

# 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:**

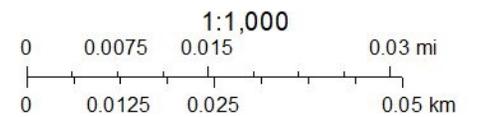
Staff recommends approval based on findings a through e with the following stipulations:

- 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





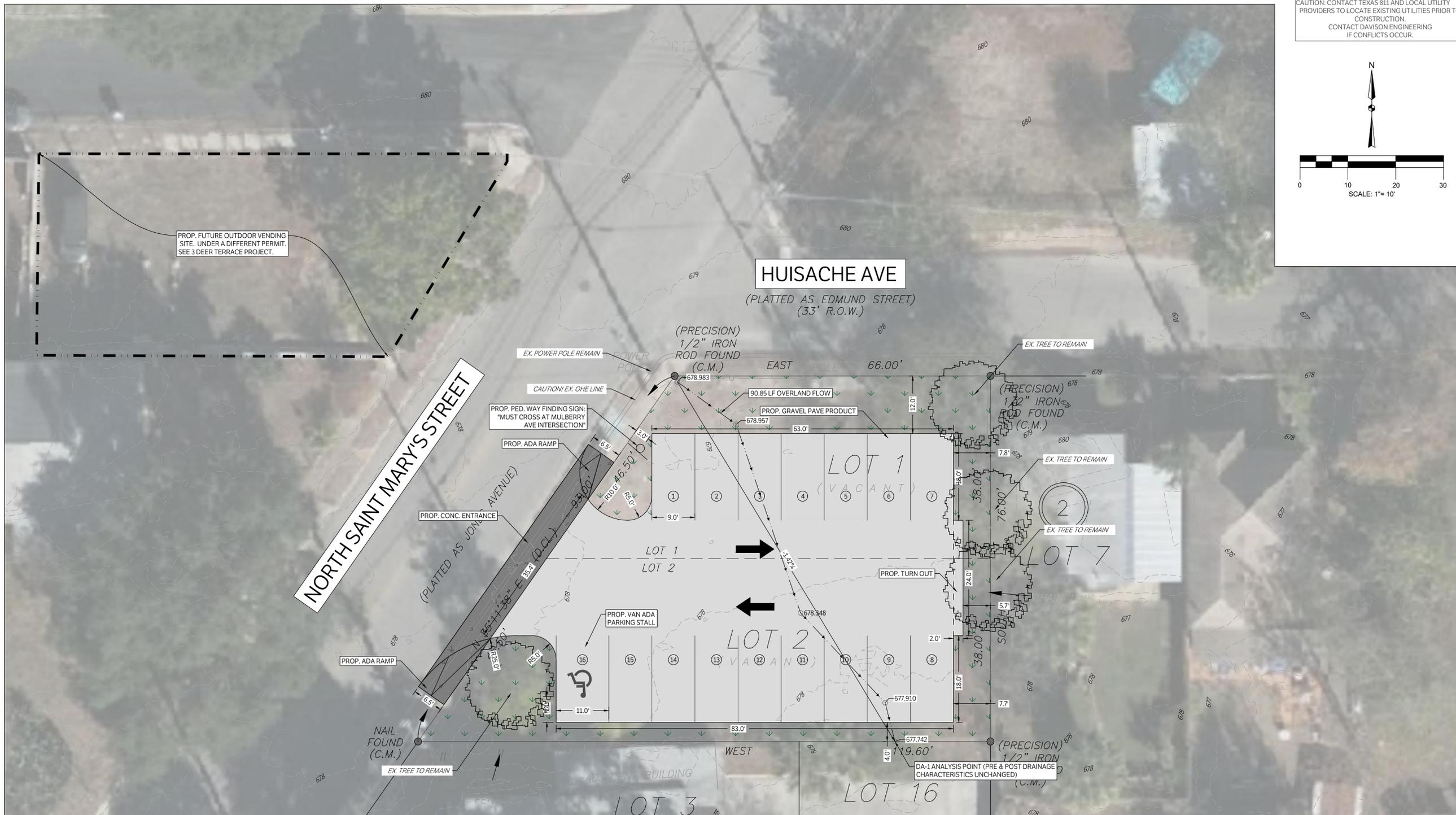
NO LEFT TURN

P2130

ST. SAUVEUR



NOW OPEN!  
CALL 202-331-1884



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

N

SCALE: 1"= 10'



