

# HISTORIC AND DESIGN REVIEW COMMISSION

March 19, 2025

**HDRC CASE NO:** 2025-062  
**ADDRESS:** 3314 N ST MARYS ST  
**LEGAL DESCRIPTION:** ICB 6078 BLK 2 LOT 1&2  
**ZONING:** NC CD, RIO-1  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** colin bass  
**OWNER:** colin bass/FLYNN DEIRDRE SIOBHAN EST OF  
**TYPE OF WORK:** Parking lot installation  
**APPLICATION RECEIVED:** February 18, 2025  
**60-DAY REVIEW:** May 18, 2025  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a surface parking lot at 3314 N St Mary's, located within the River Improvement Overlay, District 1. The lot is currently void of existing structures.

## APPLICABLE CITATIONS:

- (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
  - (1) Curb Cuts.
    - A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.
    - B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
    - C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.
    - D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.
      - i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.
        - a. New curb cuts are not allowed except:
          - I. Lots with no other access.
          - II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
      - ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.
        - a. New curb cuts are only allowed where:
          - I. Lots front on Houston, Commerce Street, or the north side of Nueva St.
          - II. Lots have no other access.
          - III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
      - iii. All other streets:
        - a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.
  - (2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate

parking needs and contribute to a pedestrian-friendly streetscape.

- A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
- B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.
- C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.

**Table 672-1a**

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Max. % Coverage of Lot Line*	50%	40%	N/A	40%	40%	30%
Buffering Required?	Yes	Yes	Yes	Yes	Yes	Yes

\* Maximum length of parking lot allowed along the property line at the street. If applicable, maximum length of parking lot allowed along the river or creek side edges.

- (3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:
  - A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or
  - B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or
  - C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

**Table 510-2**

**Minimum Plant Materials Required for Each Bufferyard Type**

Bufferyard Type	Minimum Width (in feet)	Trees <sup>1</sup>		Shrubs <sup>3</sup>			Fence (F), Berm (B) or Wall (W) <sup>7</sup>
		Canopy	Understory <sup>2</sup>	Large <sup>3</sup>	Medium <sup>5</sup>	Small <sup>6</sup>	
A	10	2	2	-	-	16	-
Option	10	2	2	-	8	-	-
B	15	2	2	8	12	-	-
Option	15	2	2	6	8	6	-
C	15	2	4	9	8	-	F or W
Option	15	2	3	10	10	-	F or W
D	25	2	4	9	8	-	F or W
Option	25	2	3	10	10	-	B
E	30	2	4	14	4	4	F or W
Option	30	2	3	12	8	4	B
F	40	2	4	9	5	-	B & W
Option	40	1	4	6	8	8	B
N <sup>8</sup>	20% reduction with minimum of 10 feet	Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of equivalent planting units required by the required by Table 510-1 (see subsection (d)(2), below), or (2) the existing vegetation provides complete visual screening from the adjoining property.					-

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a surface parking lot at 3314 N St Mary's, located within the River Improvement Overlay, District 1. The lot is currently void of existing structures, but features existing trees, which the applicant has proposed to maintain.
- b. CURB CUT – The applicant has proposed a surface parking lot to feature parking for sixteen (16) automobiles. The proposed parking lot will feature an entrance on N St Mary's, with a curb cut featuring approximately thirty-five (35) feet in width. The UDC Section 35-672(b)(1)(B) states that curb cuts should not exceed twenty-five (25) feet in width. Staff finds that the proposed curb cut should be reduced to be consistent with the UDC.
- c. PARKING – Per the UDC Section 35-672(b)(2), the extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. For RIO-1, this percentage is 50%. All parking within a 30-foot setback from the above-mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table. Staff finds that the proposed parking is consistent with the UDC.
- d. BUFFERING – The applicant has proposed landscape buffering from both N St Mary's and Huisache Avenue. The UDC Section 35-672(b)(3) provides requirements for buffering per table 510-2. Per table 510-2, a type B bufferyard is required, which requires the following elements: a minimum width of fifteen (15) feet, two (2) canopy trees, two (2) understory trees, eight (8) large shrubs and eight (8) medium shrubs.
- e. LIGHTING – The applicant has not proposed lighting on site. Any future lighting elements are to be submitted to the Office of Historic Preservation for review and approval.
- f. 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 e with the following stipulations:

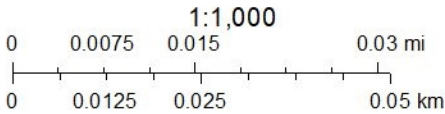
- i. That the proposed curb cut be reduced to no more than twenty-five (25) feet in width, as noted in finding b.
- ii. That the applicant introduce a buffer yard as required by the UDC Section 35-672(b)(3) and the UDC Table 510-2, to include the following: a minimum width of fifteen (15) feet, two (2) canopy trees, two (2) understory trees, eight (8) large shrubs and eight (8) medium shrubs.
- iii. That any future lighting elements be submitted to the Office of Historic Preservation for review and approval.
- iv. 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



