

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-451
ADDRESS: 1500 SALTILLO ST
LEGAL DESCRIPTION: NCB 3689 BLK 26 LOT 108 FATHER ALBERT BENAVIDES PARK
ZONING: MF-33
CITY COUNCIL DIST.: 5
APPLICANT: Raymond Aguilar/MP Studio LA
OWNER: Jeff Wurzbach/CITY OF SAN ANTONIO Public Works
TYPE OF WORK: Park modifications
APPLICATION RECEIVED: November 10, 2023
60-DAY REVIEW: January 9, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct of a new skate park at Benavides Park.

APPLICABLE CITATIONS:

Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District:

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

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

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

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

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

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

- a. The property located at 1500 Saltillo is commonly known as Benavides Park. Benavides Park is located southwest of downtown. The site is situated with Saltillo Street to the north, S Picoso Street to the east, Merida Street to the south, and SW 19th Street to the west. The area of proposed work is in the open lawn area between Saltillo Street and the existing basketball courts.
- b. PARK AMENITIES – The applicant has proposed to install a new skate park in the northeast corner of the existing park, adjacent to Saltillo Street. The proposed skate park will feature a beginner-level pump track and an intermediate-level pump track, and decorative boulders, flagstone edging, gravel, and new light poles. Staff finds the proposal generally consistent with UDC Sec. 35-642.

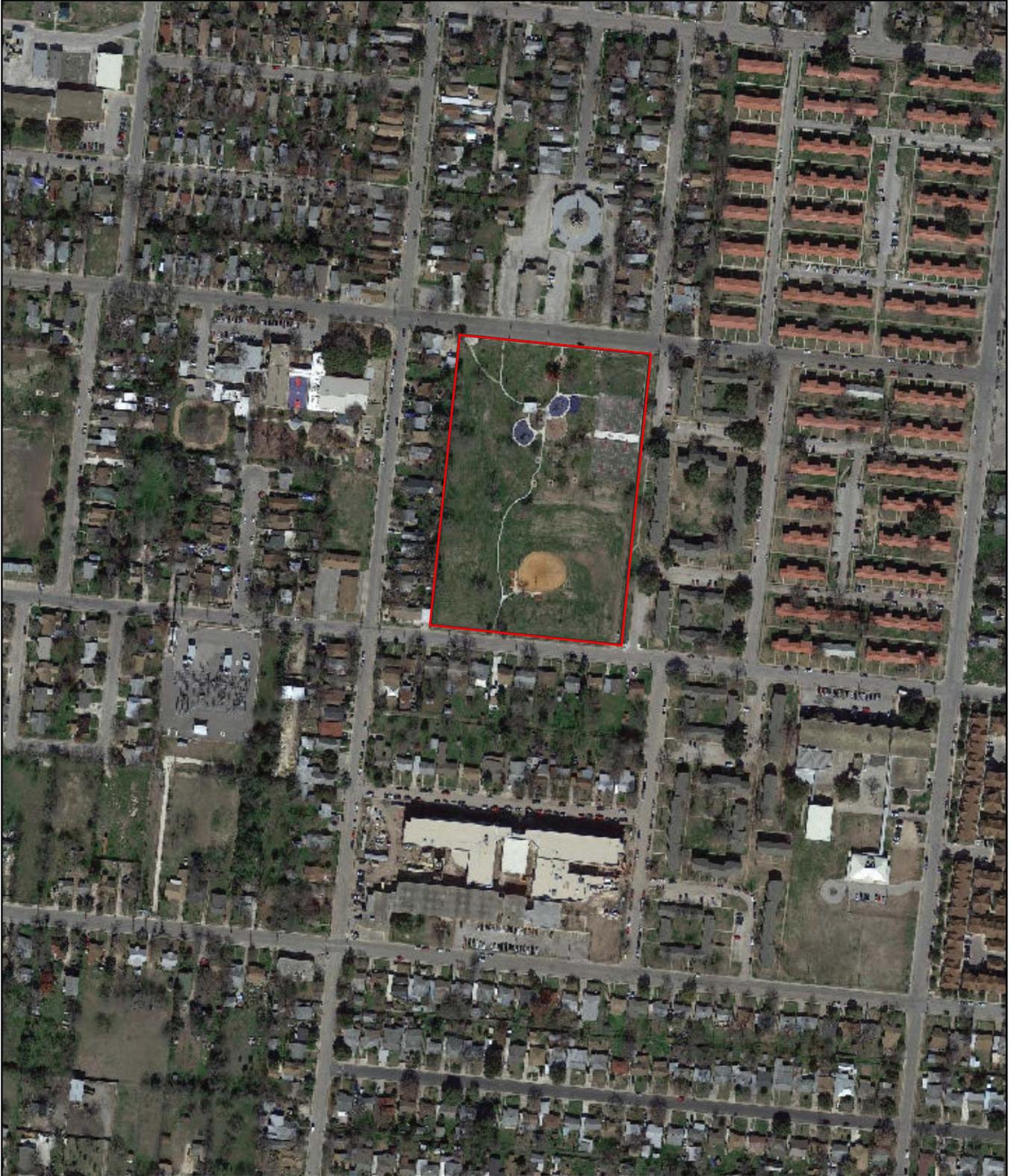
- c. WALKWAYS – The applicant has proposed to install new concrete walkways to provide access to the skate park from the public sidewalk along Saltillo Street and from the existing Alberto J. Benavides Memorial area and the existing shade structure. UDC Sec. 35-642(b)(8) states that the site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places. Staff finds the proposal generally consistent with the UDC Sec. 35-642.
- d. 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 d with the following stipulation:

