planning</div> <div>830 North Alamo Street San Antonio, Texas 78215 210-692-9221 www.bwcdesign.com</div>		
© 2020 Bender Wells Clark Design All rights reserved. No part of this document may be reproduced or utilized in any form without prior written authorization of Bender Wells Clark Design.		
Kingsborough Park Dog Park Addition 350 Felps Blvd. San Antonio Tx 78221		
LANDSCAPE ARCHITECT'S LICENSURE LAWRENCE C. CLARK LANDSCAPE ARCHITECT THESE DOCUMENTS AND INCLOSURES ARE RELEASED FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMITS OR CONSTRUCTION PURPOSES 1211 TX REGISTRATION NO. 2/11/2020 DATE		
BWCD Proj. No. :		Drawn By :
SHEET TITLE & NUMBER: Site Development Details		
L2.03		

This drawing and this design was prepared specifically for this site and client and does not apply to any other projects. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.



L2.04

KINGSBOROUGH PARK DOG PARK IMPROVEMENTS

The applicant is requesting final approval for construction of new dog park improvements at Kingsborough Park.

Bender Wells Clark Design has developed Design Documents for these proposed improvements. Components of this project include:

- 1) A new fully enclosed fenced Dog Park with areas for small and large dogs
- 2) Sidewalk connections between the new and existing facilities.
- 3) New seating and picnic facilities.
- 4) New human drinking fountain with jug filler and dual pet fountains.
- 5) Limited grading and re-vegetation of disturbed areas.
- 6) Dog agility equipment.
- 7) Possible shade structures over picnic units.

All the proposed improvements will be accessible, constructed of long-lived materials. All the improvements were approved through neighborhood input.