NO.	DATE	REVISION

**DAVISON ENGINEERING**  
*Good Construction*

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

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

PRE-DA1 PEAK FLOW CALCULATIONS (PA-3)					
AREA	SIZE (AC)	Ccoeff	Tc (Min)	Rainfall Intensity (in/hr)	Q (CFS)
DA1	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	

POST-DA1 PEAK FLOW CALCULATIONS (PA-3)					
AREA	SIZE (AC)	Ccoeff	Tc (Min)	Rainfall Intensity (in/hr)	Q (CFS)
DA1	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	

DELTA IN Q (CFS)
0.71
0.99
1.12
1.25

PRE-DA1 (PA-3)						
COVER TYPE	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	0.06
Ccoeff.				0.39		

POST-DA1 (PA-3)						
COVER TYPE	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	0.13
Ccoeff.				0.78		

PRE-T.C.C CALCULATIONS (PA-3)			
TR-55 Tc Worksheet			
<b>Sheet Flow</b>			
Manning's n-value	A	B	C
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.C.C CALCULATIONS (PA-3)			
TR-55 Tc Worksheet			
<b>Sheet Flow</b>			
Manning's n-value	A	B	C
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

**SITE PLAN**

PROJECT No.:	2023.2
DRAWN BY:	KD
DATE:	03.01.2024
SCALE:	1:10
SHEET:	<b>1</b>





## 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
<b>TOTAL SYSTEM HOURS OF OPERATION PER WEEK:</b>				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.

## PRESSURE CALCULATIONS - Zone #1

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:	42.2 p.s.i.
<b>TOTAL NET LOSS:</b>	
	12.2 p.s.i.
<b>DESIGN PRESSURE:</b>	
	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.

	ZONES 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

NO.	DESCRIPTION	DATE

### ISSUE SETS

NO.	DESCRIPTION	DATE

### SHEET INFORMATION

#### PROJECT NO.

24020

#### DATE ISSUED

DECEMBER 11, 2024

#### SHEET NAME

### IRRIGATION NOTES, LEGEND & CALCS

#### SHEET NUMBER

LI 1.0



12-11-2024

**PROJECT**  
**ST. MARY'S**  
**PARKING LOT**  
LANDSCAPE IMPROVEMENTS

**PROJECT ADDRESS**

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

**OWNER | CLIENT**

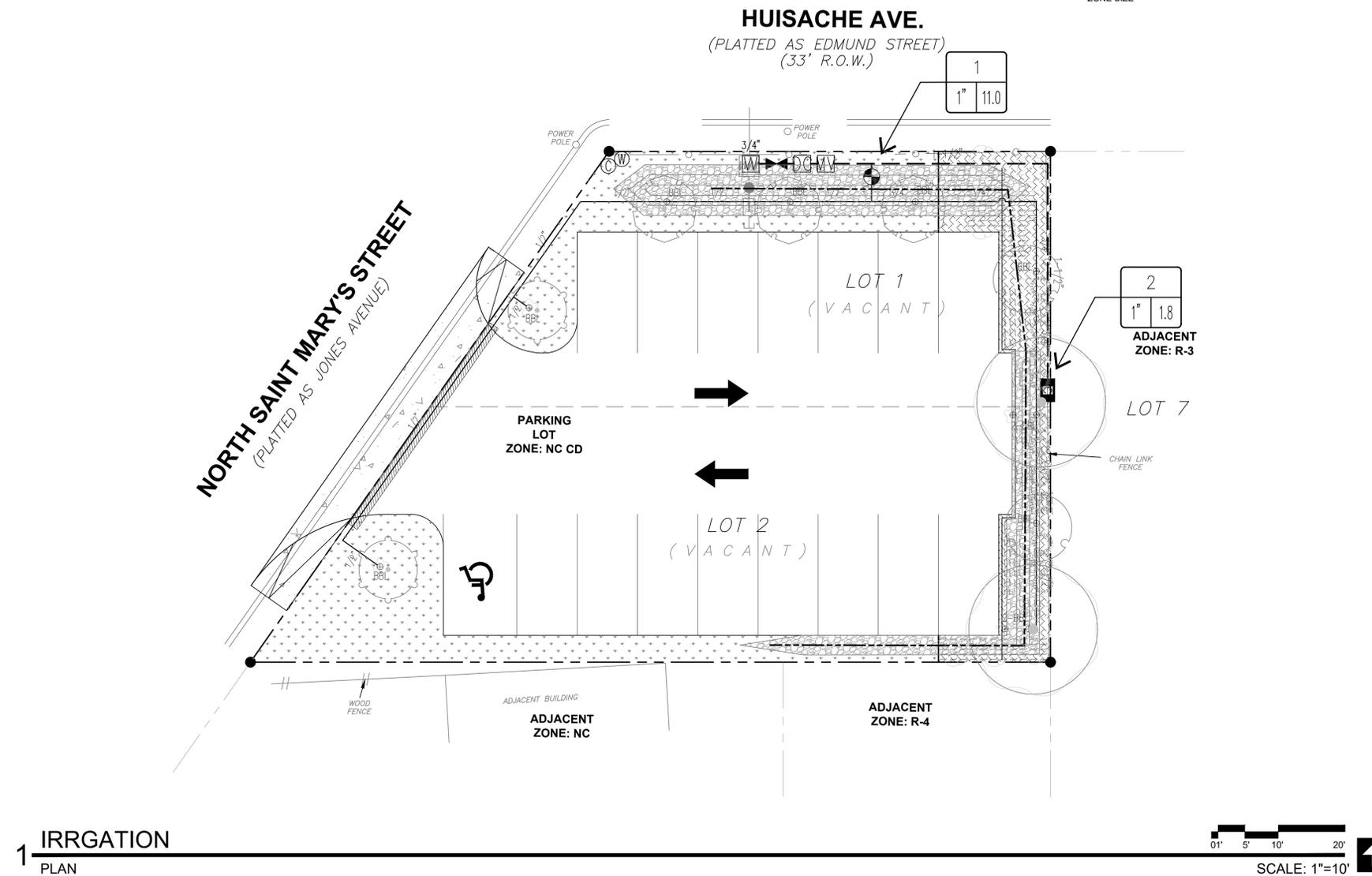
**NATALIE MEDINA**  
2202 BROADWAY ST  
SAN ANTONIO, TX 78251