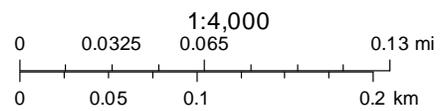
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

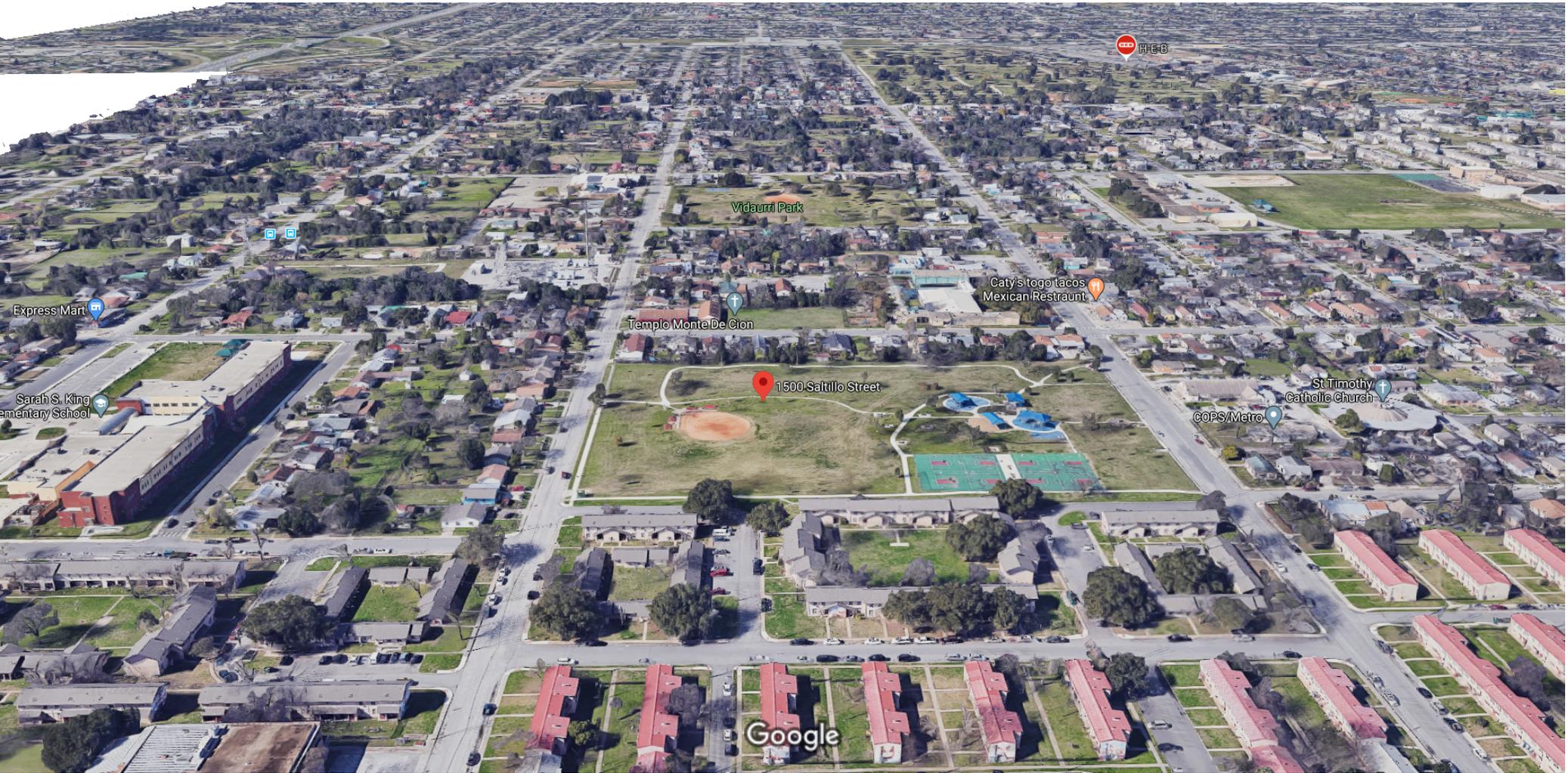
City of San Antonio One Stop

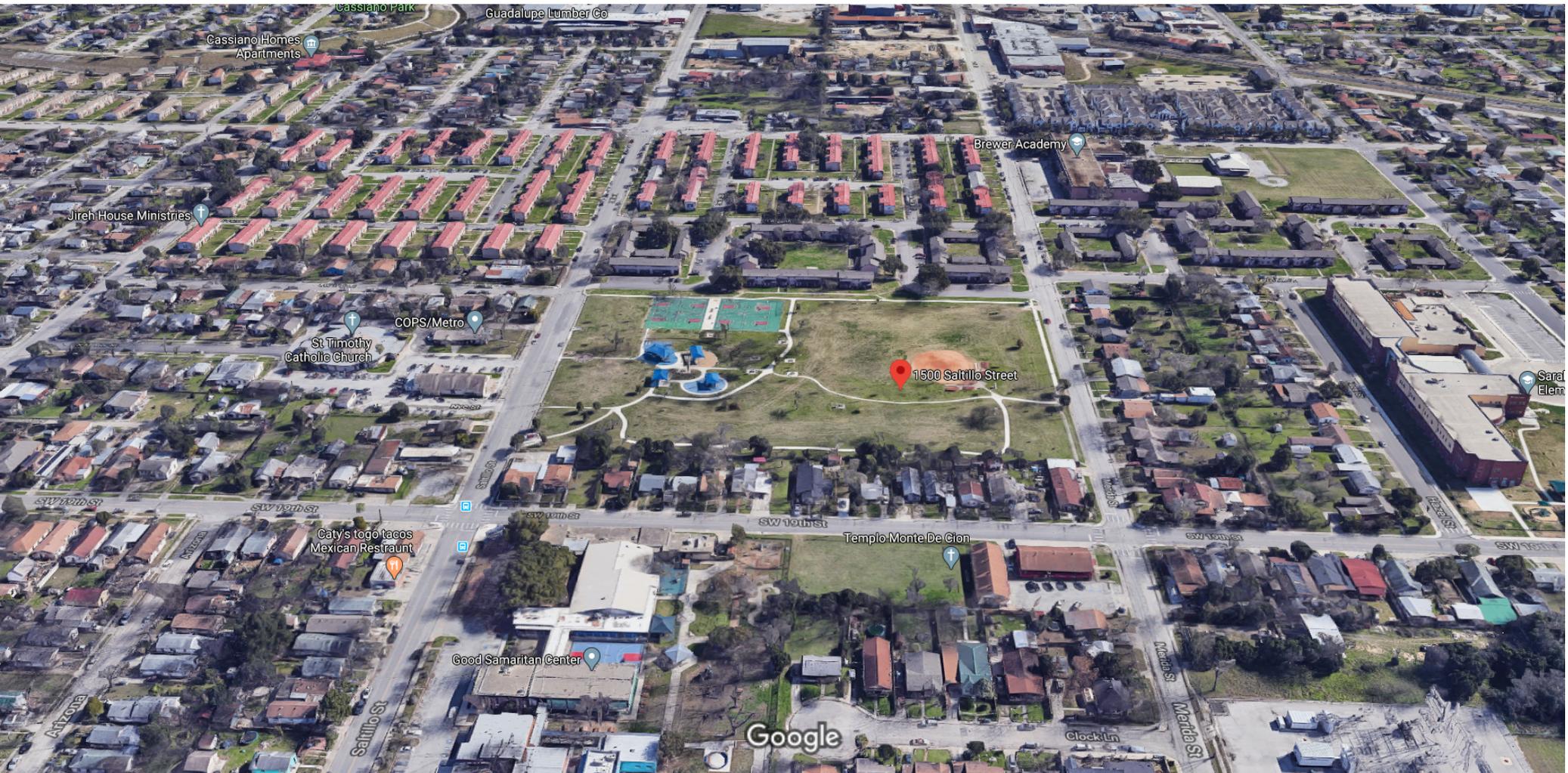


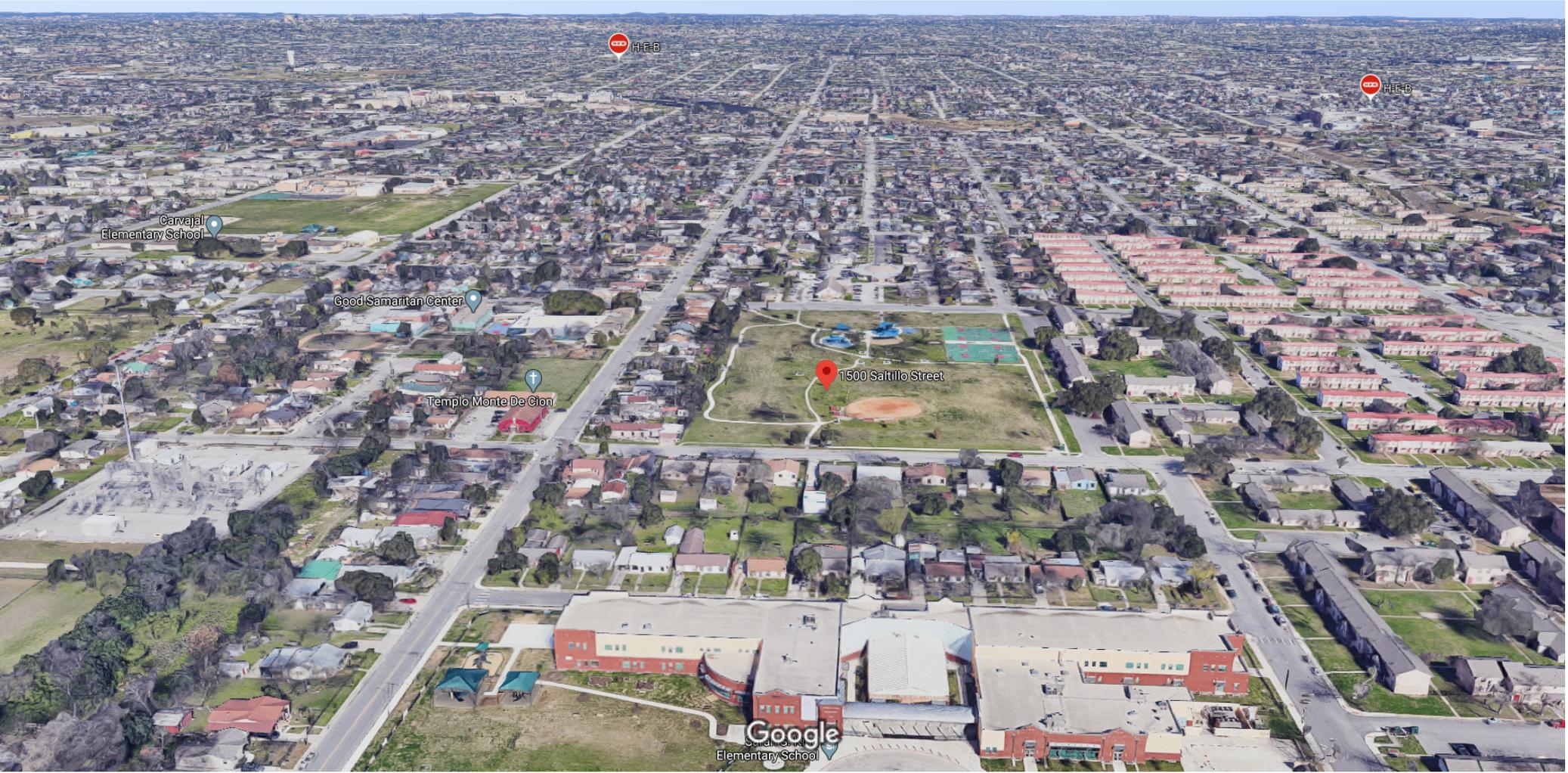
February 4, 2020

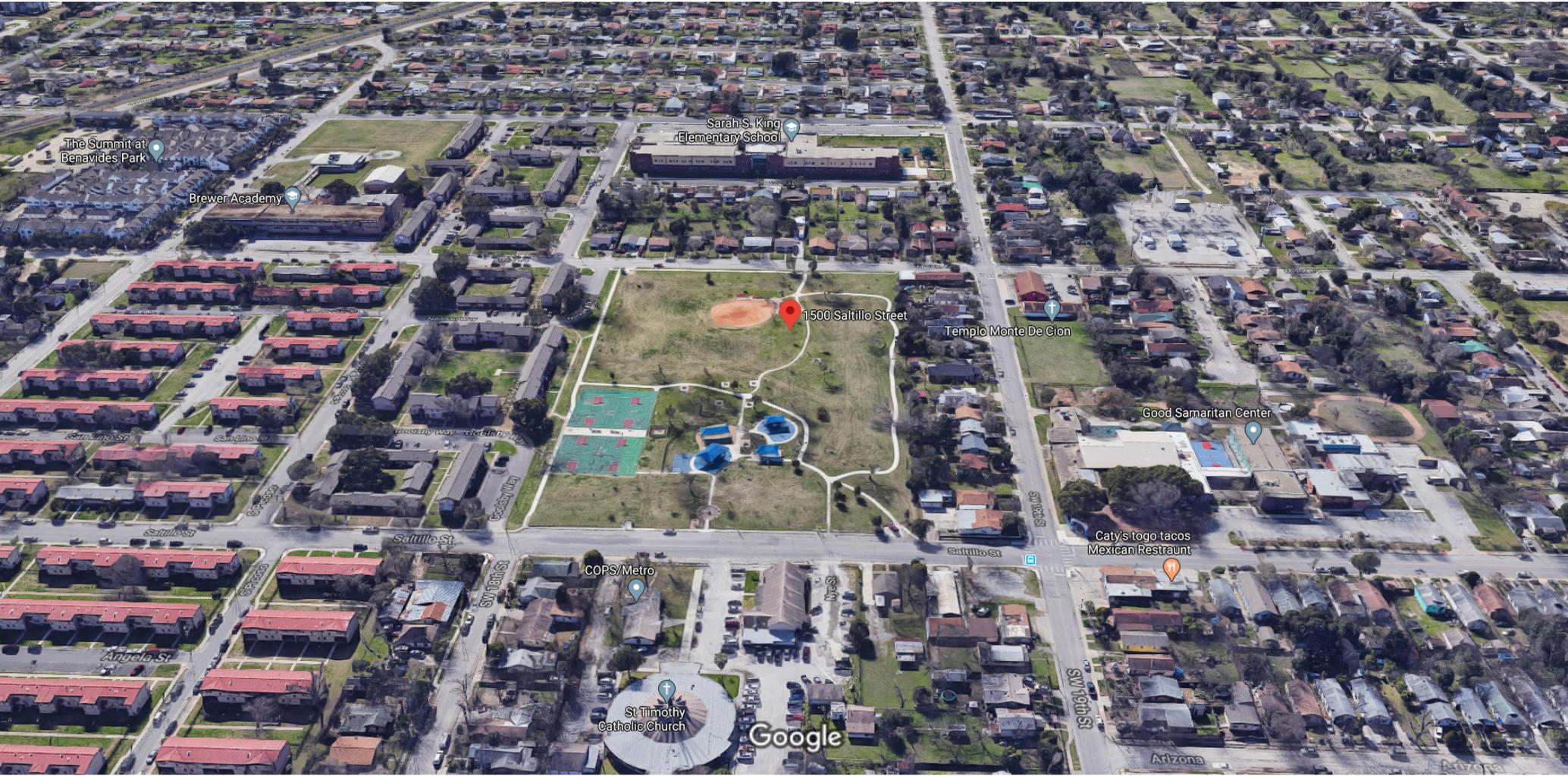
 User drawn lines











BENAVIDES PARK

New skate park pump track replacing the open lawn area between the street and the basketball courts.

1502 SALTILLO ST. SAN ANTONIO, TX 78207



BENAVIDES PARK SKATE PARK

1502 SALTILLO ST, SAN ANTONIO, TX 78207



201 GROVETON | SATX 78210
210.314.5582 | MPSTUD.IO

STATUS



11/10/2023

PROJECT

**BENAVIDES
PARK**
SKATE PARK

PROJECT ADDRESS

1502 SALTILLO STREET
SAN ANTONIO, TX 78207

OWNER | CLIENT

TCI - CITY OF SAN ANTONIO
114 WEST COMMERCE ST.
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

JEFF WURZBACH