March 14, 2025



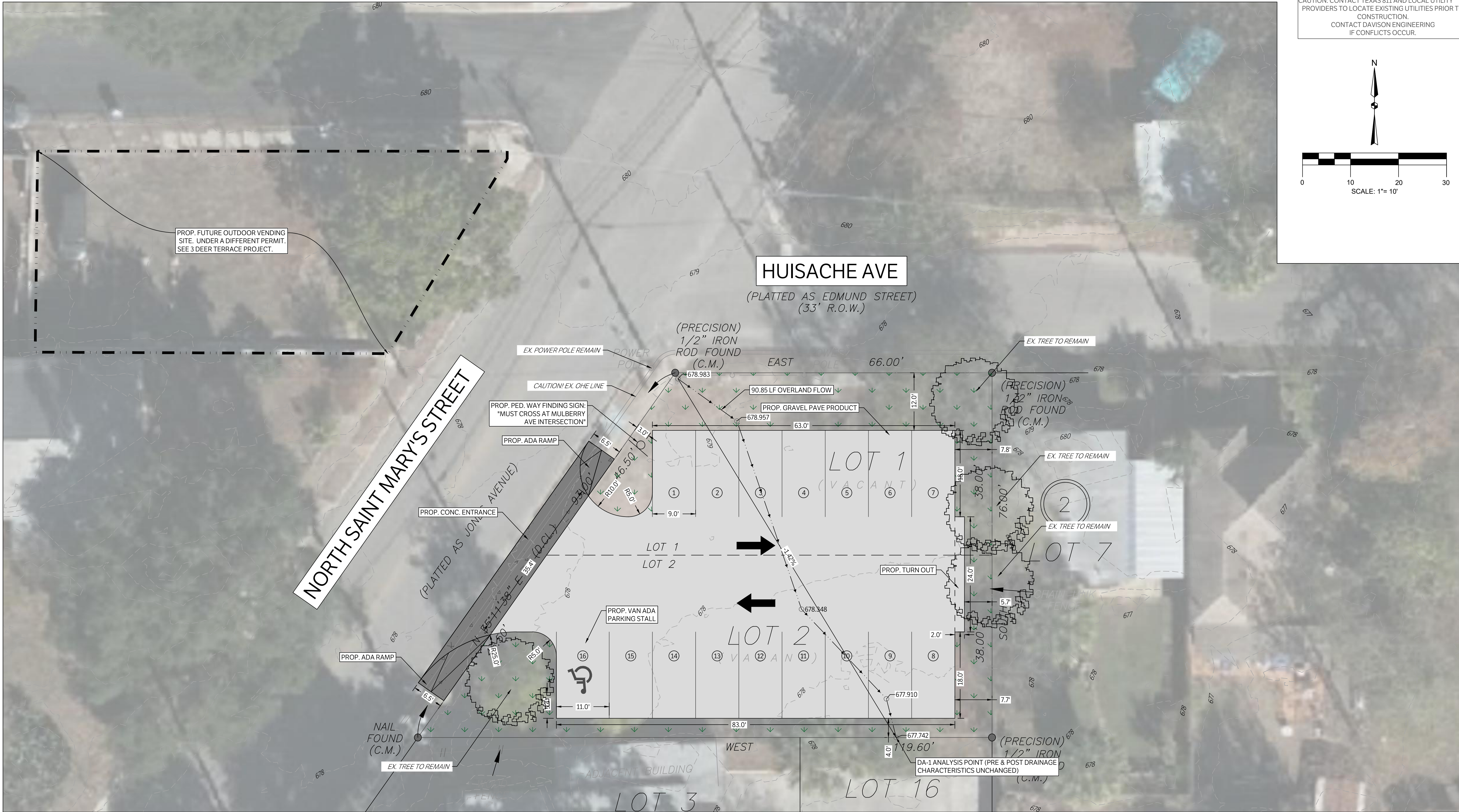




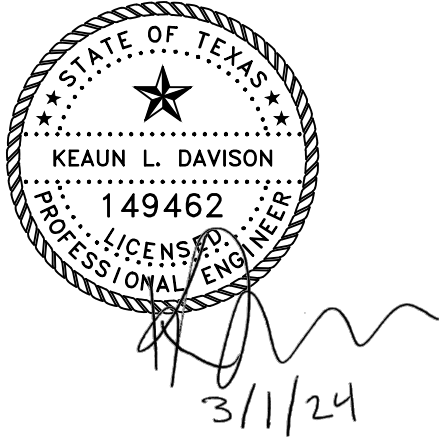
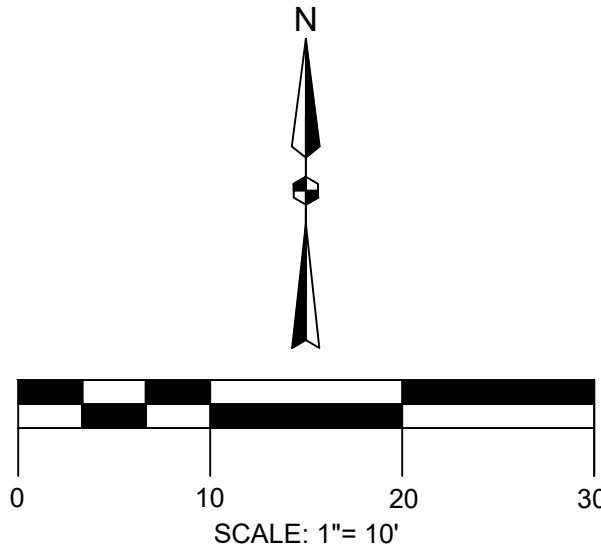








CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT DAVISON ENGINEERING IF CONFLICTS OCCUR.



REVISION

DATE

No.

DAVISON  
ENGINEERING

405 LESLIE DRIVE  
BRYAN, TEXAS 77802  
TBP# FIRM NO: F-24705  
979-575-8179

3314 PARKING LOT  
3314 NORTH SAINT MARY'S STREET  
SAN ANTONIO, TEXAS 78212

SITE PLAN

PROJECT No.: 2023.2

DRAWN BY: KD

DATE: 03.01.2024

SCALE: 1:10

SHEET: 1

PRE- DA 1 PEAK FLOW CALCULATIONS (PA-3)						
AREA	SIZE (AC)	Ccoeff.	Tc (Min.)	Rainfall Intensity (in/hr)	Q (CFS)	
DA 1	5 YREVENT					
	0.16	0.39	20.91	4.54	0.29	
	25 YREVENT					
	0.16	0.39	20.91	6.28	0.40	
	50 YREVENT					
	0.16	0.39	20.91	7.02	0.44	
	100 YREVENT					
	0.16	0.39	20.91	7.79	0.49	
* DRAINAGE PATTERNS FOR ENTIRE SITE ARE OVERLAND FLOW						

POST- DA 1 PEAK FLOW CALCULATIONS (PA-3)						
AREA	SIZE (AC)	Ccoeff.	Tc (Min.)	Rainfall Intensity (in/hr)	Q (CFS)	
DA 1	5 YREVENT					
	0.16	0.78	5	7.88	0.99	
	25 YREVENT					
	0.16	0.78	5	11.00	1.39	
	50 YREVENT					
	0.16	0.78	5	12.36	1.56	
	100 YREVENT					
	0.16	0.78	5	13.79	1.74	
* DRAINAGE PATTERNS FOR ENTIRE SITE ARE OVERLAND FLOW						

DELTA IN Q (CFS)

0.71

0.99

1.12

1.25

PRE- DA 1 (PA-3)						
COVERTYPE	HYDROLOGIC CONDITIONS	SOIL TYPE	C. Coeff.	AREA (SF)	AREA (AC)	Ccoeff. * AREA
Grass Cover	Grass Cover >75%, Good	D	0.39	7052.80	0.16	0.06
Imp. Cover	Paved areas, roofs, etc.	D	0.96	0.00	0.00	0.00
				Total	7052.80	0.16
				Ccoeff.		0.39
POST- DA1 (PA-3)						
COVERTYPE	HYDROLOGIC CONDITIONS	SOIL TYPE	C. Coeff.	AREA (SF)	AREA (AC)	Ccoeff. * AREA
Grass Cover	Grass Cover >75%, Good	D	0.39	2238.80	0.05	0.02
Imp. Cover	Paved areas, roofs, etc.	D	0.96	4814.00	0.11	0.11
				Total	7052.80	0.16
				Ccoeff.		0.78

PRE-T.O.C CALCULATIONS (PA-3)			
TR-55 Tc Worksheet			
Sheet Flow			
Manning's n-value	A	B	C
	0.41	0.011	0.011
Flow length (ft, 300 max.)	90.85		
Two-yr 24-hr rain (in)	3.96		
Land slope (%)	1.42		
Sheet flow time	20.91	0.00	0.00

POST-T.O.C CALCULATIONS (PA-3)			
TR-55 Tc Worksheet			
Sheet Flow			
Manning's n-value	A	B	C
	0.011	0.011	0.011
Flow length (ft, 300 max.)	90.85		
Two-yr 24-hr rain (in)	3.96		
Land slope (%)	1.42		
Sheet flow time	1.16	0.00	0.00

\* BY COASA GUIDELINES 5 MIN IS MINIMUM LIMIT FOR OVERLAND FLOW



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	QP	2	QUERCUS POLYMORPHA	MONTERREY OAK	2" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
ORNAMENTAL TREES						
	CO	2	CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	1.5" CAL.	MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	CB	2	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	8" HT.	MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	US	3	UNGNADIA SPECIOSA	MEXICAN BUCKEYE	8" HT.	MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
SHRUBS						
	LS	9	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	TEXAS SAGE	5 GAL.	DEEP SILVER GREEN; FULL; PLANT 48" O.C.
GRASSES						
	MCL	12	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	5 GAL.	DEEP SILVER GREEN; FULL; PLANT 36" O.C.
GROUND COVERS						
	CDA	1,554 SF	CYNODON DACTYLON	BERMUDAGRASS	SOD	CONTRACTOR TO VERIFY ALL SOD QUANTITIES
	MULCH	685 SF	DOUBLE SHREDDED DARK BROWN MULCH	DOUBLE SHREDDED DARK BROWN MULCH	MULCH	CONTRACTOR TO ALLOW FOR 4" THICK MULCH WITH STEEL EDGING TO SEPARATE FROM PLANTING BEDS
	RIVER ROCK	750 SF	MEDINA RIVER ROCK		3"-5"	PROVIDE GEO-FABRIK WEED BARRIER. INSTALL AT 5" DEPTH MIN. CONTRACTOR TO SUBMIT PRODUCT DATA AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO ORDERING OR INSTALLATION.

LANDSCAPE ORDINANCE

PROPERTY DESCRIPTION: ST. MARY'S PARKING LOT | 3314 N. ST. MARY'S ST. | ZONE: NC | SAN ANTONIO CITY LIMITS

**MANDATORY CRITERIA:**

- IRRIGATION: LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM THAT IS SUITABLE FOR THE TYPE OF LANDSCAPE MATERIALS INSTALLED TO MEET ORDINANCE REQUIREMENTS.
- PARKING LOT SHADING: SHADING SHALL BE REQUIRED FOR PARKING LOTS SUBJECT TO THIS SECTION THAT ARE LOCATED WITHIN THE PROJECT AREA, AND ANY PARKING AREAS (EXCLUDING DRIVEWAYS OR GARAGES) IN RESIDENTIAL DISTRICTS. CANOPY TREES SHALL BE PROVIDED TO SHADE A MINIMUM OF TWENTY-FIVE (25) PERCENT OF A PARKING LOT. (20) POINTS ARE AWARDED FOR COMPLIANCE WITH THIS SECTION.