**OWNER'S REPRESENTATIVE**

**NATILIE MEDINA**  
210.870.9393  
natalie@greymoonvintage.com

IRRIGATION LEGEND	
KEY	EXPLANATION
W	3/4" DEDICATED IRRIGATION METER
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MV	1.5" MASTER VALVE, HUNTER ICV-151G NORMALLY CLOSED VALVE
⊕	TREE BUBBLER ASSEMBLY - ON 6' POP UP
C	IRRIGATION CONTROLLER HUNTER PRO - C. FINAL LOCATION TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
W	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
f	IRRIGATION ZONE SIZE IN GALLONS PER MINUTE
H	ZONE SIZE



**SUBCONSULTANT**

**REVISIONS**

**ISSUE SETS**

**SHEET INFORMATION**

**PROJECT NO.**

24020

**DATE ISSUED**

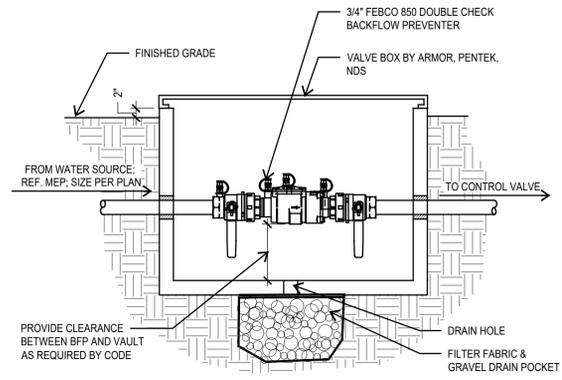
DECEMBER 11, 2024