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CITY OF SAN ANTONIO

mayor
RON NIRENBERG

city manager
ERIK WALSH

director of parks & recreation
HOMER GARCIA

council district 1
SUKH KAUR

council district 2
JALEN MCKEE-RODRIGUEZ

council district 3
PHYLLIS VIAGRAN

council district 4
ADRIANA ROCHA GARCIA

council district 5
TERI CASTILLO

council district 6
MELISSA CABELLO HAVRDA

council district 7
MARINA ALDERETE GAVITO

council district 8
MANNY PELAEZ

council district 9
JOHN COURAGE

council district 10
MARC WHYTE

SCOPE OF WORK: PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY TO CONSTRUCT PROPOSED PARK FACILITIES TO INCLUDE DEMOLITION OF SELECTIVE EXISTING TREES AND UTILITY POLES, INSTALLATION OF NEW SKATE PARK, ASSOCIATED SIDEWALKS AND PAVING, LIGHT POLE, SHADE STRUCTURES, GRADING & FINE EARTHWORK PER THE PLANS AND SPECIFICATIONS

INDEX OF SHEETS

DATE	ISSUE	SHEET TITLE	SHEET NO.
REFERENCE			
NOVEMBER 3, 2003	INTERIM REVIEW SET	COVER SHEET	LC 1.0
NOVEMBER 3, 2003	INTERIM REVIEW SET	GENERAL NOTES & MATERIAL SCHEDULE	LC 1.1
TREE PRESERVATION			
NOVEMBER 3, 2003	INTERIM REVIEW SET	TREE PRESERVATION PLAN	TP 1.1
NOVEMBER 3, 2003	INTERIM REVIEW SET	TREE PRESERVATION LIST	TP 2.1
DEMOLITION			
NOVEMBER 3, 2003	INTERIM REVIEW SET	DEMOLITION PLAN	LD 1.1
GRADING			
NOVEMBER 3, 2003	INTERIM REVIEW SET	GRADING PLAN	LG 1.1
SITWORK			
NOVEMBER 3, 2003	INTERIM REVIEW SET	SITE WORK PLAN	LS 1.1
NOVEMBER 3, 2003	INTERIM REVIEW SET	SITE WORK PLAN	LS 1.2
NOVEMBER 3, 2003	INTERIM REVIEW SET	SITE WORK DIMENSION PLAN	LS 1.3
NOVEMBER 3, 2003	INTERIM REVIEW SET	SITE WORK DETAILS	LS 2.1
LANDSCAPE			
NOVEMBER 3, 2003	INTERIM REVIEW SET	LANDSCAPE PLAN	LP 1.1
NOVEMBER 3, 2003	INTERIM REVIEW SET	LANDSCAPE NOTES & DETAILS	LP 2.1
SKATE PARK			
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK GENERAL NOTES AND SPECIFICATIONS	PT 0.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP FEATURE PLAN	PT 1.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK CONCRETE MATERIALS PLAN	PT 1.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK CONCRETE AND JOINTING PLAN	PT 1.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK CONCRETE COLOR PLAN	PT 1.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	GRADING AND DRAINAGE	SP 3.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK SECTIONS	PT 4.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK SECTIONS	PT 4.02
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK SECTIONS	PT 4.03
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK DETAILS	PT 5.01
NOVEMBER 3, 2003	INTERIM REVIEW SET	PUMP TRACK DETAILS	PT 5.02