1. **PARKING LOT SHADING.** TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (c)(7), ABOVE. FURTHER, AN ADDITIONAL: A) FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT; AND B) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT. PARKING LOT AREA = 4,814 SF @ 35% = 1,685 SF REQUIRED

SHADING PROVIDED: (2) MONTERREY OAK @ 875 SF (50% CREDIT) = 875 SF  
(2) TEXAS RED BUD @ 275 SF (50% CREDIT) = 275 SF  
(2) DESERT WILLOW @ 275 SF (50% CREDIT) = 275 SF  
(3) MEXICAN BUCKEYE @ 275 SF (50% CREDIT) = 413 SF

TOTAL PARKING LOT SHADE SF 1,838 SF (38%) ~ 25 POINTS

**25 TOTAL LANDSCAPE POINTS PROVIDED**

TREE CANOPY ORDINANCE

DEVELOPMENTS OF ALL SITES MUST PROVIDE A MINIMUM FINAL TREE CANOPY COVER AS LISTED BELOW FOR THE ENTIRE GROSS PROJECT AREA OUTSIDE OF THE REGULATORY FLOODPLAIN - ii. MULTI-FAMILY AND RESIDENTIAL - TWENTY FIVE (25) PERCENT

SITE AREA = 7,052 SF X 25% = 1,763 SF TREE CANOPY REQUIRED

EXISTING TREES: (0)

PROPOSED TREES: (2) MONTERREY OAK - 875 SF @ 90% 1,575 SF  
(2) TEXAS REDBUD - 275 SF @ 90% 495 SF  
(2) DESERT WILLOW - 275 SF @ 90% 495 SF  
(3) MEXICAN BUCKEYE - 275 SF @ 90% 743 SF

**TOTAL TREE CANOPY COVERAGE 3,308 SF (25%)**

LANDSCAPE STREET BUFFER TYPE-B

**BUFFER: CLASS B: NC - 76'-0" ADJOINING RESIDENTIAL LOT**

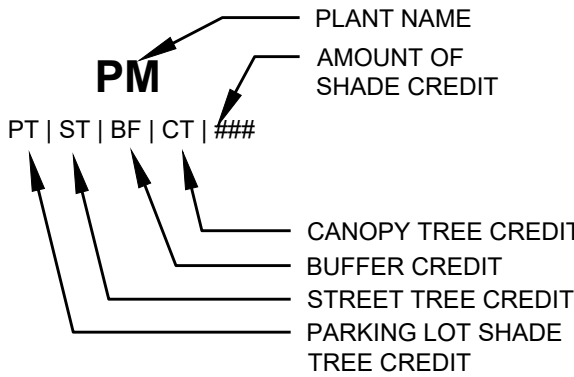
REQUIRED PLANTING BUFFER PER 100 SF: 5'-9" WIDE PER BOA CASE: BOA-23-10300104  
2 CANOPY TREES, 2 UNDERSTORY TREES, 8 LARGE SHRUBS, 12 MEDIUM SHRUBS.

- ALL CREDITED BUFFER TREES AND SHRUBS SHALL BE LABELED WITH (BF)

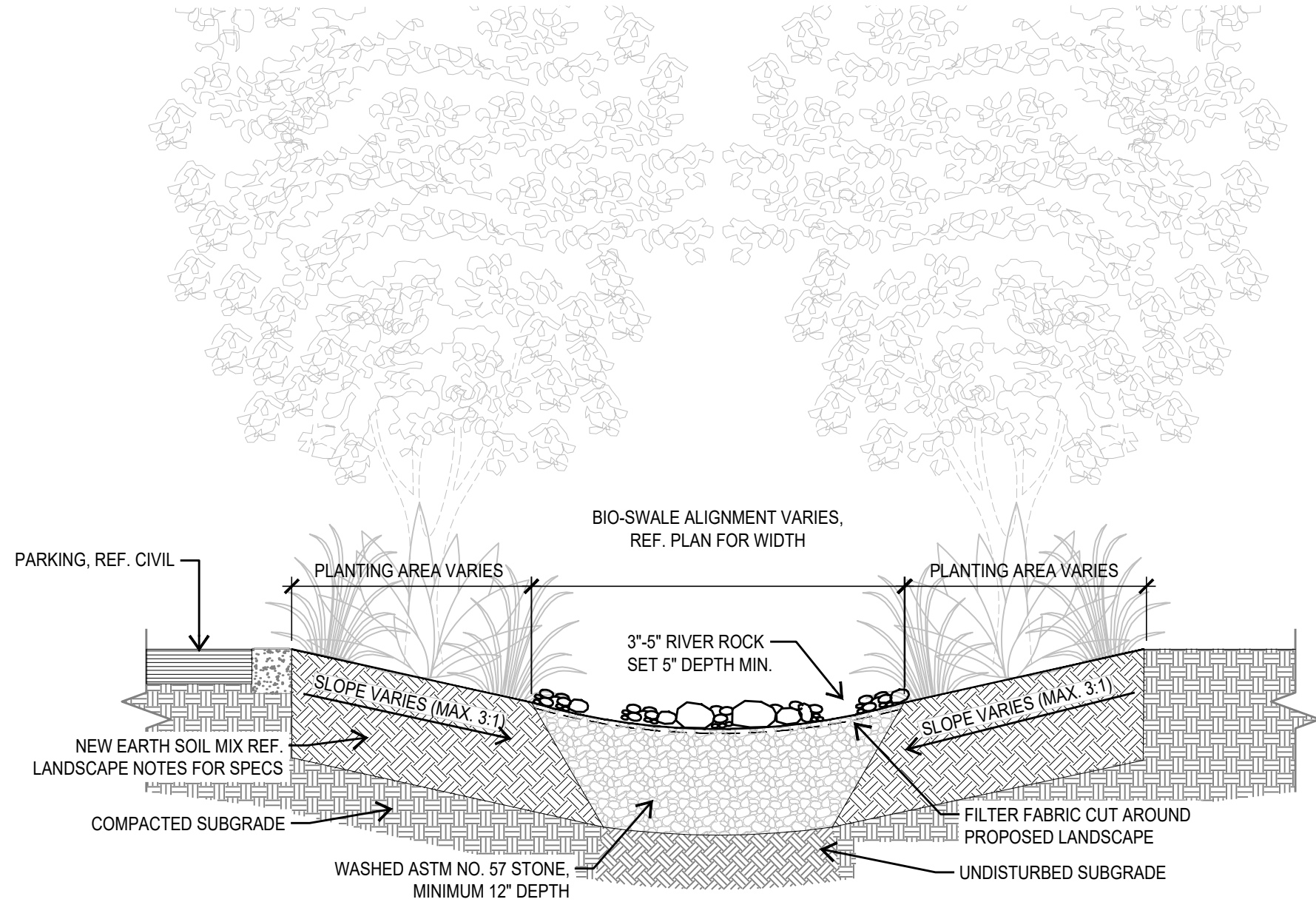
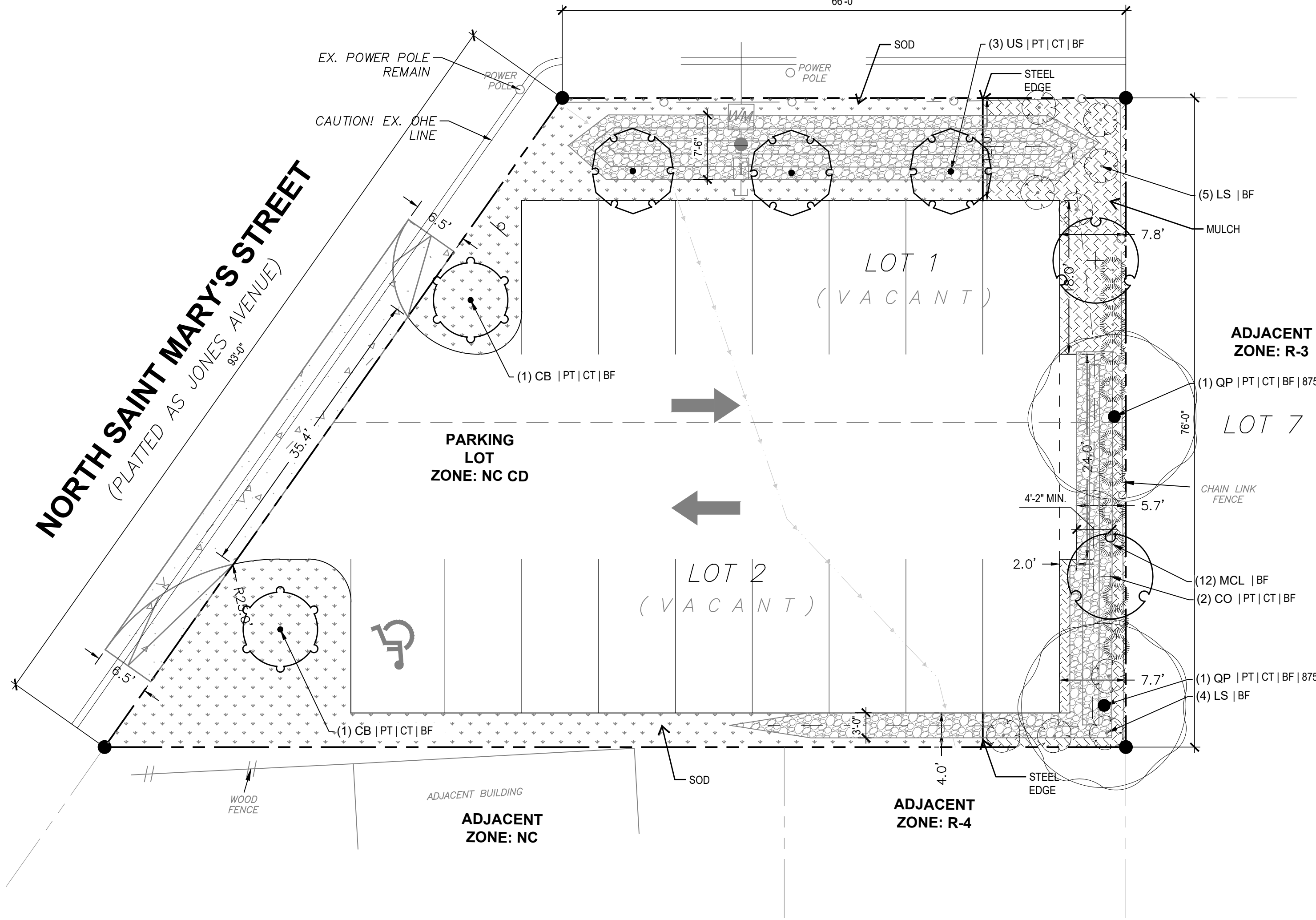
- 2 CANOPY TREES REQUIRED
- 2 UNDERSTORY TREES REQUIRED
- 8 LARGE SHRUBS REQUIRED
- 12 MEDIUM SHRUBS REQUIRED