**SHEET NAME**

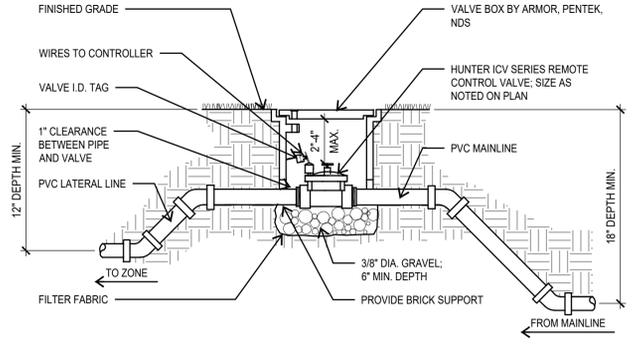
**IRRIGATION PLAN**

**SHEET NUMBER**

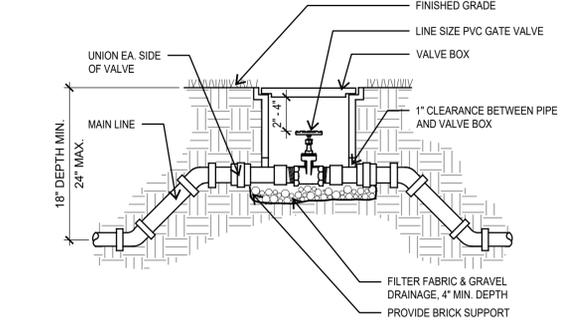
**LI 1.1**



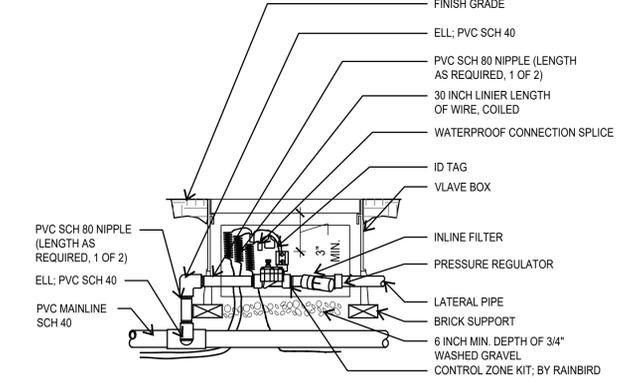
**1 BACKFLOW DEVICE**  
SECTION NOT TO SCALE



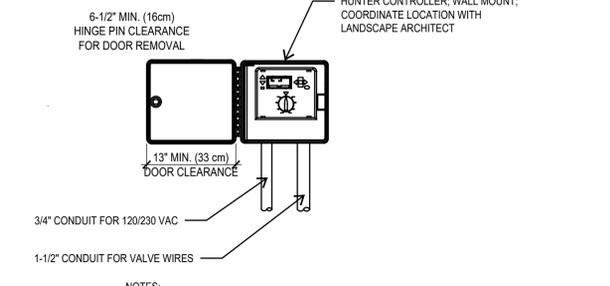
**2 ZONE VALVE**  
SECTION NOT TO SCALE



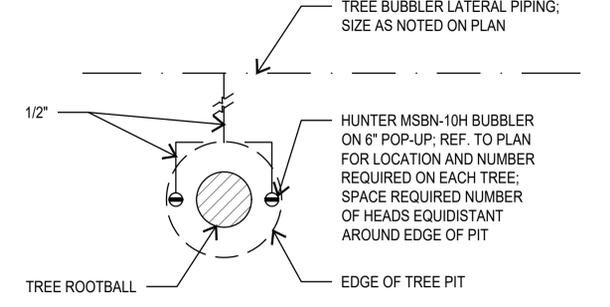
**3 MANUAL ISOLATION VALVE**  
SECTION NOT TO SCALE



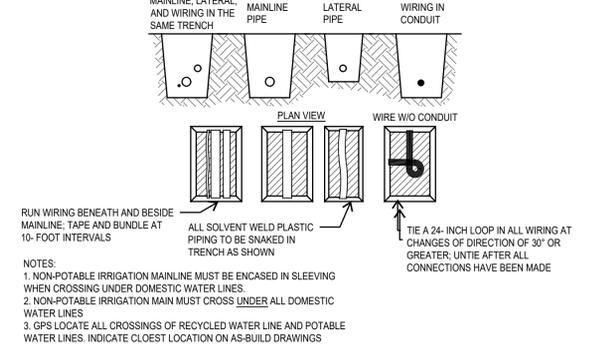
**4 DRIP CONTROL ZONE KIT**  
SECTION NOT TO SCALE



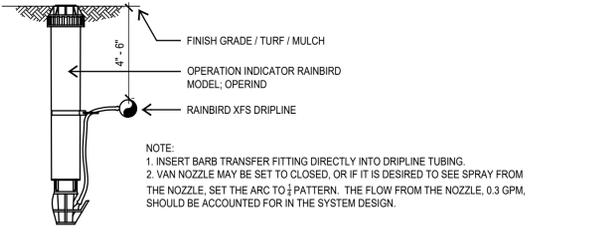
**5 IRRIGATION CONTROLLER**  
SECTION NOT TO SCALE



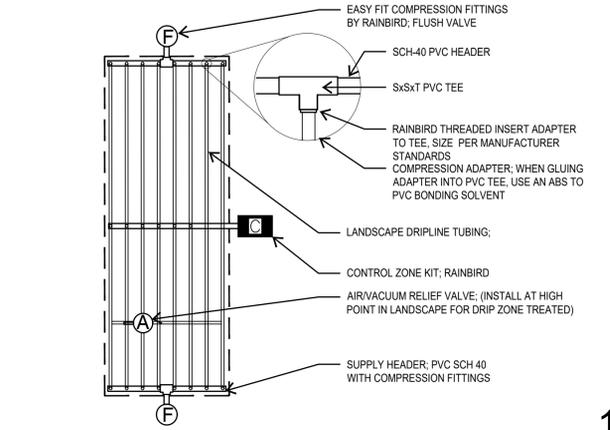
**6 TREE BUBBLER ASSEMBLY**  
SECTION NOT TO SCALE