A PROJECT BY

owner
**CITY OF SAN ANTONIO -
PUBLIC WORKS
DEPARTMENT**

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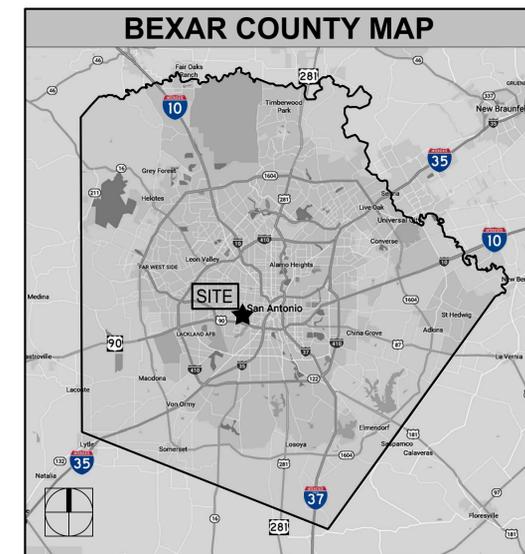
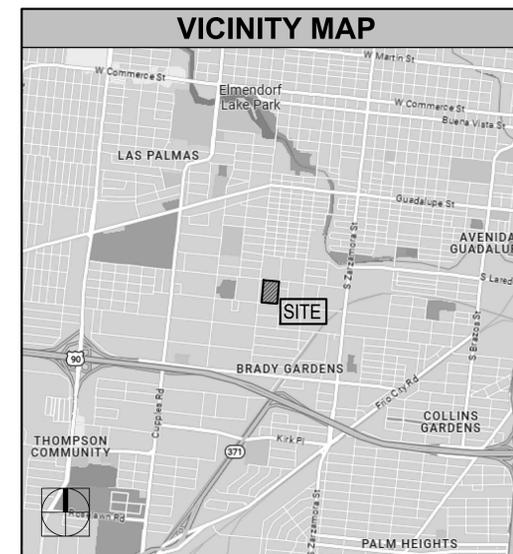
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SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.
23002

DATE ISSUED
NOVEMBER 10, 2023

SHEET NAME

COVER SHEET

SHEET NUMBER

LC 1.0



**BENAVIDES
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SKATE PARK**

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SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.	23002
DATE ISSUED	NOVEMBER 10, 2023
SHEET NAME	GENERAL NOTES & OVERALL PLAN
SHEET NUMBER	LC 1.1

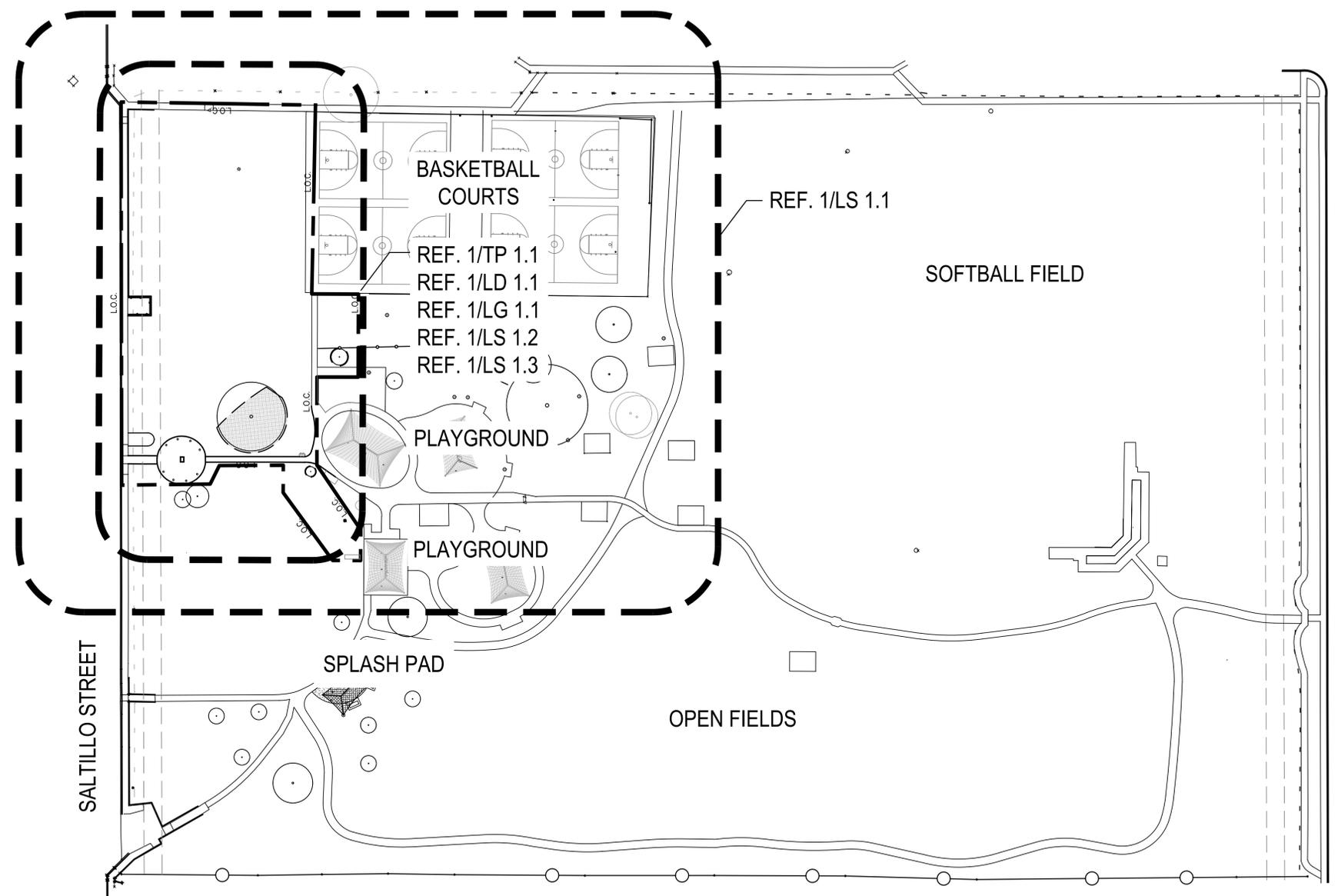
GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DESCRIPTION
AD	AREA DRAIN
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CL	CENTER LINE
ESMT	EASEMENT
EOP	EDGE OF PAVEMENT
EJ	EXPANSION JOINT
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
HP	HIGH POINT
INV	INVERT OF PIPE
L.O.C.	LIMITS OF CONSTRUCTION
N.I.C.	NOT IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
PD	PLANTER DRAIN
PA	PLANTING AREA
PP	POWER POLE
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
TAN	POINT OF TANGENCY
SD	STORM DRAIN
SS	SANITARY SEWER
TD	TOP OF DRAIN
TPC	TOP OF POOL COPING
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
UGE	UNDERGROUND ELECTRIC
U.N.O.	UNLESS NOTED OTHERWISE
WD	WATER DEPTH
WL	WATER LEVEL