2 MONTERREY OAK  
2 OKLAHOMA TEXAS REDBUD, 3 MEXICAN BUCKEYE, 2 DESERT WILLOW PROVIDED  
9 TEXAS SAGE SILVERADO SHRUBS PROVIDED  
12 GULF MUHLY GRASS SHRUBS PROVIDED

LABEL LEGEND



HUISACHE AVE.  
(PLATTED AS EDMUND STREET)  
(33' R.O.W.)



REVISIONS

NO.	DESCRIPTION	DATE

ISSUE SETS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

PROJECT NO.

24020

DATE ISSUED

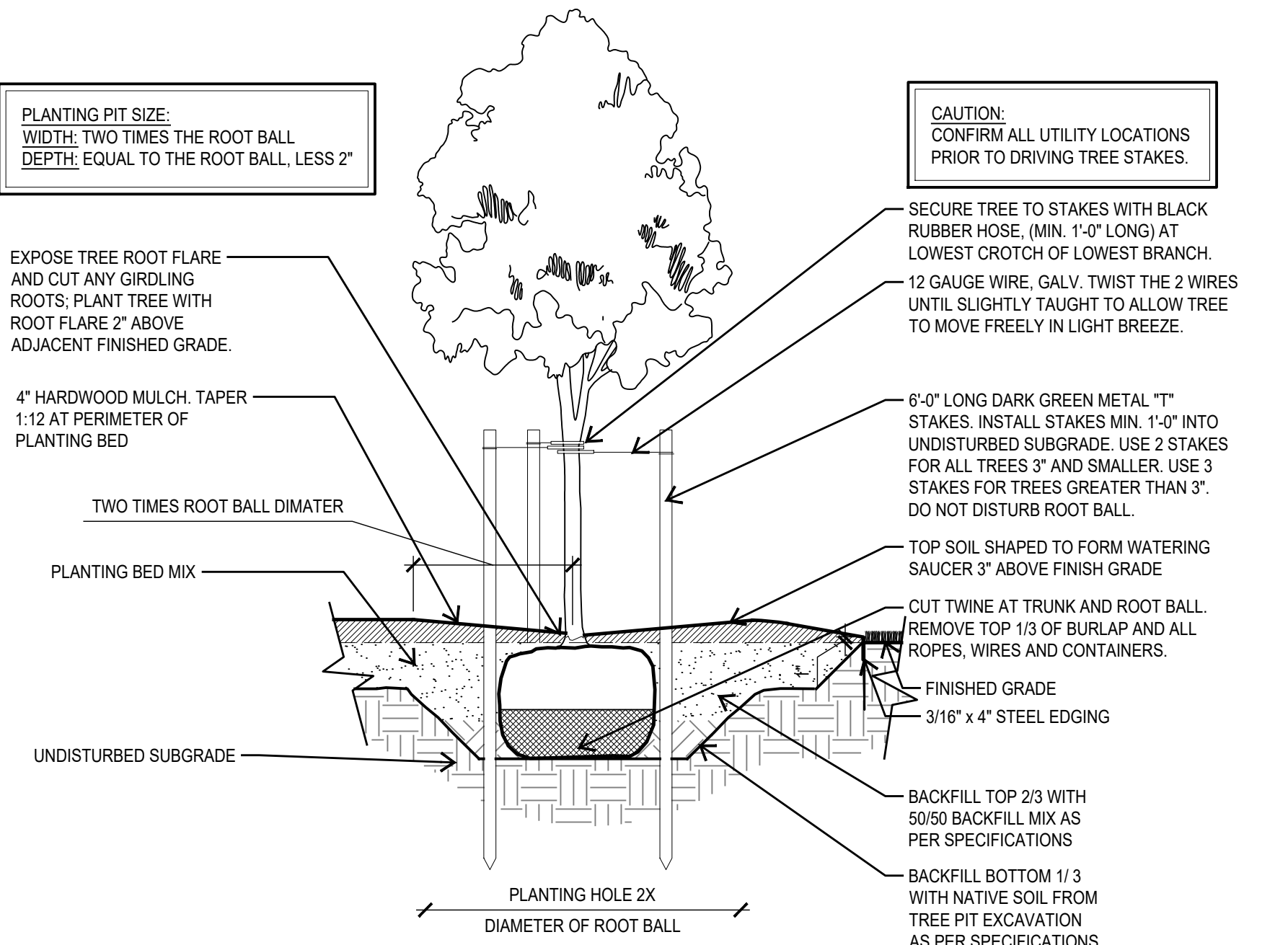
DECEMBER 11, 2024

SHEET NAME

PLANTING PLAN

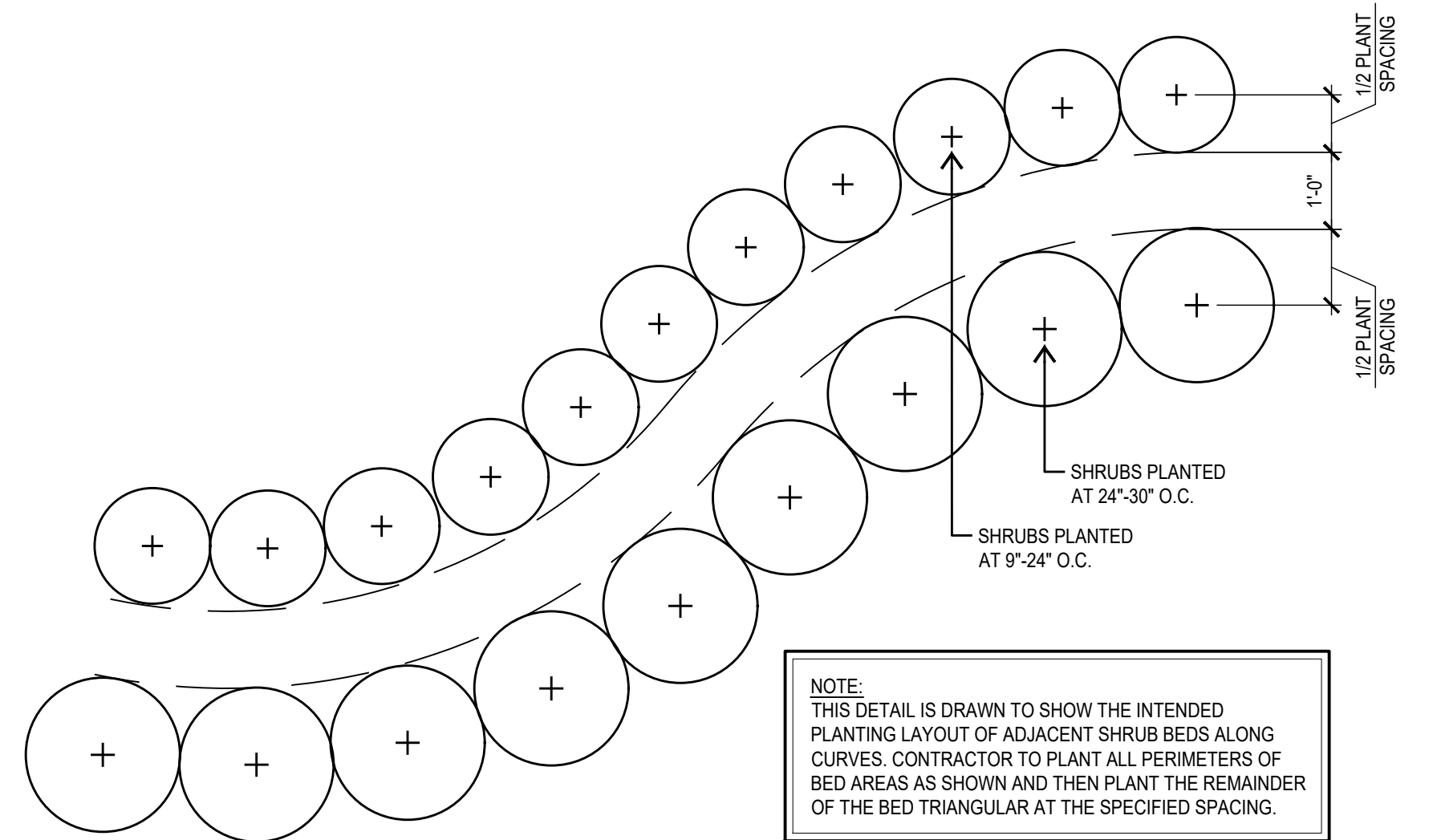
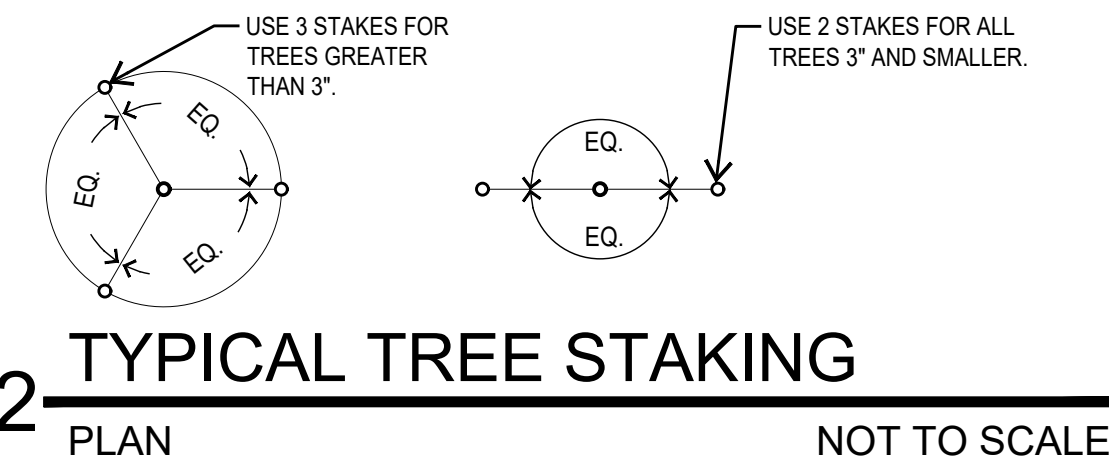
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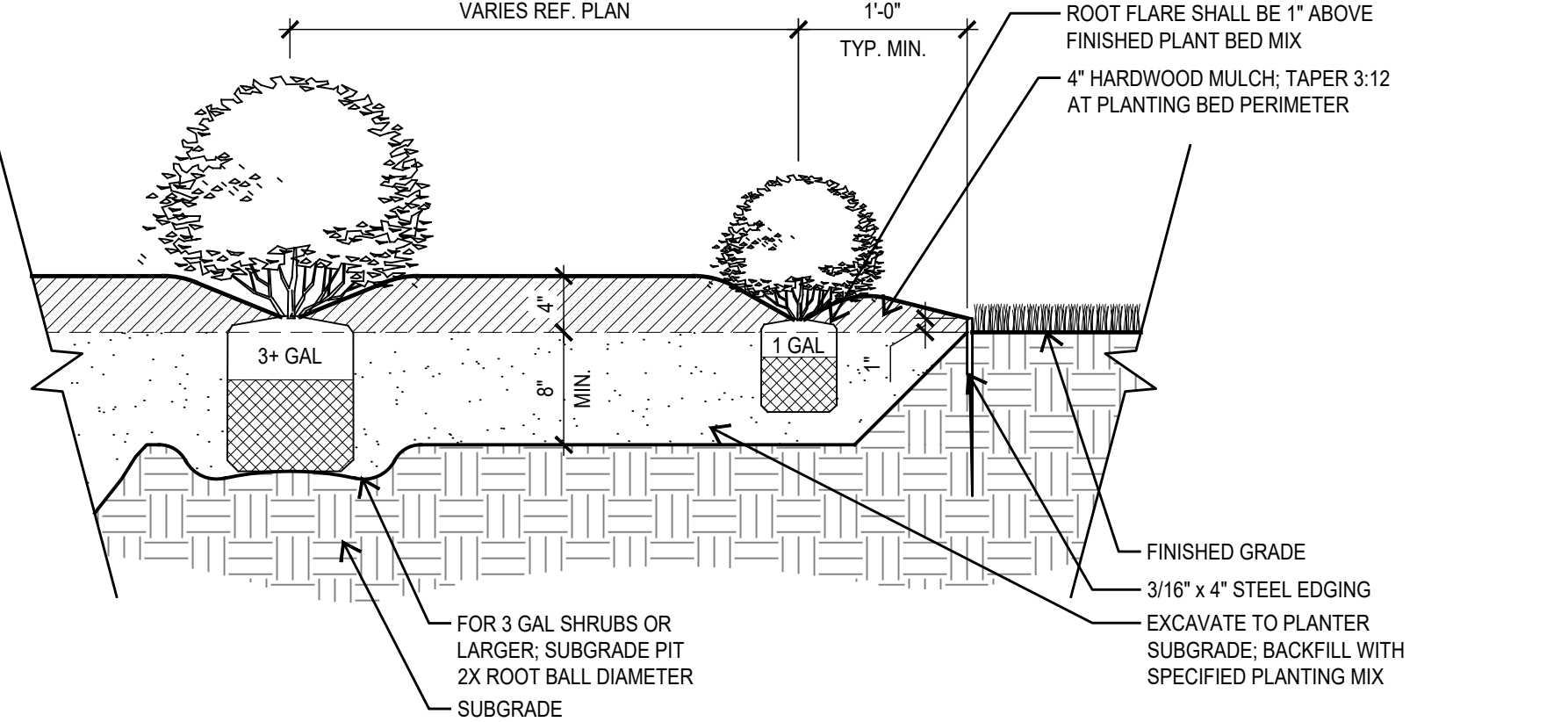
## 1 TYPICAL TREE PLANTING AT BED SECTION

NOT TO SCALE



## 3 TYPICAL SHRUB SPACING PLAN

NOT TO SCALE



## 4 TYPICAL SHRUB PLANTING SECTION

NOT TO SCALE

## GENERAL LANDSCAPE NOTES

### 1.6 MATERIALS

#### A.) PLANT MATERIALS:

1. CERTIFIED IN ACCORDANCE WITH TDA REQUIREMENTS.
2. SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTE WITHOUT ADDITIONAL COST TO OWNER. PROVIDED ROOT BALL OR SPREAD INCREASES PROPORTIONATELY.
3. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
4. GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT SITE. FREE FROM DISEASE, INSECT INFESTATIONS, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, AND OBJECTIONABLE DISFIGUREMENTS.
5. EXHIBIT NORMAL GROWTH HABITS: VIGOROUS, HEALTHY, FULL, WELL-PROPORTIONED, AND SYMMETRICAL.
6. TREE TRUNKS TO BE STURDY AND EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
7. NOT PRUNED, TRIMMED, OR TOPPED.
8. CONTAINER-GROWN STOCK: GROWN IN CONTAINERS FROM SEEDLING.

#### B.) TOPSOIL:

1. USE SITE GENERATED SOIL FROM PLANTING PREPARATIONS, REASONABLY FREE FROM CLAY LUMPS, COARSE SANDS, STONES, ROOTS, FOREIGN MATTER.
2. IF SUFFICIENT ON-SITE MATERIALS DO NOT EXIST, PROVIDE SIMILAR OFF-SITE TOPSOIL FROM APPROVED LOCAL SOURCE. SUBMIT SAMPLE AND SOURCE FOR APPROVAL PRIOR TO DELIVERY OF ANY SOIL TO SITE.

#### C.) MULCH:

1. SHREDDED, COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC ph. 210-6615180 OR APPROVED SUBSTITUTE. PARTIALLY DECOMPOSED, FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.