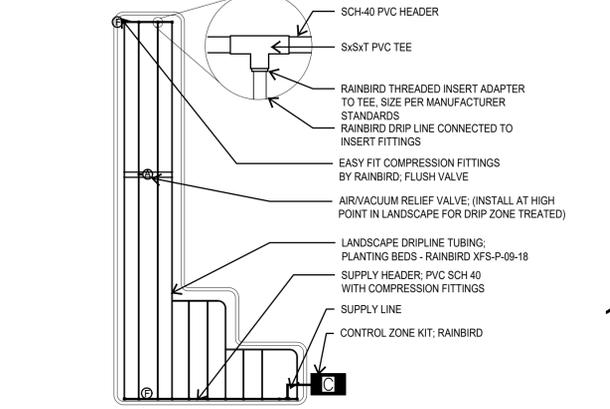
**7 IRRIGATION TRENCH**  
SECTION NOT TO SCALE



**8 DRIP OPERATION INDICATOR**  
SECTION NOT TO SCALE



**9 DRIPLINE (CENTER FEED)**  
SECTION NOT TO SCALE



**10 DRIPLINE (END FEED)**  
SECTION NOT TO SCALE

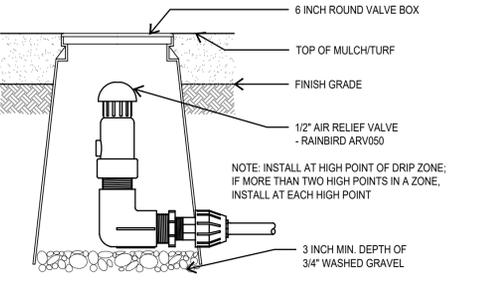
PROPER SIZING OF SUPPLY AND EXHAUST HEADERS

TOTAL ZONE FLOW	PIPE SIZE
UP TO 5 GPM	1/2" SCH 40 PVC OR 1/2" CLASS 315 PVC
5.1 TO 8 GPM	3/4" CLASS 200 PVC
8.1 TO 13 GPM	1" CLASS 200 PVC
13 GPM TO 22 GPM	1 1/4" CLASS 200 PVC
22.1 TO 31 GPM	1 1/2" CLASS 200 PVC

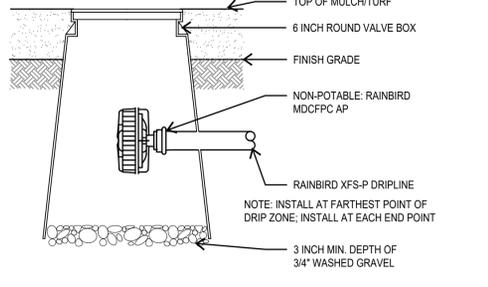
NOTE: A 45 PSI PRESSURE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUN LENGTHS AND MAXIMIZE ZONE SIZE WHEN INSTALLING XF SERIES DRIPLINE

**DRIP IRRIGATION DESIGN NOTES**

1. DRIPLINE SHALL BE BURIED 3" TO 5" BELOW FINISHED SOIL GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 6" BELOW FINISHED GRADE IN TURF AREAS.
2. ALL DRIPLINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAXIMUM OF 3' ON CENTER.
3. DRIP LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS. INSTALLATION OF DRIP ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN DETAILS 10/11 LI 2.2. AND RAINBIRD'S RECOMMENDED INSTALLATION SPECIFICATIONS.
4. RAINBIRD XFS SERIES DRIPLINE SHALL BE USED AS FOLLOWS; TURF AREAS - XFS-06-12 AND BED AREAS - XFS-09-12. IN BED AREAS WITH A SLOPE OF 3:1 OR MORE USE RAINBIRD XFCV-06-18.
5. WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
6. EACH DRIP ZONE SHALL HAVE A DRIP SYSTEM OPERATION INDICATOR, RAINBIRD MODEL OPERIND. INSTALL PER RAINBIRD RECOMMENDATIONS.



**11 AIR RELIEF VALVE**  
SECTION NOT TO SCALE



**12 FLUSH VALVE**  
SECTION NOT TO SCALE