GENERAL LEGEND	
SYMBOLS & LINE TYPES	
SYMBOL	DESCRIPTION
REF:	ENLARGEMENT AREA W/ CALLOUT
X LS.X.X	DETAIL CALLOUT
X.X XXX	MATERIALS & FINISHES CALLOUT
1 LS2.X	SECTION CALLOUT
1 LS2.X	ELEVATION CALLOUT
XXXX	SITework LABEL
QTY-XXX	PLANTING LABEL
--- XXX ---	EXISTING TOPOGRAPHY - MINOR
--- XXX ---	EXISTING TOPOGRAPHY - MAJOR
--- XXX ---	PROPOSED TOPOGRAPHY - MINOR
--- XXX ---	PROPOSED TOPOGRAPHY - MAJOR
XXX.XX	PROPOSED SPOT ELEVATION
T.O. XXXX XXXXXX	PROPOSED DATUM ELEVATION
X"	PIPE SIZE
---<	WATER FLOW / SWALE DIRECTION
M	ELECTRICAL METER
J	JUNCTION BOX
---	CONDUIT
---	HOME RUN
---	SIGN LIGHT
←	TREE OR SIGN BULLET UPLIGHT
○	POLE LIGHT
◆	GFI ELECTRICAL OUTLET

GENERAL NOTES:

- CONTRACTOR SHALL LOCATE AND VERIFY THE CONDITION OF ALL EXISTING UTILITIES, INCLUDING CONTACTING LINE LOCATION SERVICES, PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED FOR BODILY INJURY AND/OR DAMAGE TO THE OWNER'S PROPERTY OR SAID UTILITIES.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO, PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION AND COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS ON, OR ADJACENT TO, THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS CAUSED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK REQUIRING INSPECTION IN COORDINATING THE PROJECT SCHEDULE.
- ANY PROPOSED ALTERNATES OR SUBSTITUTIONS TO THE WORK BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND/OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TRASH ON A DAILY BASIS AND MAINTAINING A CLEAN JOBSITE.
- CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- UNLESS SPECIFIED OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT WITH COSTS INCLUDED IN THE BID. (PLAN REVIEW FEES ARE PAID BY OWNER.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME AWARE OF REQUIRED INSPECTIONS THAT ARE ASSOCIATED WITH PERMITS ISSUED FOR THE WORK AND TO SCHEDULE THESE INSPECTIONS AT THE APPROPRIATE STAGE OF CONSTRUCTION. (EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, ROUGH-IN ELECTRICAL, ROUGH-IN PLUMBING, IRRIGATION PIPING, FOUNDATION STEEL FOR STRUCTURES, INCLUDING WALLS, FIRE INSPECTIONS RELATED TO ENTRY GATES AND STRUCTURES, AND OTHER INSPECTIONS AS THEY MAY APPLY.)
- CONTRACTOR SHALL COORDINATE THE WORK OF SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS COORDINATE CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS WORKING ON THE SITE.
- CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK ANY VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO APPROVAL, CONTRACTOR SHALL PROVIDE PROTECTION OF ALL FINISHED WORK IN PLACE, THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH AND CONSTRUCTION DEBRIS AND REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED DUE TO CONSTRUCTION ACTIVITIES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR SUBSTANTIAL COMPLETION INSPECTION TO THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE ACCEPTABILITY. WHERE INSPECTED WORK DOES NOT COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL REPLACE REJECTED WORK AND NOTIFY THE OWNER OR LANDSCAPE ARCHITECT FOR REINSPECTION AS APPROPRIATE FOR ACCEPTANCE AND PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