#### D.) SOIL AMENDMENTS:

1. SOIL SULFUR: AGRICULTURAL GRADE SULFUR CONTAINING MINIMUM 99 PERCENT SULFUR EXPRESSED AS ELEMENTAL.
2. IRON SULFATE: 20 PERCENT IRON EXPRESSED AS METALLIC IRON DERIVED FROM FERRIC AND FERROUS SULFATE AND 10 PERCENT SULFUR EXPRESSED AS ELEMENTAL WHEN REQUIRED BY SOIL TESTS.
3. GYPSUM: AGRICULTURAL GRADE, CONTAINING MINIMUM 98 PERCENT CALCIUM SULFATE, WHEN REQUIRED BY SOIL TEST.
4. HERBICIDE: PRE-EMERGENT TYPE: SURFLAN OR APPROVED SUBSTITUTE.
5. FERTILIZER FOR TREES AT PLANTING: PLANT HEALTH CARE GROUP "PHC TREE SAVER" APPLIED AS PER P.H.C.G. DIRECTIONS AND APPLICATION RATES.
6. FERTILIZER FOR LAWN: PLANT HEALTH CARE GROUP "PHC FOR TURF" 15-1-1" APPLIED AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
7. SOIL INOCULATES FOLLOWING TREE PLANTING: PLANT HEALTH CARE GROUP "PHC INJECTABLE INOCULANT FOR TREES" APPLIED AS PER PHC MIXING DIRECTIONS AND APPLICATION RATES.
8. FERTILIZER FOR PLANTER BED MIX: PLANT HEALTH CARE GROUP "HEALTHY START 3-4-3" APPLIED AT A RATE OF 25 POUNDS CUBIC YARD OF PLANT BED MIX.

#### H.) TURF:

1. ALL SEED USED SHALL BE HIGH QUALITY, EXTRA FANCY, TREATED LAWN TYPE SEED AT 98% PURITY AND 85% GERMINATION, AND SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS WITH SIGNED COPIES OF A STATEMENT FROM THE VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE TEXAS STATE AGRICULTURAL CODE AND IS EQUAL TO OR BETTER THAN THE REQUIREMENT OF THESE SPECIFICATIONS. LAWN SEED TO BE FREE OF WEEDS OR NOXIOUS GRASS SEEDS.
2. SEED WHICH HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
3. GRASS SEED SCHEDULE:
  - A. BERMUDA GRASS SEED:
  - B. MARCH-OCTOBER SHALL BE SPECIFIED BERMUDA.
  - C. OCTOBER-MARCH SHALL BE ANNUAL RYE GRASS.
4. "HYDRO-MULCH" AS MANUFACTURED BY CONWED, OR APPROVAL EQUAL.
5. THE HYDRO-MULCH SHALL BE COMPOSED OF WOOD CELLULOSE FIBER AND CONTAIN NO GERMINATION OR GROWTH-INHIBITING FACTORS.
6. HYDRO-SEEDING ADDITIVE (BINDER): ECOLOGY "CONTROL-M BINDER" ORGANIC SEEDING ADDITIVE.
7. SOD: PROVIDE FULL, DARK GREEN, UNIFORM, STRONGLY ROOTED SOD IN 16" X 24" STRIPS FREE FROM WEEDS, UNDESIRABLE GRASSES, DISEASES AND PESTS. SOD SHALL BE CUT FROM THE FIELD NO LONGER THAN 48 HOURS BEFORE PLANTING. ROOTS OF SOD SHALL BE KEPT MOIST.
8. BRACING: TREE ANCHORS SHALL BE AS PER DETAILS.
9. TREE PAINT: MORRISON TREE SEAL, CABOT'S TREE PAINT, OR OTHER PRODUCT APPROVED BY LANDSCAPE ARCHITECT.
10. PLANTER BED EDGING SHALL BE 3/16"x 4" STEEL EDGING WITH MANUFACTURER'S STANDARD GREEN FINISH.

#### F.) MIXES:

1. PLANT BED MIX:
  - A. PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC PH. 210-661-5180. DOCUMENTATION OF PURCHASE OF THIS SPECIFIC MIX SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT. IF EQUAL IS PROPOSED, CONTRACTOR SHALL SUBMIT SAMPLE AND COMPLETE ANALYSIS WITH TEST RESULTS AND METHOD OF PRODUCTION FOR EVALUATION AS AN EQUAL SUBSTITUTE.

## PART 2 EXECUTION:

### 2.1 PREPARATION

- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINISH GRADE LESS ANY SETTLEMENT THAT MAY HAVE OCCURRED SINCE SITE CONSTRUCTION AND BACKFILLING. THIS GRADE SHALL BE RAISED TO REMOVE ALL DEBRIS INCLUDING STICKS, CLODS, AND STONES AND SHALL BE FINE GRADED TO ELIMINATE ALL HUMPS, RUTS, DEPRESSIONS AND ABRUPT CHANGES IN GRADE AND ANY AREA THAT COULD CAUSE WATER TO POND.
- A.) IF VEGETATION IS GROWING IN PLANTING/LAWN AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER. ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 12 INCH DEPTH.
- B.) MARK LOCATION OF TREES AND OUTLINES OF PLANT BEDS USING COLORED WOOD STAKES OR FLAGS PRIOR TO BEGINNING PLANTING; OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.

### 2.2 PLANTING TREES AND SHRUBS

- A.) REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- B.) REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS; REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING. PREVENT DAMAGE TO ROOTS.
- C.) REMOVE UPPER THIRD OF BURLAP FROM BAILED AND BURLAP TREES AFTER PLACEMENT.
- D.) PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. PULL ANY WEEDS GROWING IN TREE BALL AND EXPOSE ROOT FLARE (THIS WILL BE THE TOP MOST IDENTIFIABLE ROOT). REMOVE ANY GIRDLING ROOTS AND SET PLANT SO THAT ROOT FLARE IS 1" ABOVE FINISH GRADE. ORIENT PLANTS FOR BEST APPEARANCE. BACKFILL THE BOTTOM 1/3 OF THE EXCAVATION WITH SOIL CUT FROM EXCAVATION OF PIT AND THOROUGHLY WATER THIS SOIL TO SETTLE IN. BACKFILL THE REMAINDER OF THE EXCAVATION WITH A 50/50 MIX OF NEW EARTH'S 4 WAY MIX AND NATIVE SOIL EXCAVATED FROM THE PIT. PLACE PLANT HEALTH CARE GROUPS "TREE SAVER" IN BACKFILL AS PER P.H.C.G. DIRECTION AND APPLICATION RATES. LIGHTLY TAMP AND WATER SOIL TO REMOVE ALL AIR POCKETS. FOR PLANTS OUTSIDE OF PLANTING BEDS, CONSTRUCT 3 INCH HIGH WATER CONTAINMENT RING AROUND PLANT. SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANT BASIN.
- E.) ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILL AND STAKE AS DETAILED.
- F.) TWO TO THREE WEEKS FOLLOWING PLANTING, INJECT PLANT HEALTH CARE INJECTABLE INOCULANT AROUND ROOT BALL FOLLOWING MANUFACTURER'S DIRECTIONS AND APPLICATION RATES. CONTACT LANDSCAPE ARCHITECT TO OBSERVE THIS OPERATION.
- G.) TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
- H.) BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PLANTING.
- I.) FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDS TO PEDESTRIANS.
- J.) DO NOT RESTRICT PLANT MOVEMENT UNDER LIGHT WIND LOADS OR DAMAGE BARK.

### 2.3 PLANTING MASS SHRUBS, GROUNDCOVERS, AND ANNUALS (SEE DETAILS)

- A.) EXCAVATE PLANT BED TO DEPTH AS DETAILED ON PLANS.
- B.) BACKFILL WITH SPECIFIED 4-WAY MIX AND TILL IN SPECIFIED PLANT HEALTH CARE'S, "HEALTHY START 3-4-3" AT A RATE OF 25 LBS. PER CUBIC YARD OF PLANT BED MIX.
- C.) INSTALL METAL EDGINGS TO SEPARATE ALL PLANTER BEDS FROM TURF AND AT LOCATIONS INDICATED ON PLANS.
- D.) PLACE PLANTS IN STRAIGHT, EVENLY SPACED ROWS AT SPACING INDICATED ON DRAWINGS, TO UNIFORMLY FILL BEDS. USE TRIANGULAR SPACING METHOD UNLESS OTHERWISE INDICATED.
- E.) WATER PLANTS THOROUGHLY IMMEDIATELY AFTER PLANTING. REPAIR SETTLED AREAS.
- F.) ADJUST FINAL GRADES TO 1/2 INCH BELOW ADJACENT PAVING CURBS.
- G.) SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANTING BEDS AS DETAILED.

### 2.4 CLEANING AND ADJUSTING

- A.) REMOVE PLANT CONTAINERS, TRASH, RUBBISH, AND EXCESS SOILS FROM SITE DAILY AND AT COMPLETION OF TREE, SHRUBS AND GROUNDCOVER PLANTING.
- B.) REPAIR RUTS, HOLES AND SCARS IN GROWING SURFACE.

### 2.4 LAWN APPLICATION (AT COMPLETION OF TREE, SHRUB AND GROUNDCOVER PLANTINGS)

#### A.) COORDINATION:

1. HYDROMULCH AND SOD AFTER TREE, SHRUB AND GROUNDCOVER INSTALLATION IS COMPLETE.
1. CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO INSURE FUNCTIONAL IRRIGATION SYSTEM PRIOR TO ANY LAWN INSTALLATION.

#### B.) PREPARATION:

1. PRE-PLANT WEED CONTROL:
  - A. IF WEEDS EXIST WITHIN PROPOSED LANDSCAPE AREAS AT THE BEGINNING OF WORK, SPRAY WITH A NON SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED APPLICATOR. CLEAR AND REMOVE THESE EXISTING WEEDS UPON HERBICIDE'S COMPLETED ACTION BY GRUBBING OFF ALL PLANTS AT LEAST 12"-1' BELOW THE SURFACE OF THE SOIL.
  - 2. CONTRACTOR TO SCARIFY GROUND SURFACE TO A MINIMUM 2" DEPTH FOR ALL GRASSES AND REMOVE ALL STICKS, TRASH, ROCKS AND OTHER DEBRIS AND DISPOSE OFF SITE.
  - 3. IF EXISTING SOIL IN AN AREA IS FOUND TO BE CONTAMINATED OR OTHERWISE UNSUITABLE, CONTRACTOR SHALL PROVIDE COST PER CUBIC YARD TO REPLACE WITH SOIL, SUITABLE FOR TURF.
  - 4. CONTRACTOR TO RAKE ENTIRE AREA, LEVELING ANY IMPERFECTIONS IN THE GRADE. LANDSCAPE CONTRACTOR TO ENSURE THAT THERE WILL BE POSITIVE DRAINAGE AND NO PONDING ON SITE. FINISHED GRADE OF LAWN AREAS TO BE 1/2" BELOW TOP OF CURBS, SIDEWALKS AND OTHER PAVEMENTS. REMOVE ANY LARGE (GREATER THAN 1") DIRT CLODS, ROCKS, AND TRASH AND PREPARE A SMOOTH, LEVEL, LOOSE AND COARSE SURFACE. LANDSCAPE ARCHITECT TO APPROVE FINE GRADING PRIOR TO ANY LAWN INSTALLATION. LAWN BED SHALL BE MOIST (BUT NOT MUDDY) TO RECEIVE SEED AND SOD.

#### C.) HYDROMULCH APPLICATION:

1. FOR ALL HYDROMULCH AREAS, INSTALL SOD STRIPS OF BERMUDA GRASS AT ALL BACKS OF CURBS WITHIN THE LIMITS OF CONSTRUCTION.
2. LAWN AREAS TO BE SEED. IMMEDIATELY AFTER PREPARATION OF THE BED, APPLY A UNIFORM COAT OF HYDROMULCH AT THE RATES SPECIFIED BELOW.
  - A. SEED (REF. SCHEDULE, 1.6 H-3):
    - 1. BERMUDA (HULLED) - 2 LBS./1,000 S.F.
    - 2. ANNUAL RYE GRASS - 4 LBS./1,000 S.F.
  - B. WOOD CELLULOSE FIBER MULCH - 60 LBS./1,000 S.F.
  - C. FERTILIZER: "PHC FOR TURF" AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
  - D. INCORPORATE A TACKIFIER WITH MULCH CAP. DELAY IRRIGATION 8 HOURS TO PERMIT TACKIFIER TO SET.
3. SEED AREAS WITHIN SEEDING LIMITS INDICATED ON THE PLAN AND AREAS DISTURBED BY CONSTRUCTION OPERATIONS.
4. PROTECT EXISTING UTILITIES (INCLUDING IRRIGATION SYSTEM), PLANTING, PAVING, FENCING, AND OTHER SITE AMENITIES FROM DAMAGE CAUSED BY HYDROMULCHING OPERATION.
5. IMMEDIATELY FOLLOWING APPLICATION OF HYDROMULCH, THE CONTRACTOR SHALL WASH EXCESS HYDROMULCHING MATERIAL FROM PREVIOUSLY PLANTED MATERIAL, ARCHITECTURAL FEATURES, ETC. CARE SHALL BE EXERCISED TO AVOID WASHING OR ERODING MULCH MATERIALS FROM LAWN AREA.
6. UPON ESTABLISHMENT OF LAWN, APPLY A POST EMERGENT HERBICIDE FOR CONTROL OF NUT GRASS AND WEEDS. FERTILIZE AT 45 DAY INTERVALS WITH SPECIFIED PLANT HEALTH GROUP'S FERTILIZER AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET DURING AT 45 DAY INTERVALS DURING THE 90 DAY MAINTENANCE PERIOD.
7. DURING THE MONTHS OF OCTOBER THROUGH MARCH CONTRACTOR SHALL HYDROSEED. ALL LAWN AREAS WITH ANNUAL RYE GRASS: THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 1ST AND MAY 15 TO RE-PREPARE SEED BED AND HYDROMULCH WITH SPECIFIED BERMUDA SEED IN ORDER TO ESTABLISH A PERMANENT TURF COVER IN ALL LAWN AREAS.

#### D.) SOD INSTALLATION:

1. INCORPORATE SPECIFIED LAWN FERTILIZER AT SEVEN (7) POUNDS PER 1000 SQUARE FEET OF LAWN AREA FOR SOD.
2. PRE-EMERGE HERBICIDE APPLICATION: APPLY RECOMMENDED HERBICIDE TO LABEL INSTRUCTIONS IN TWO APPLICATIONS. THE FIRST APPLICATION WILL BE UP TO 10 DAYS PRIOR TO PLANTING. THE SECOND APPLICATION WILL BE 5 DAYS PRIOR TO PLANTING. USE CARE TO AVOID WIND DRIFT OR RUNOFF TO ADJACENT ORNAMENTAL TREE OR SHRUB PLANTINGS.
3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
4. LAY SOD TO FORM SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOD TO AVOID SMOTHERING ADJACENT GRASS.
5. SOD PADS SHALL BE OF FULLEST SIZE POSSIBLE-NO SOD SLIVERS WILL BE PERMITTED.
6. FINISHED GRADE OF NEW SOD SHALL BE FLUSH WITH ADJACENT LAWN AND PAVEMENT. ENSURE POSITIVE DRAINAGE.
7. ROLL ENTIRE SODDED AREA WITH SOD ROLLER. WATER SOD THOROUGHLY.
8. CONTRACTOR SHALL OVERSEED SOD AREAS WITH ANNUAL RYE GRASS IF LAWN INSTALLATION OCCURS SEPTEMBER 15 THROUGH APRIL 15 AT 8 LBS./1,000 S.F.
9. SHOULD LAWN AREAS BE SEED. WITH ANNUAL RYE GRASS: THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 15 AND MAY 15 TO RE-PREPARE SEED BED AND SEED WITH BERMUDA.

### 2.5 ACCEPTANCE

- A.) PRIOR TO SCHEDULING A SUBSTANTIAL COMPLETION INSPECTION, LANDSCAPE CONTRACTOR SHALL THOROUGHLY CLEAN SITE OF ALL DEBRIS AND TRASH AND REPAIR ANY DAMAGE TO FINISH GRADE. WHEN LANDSCAPE WORK IS COMPLETE A SUBSTANTIAL COMPLETION INSPECTION WILL BE HELD. FOLLOWING COMPLETION OF ANY PUNCH LIST ITEMS GENERATED FROM THE SUBSTANTIAL COMPLETION INSPECTION A FINAL INSPECTION WILL BE HELD AND IF FOUND ACCEPTABLE A CERTIFICATE OF FINAL ACCEPTANCE WILL BE ISSUED.
- B.) LANDSCAPE CONTRACTOR SHALL CONTINUE MAINTENANCE UNTIL FINAL ACCEPTANCE AT WHICH TIME THE SPECIFIED MAINTENANCE PERIOD WILL BEGIN.

### END OF SPECIFICATIONS



12-11-2024

## PROJECT

## ST. MARY'S PARKING LOT LANDSCAPE IMPROVEMENTS

### PROJECT ADDRESS

3314 N. ST. MARY'S  
SAN ANTONIO, TX 78212

### OWNER | CLIENT

**NATALIE MEDINA**  
2202 BROADWAY ST  
SAN ANTONIO, TX 78251

### OWNER'S REPRESENTATIVE

**NATILIE MEDINA**  
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## SUBCONSULTANT

## REVISIONS

## ISSUE SETS

## SHEET INFORMATION

### PROJECT NO.

24020

### DATE ISSUED

DECEMBER 11, 2024

### SHEET NAME

**PLANT LIST &  
DETAILS**

### SHEET NUMBER

**LP 2.1**



WATERING SCHEDULE					
PRECIPITATION RATE (IN/HR)	WATER DESIRED (IN/WK)	TIME/CYCLE (MIN)	NUMBER OF ZONES	TOTAL TIME MIN.       HRS	
TREE BUBBLERS (3.87)	.80	12.0	1	12	0.20
DRIP/EMITTER ZONE (.64)	.80	75.0	1	75	1.25
TOTAL SYSTEM HOURS OF OPERATION PER WEEK:					1.45
NOTE: A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.					

DESIGN STATISTICS FOR CALCULATIONS	
TOTAL ZONE FLOW:	11.0 g.p.m
ELECTRIC VALVE SIZE:	1"
STATIC PRESSURE LESS 10% (STATIC @ 65 psi):	58.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD:	
SPRINKLER HEAD REQUIREMENT:	30.0 p.s.i.
ZONE PIPE/FITTING LOSS:	1.3 p.s.i.
1" ELECTRIC VALVE LOSS:	3.0 p.s.i.
ELEVATION NET LOSS: (+ - FT):	n/a
SYSTEM MAINLINE LOSS (1 1/2" SCH 40 LOOP):	0.5 p.s.i.
BACKFLOW PREVENTOR LOSS (1"):	4.0 p.s.i.
WATER METER LOSS (3/4"):	1.9 p.s.i.
MASTER ELECTRIC VALVE LOSS (1.5"):	1.5 p.s.i.
TYPE K COPPER SERVICE LOSS:	
TOTAL NET LOSS:	12.2 p.s.i.
DESIGN PRESSURE:	42.2 p.s.i.
NOTE: ACTUAL STATIC WATER PRESSURE WAS UNAVAILABLE AT THE TIME OF IRRIGATION DESIGN. 65 PSI IS USED AS A STANDARD PRESSURE FOR DESIGN. PRESSURE MUST BE CONFIRMED 65 OR GREATER BY IRRIGATION CONTRACTOR BEFORE ANY INSTALLATION. PIPE HAS BEEN SIZE TO INSURE THAT VELOCITY DOES NOT EXCEED 5 FPS. DO NOT CHANGE PIPE SIZE IN THE FIELD WITHOUT CONSULTING SYSTEM DESIGNER.	

IRRIGATION CONSTRUCTION NOTES	
1. IT IS THE IRRIGATION CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM THE ACTUAL ONSITE WATER PRESSURE FROM THE SOURCE. IF WATER PRESSURE IS LESS THAN MANDATED THEN IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED.	
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.	
3. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES AND PIPES. IRRIGATION CONTRACTORS SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.	
4. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISHINGS SUCH FITTINGS, ETC AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.	
5. LATERAL PIPE SHALL BE INSTALLED AT MIN. DEPTH OF 12" WITH MAINLINE PIPE / WIRE TO BE INSTALLED AT A MINIMUM OF 18". NO MACHINE TRENCHING IS TO BE DONE WITHIN DRIPLINE OF TREES. TRENCHING IS TO BE DONE BY HAND OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY OWNER'S REPRESENTATIVE. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING PLANT MATERIAL TO AVOID DAMAGE TO EXISTING PLANTS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.	
6. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR, AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVES SHALL BE SCH 40 PVC, SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.	
7. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.	
8. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PLANTING BEDS. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.	
9. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.	
10. USE RIGID SCH 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.	
11. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC.	
12. ALL LANDSCAPE PLANTING AREAS IRRIGATED WITH DRIP SHOULD BE INSTALLED AT 18" SPACING.	
13. ALL TURF AREAS IRRIGATED WITH DRIP SHOULD BE INSTALLED 12" SPACING.	
14. ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT BURIAL AND BE A MINIMUM #14 GAUGE. WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS RECOMMENDED BY 3M COMPANY.	
15. ELECTRIC POWER SHALL BE PROVIDED TO CONTROLLER LOCATION BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL PROVIDE FINAL HARD-WIRE TO CONTROLLERS.	
16. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NECESSARY. INSTALL 3" OF PEA GRAVEL BELOW THE VALVE. USE 12" X 17" RECTANGULAR VALVE BOXES WITH A PURPLE LID FOR QUICK COUPLING VALVES AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.	
17. VALVE AND CIRCUIT SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUNDCOVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUNDCOVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED.	
18. FINAL LOCATION OF CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE, FLOW SENSOR, AND WEATHER SENSOR SHALL BE APPROVED BY GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, OR AN OWNERS REPRESENTATIVE.	
19. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNERS'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE.	
20. IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE AS BUILT DRAWING TO INCLUDE EXACT LOCATION OF ALL MAINLINE, VALVES, CONTROLLERS, QUICK COUPLERS, POINT OF CONNECTION, AND WIRE PATH. IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE SET OF OPERATION AND MAINTENANCE MANUALS.	
21. PROVIDE A COLORED LAMINATED ZONE MAP AND INSTALL AT THE CONTROLLER.	
22. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND SHALL SECURE ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES SHALL BE DISCUSSED PRIOR TO CONSTRUCTION.	

Statement of Conformance:  
I, JOSEPH A. FERDIN, LICENSED IRRIGATOR #0022076, HEREBY CERTIFIES THAT THIS IRRIGATION DESIGN CONFORMS TO THE DESIGN AND INSTALLATION PARAMETERS OF THE IRRIGATION DESIGN AND EQUIPMENT STANDARDS SET OUT 35-510(J) AND 35-511(C) (6) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

Joseph A Ferdin TX LI # 22076

IRRIGATION LEGEND	
KEY	EXPLANATION
	3/4" DEDICATED IRRIGATION METER
	1" DOUBLE CHECK BACKFLOW DEVICE IN SEPARATE VALVE BOX PER LOCAL CODES.
	1.5" MASTER VALVE, HUNTER ICV-151G NORMALLY CLOSED VALVE
	TREE BUBBLER ASSEMBLY - ON 6' POP UP
	IRRIGATION CONTROLLER HUNTER PRO - C. FINAL LOCATION TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
	WEATHER SENSOR HUNTER SOLAR-SYNC. FINAL LOCATION TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
	HUNTER ICV-AS-ADJ SERIES - REMOTE CONTROL VALVE
	RAINBIRD DRIP CONTROL ZONE VALVE - REF DETAILS
	MANUAL ISOLATION VALVE - SIZE OF MAINLINE
	DRIPLINE: RAINBIRD XF SERIES DRIPLINE. FOR BED AREAS USE XFD-09-18, FOR TURF AREAS USE XFS-09-12
	MAIN LINE - USE SCH-40 PVC PIPE AS DESIGNATED ON PLANS
	LATERAL LINE - SIZE AS NOTED ON PLANS. USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE.
	IRRIGATION SLEEVE - USE 2 SIZES LARGER THAN TOTAL DIAMETER OF PIPE/S DESIGNATED FOR CROSSING PAVING. VALVE WIRING MAY RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE.
	ZONE IDENTIFICATION
	IRRIGATION ZONE SIZE IN GALLONS PER MINUTE
	ZONE SIZE



12-11-2024

PROJECT

ST. MARY'S  
PARKING LOT  
LANDSCAPE IMPROVEMENTS

PROJECT ADDRESS

3314 N. ST. MARY'S  
SAN ANTONIO, TX 78212

OWNER | CLIENT

NATALIE MEDINA  
2202 BROADWAY ST  
SAN ANTONIO, TX 78251

OWNER'S REPRESENTATIVE

NATILIE MEDINA  
210.870.9393  
natalie@greymoonvintage.com

SUBCONSULTANT

REVISIONS		

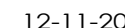
ISSUE SETS	

SHEET INFORMATION	
PROJECT NO.	
24020	
DATE ISSUED	
DECEMBER 11, 2024	
SHEET NAME	

IRRIGATION NOTES,  
LEGEND & CALCS

SHEET NUMBER	
LI 1.0	





# ST. MARY'S PARKING LOT

## LANDSCAPE IMPROVEMENTS

3314 N. ST. MARY'S  
SAN ANTONIO, TX 78212

**NATALIE MEDINA**  
2202 BROADWAY ST  
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# — ZONE IDENTIFICATION

f H — IRRIGATION ZONE SIZE IN GALLONS PER MINUTE

— ZONE SIZE



## REVISIONS

[illegible]

## SHEET INFORMATION

## PROJECT NO.

## DATE ISSUED

DECEMBER 11, 2024

## IRRIGATION PLAN

**SHEET NUMBER**

## 1111

## LI 1.1