END OF NOTES



1 OVERALL REFERENCE
PLAN



SCALE: 1"=40'

MERIDA STREET

SALTILLO STREET

MATERIALS SCHEDULE						
04 00 00 - MASONRY						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
M.1		MESA GRANDE BLOCK: LIMESTONE BLOCK - size: (FULL) 24"HT X 24"W X 60"L	CREAM	SAWN & CHOPPED	co: AUSTIN BLOCK CO. phone: 833.400.9255 or <i>Approved Substitute</i>	<ul style="list-style-type: none"> CONTRACTOR TO CONFIRM BLOCKS SHALL BE FREE FROM CRACK & FLAKING ALONG ALL FACES & EDGES. PROVIDE MORTAR COLOR SAMPLES FOR THE APPROVAL PRIOR TO INSTALLATION.
05 00 00 - METALS						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
T.1		LIGHT POLE: model: TYK + 20 - P14 - STEEL ASSEMBLY model #: 71414353 height: 14' POLE ht: 13.5" DIAMETER	BK - 81	BK - TEXTURED BLACK	co: 2M LIGHTING phone: 210.599.4040 contact: ESTEBAN RODRIGUEZ email: ESTEBAN@2MELI.COM	<ul style="list-style-type: none"> CONTRACTOR TO CONFIRM BLOCKS SHALL BE FREE FROM CRACK & FLAKING ALONG ALL FACES & EDGES. PROVIDE MORTAR COLOR SAMPLES FOR THE APPROVAL PRIOR TO INSTALLATION.
26 56 00 - EXTERIOR LIGHTING						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
L.1		PEDESTRIAN LIGHTING: mfr: PERFORMANCE IN LIGHTING model: TYK + 20 - STEEL ASSEMBLY - 3 LUMINAIRES model #: DU00224	BK - 81	BK - TEXTURED BLACK	co: 2M LIGHTING phone: 210.599.4040 contact: ESTEBAN RODRIGUEZ email: ESTEBAN@2MELI.COM	<ul style="list-style-type: none"> CONTRACTOR TO CONFIRM BLOCKS SHALL BE FREE FROM CRACK & FLAKING ALONG ALL FACES & EDGES. PROVIDE MORTAR COLOR SAMPLES FOR THE APPROVAL PRIOR TO INSTALLATION.

MATERIALS SCHEDULE						
32 10 00 - BASES, BALLASTS AND PAVING						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
B.1		STANDARD CONCRETE	GREY	BROOM	source: LOCAL SOURCE	<ul style="list-style-type: none"> CONTRACTOR TO SUBMIT PRODUCT DATA & SAMPLES FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO ORDERING AND INSTALLATION
B.2		RIVER ROCK @ DRAINAGE CHANNEL MEDINA size: 1'-3"	MEDINA	STANDARD	co: THOMAS STONE phone: 210.495.8873 or <i>Approved Substitute</i>	<ul style="list-style-type: none"> CONTRACTOR TO SUBMIT PRODUCT DATA & SAMPLES FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO ORDERING AND INSTALLATION
B.3		FLAGSTONE OKLAHOMA size: MIN SIZE 24" X 24" PATIO FLAGSTONE, 2" THICK	BLUE/BROWN	STANDARD		
B.4		RIVER ROCK @ BASINS MEDINA size: 2'-6"	MEDINA	STANDARD		
32 33 00 - FURNISHING						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
SF.1		BENCH COSA parks model: ZE-DPB600 - PARK BENCH	COSA STANDARD COLORS BLACK	STANDARD	co: ZAMARANO ENTERPRISES phone: 210.924.2320	<ul style="list-style-type: none"> SUBMIT PRODUCT DATA AND SAMPLES FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO ORDERING OR INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
SF.2		TRASH RECEPTACLE COSA parks model: ZE-TRR200 - DUAL TRASH RECEPTACLE	COSA STANDARD COLORS trash: BLACK recycle: BLUE	STANDARD		
32 33 00 - SITE ELEMENTS						
KEY	PHOTO	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
E.1		LIMESTONE BOULDER type: LIMESTONE size: MIN 2' (HT), 3' (W), 2' (DEPTH)	CREAM	NATURAL	co: THOMAS STONE phone: 210.495.8873 or <i>Approved Substitute</i>	<ul style="list-style-type: none"> SUBMIT PHOTOS OF BOULDERS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO ORDERING OR INSTALLATION EMBED BLOCKS TO A DEPTH OF 4" FINISH GRADE



201 GROVETON | SATX 78210
210.314.5582 | MPSTUD.IO

STATUS



11/10/2023

PROJECT

BENAVIDES PARK
SKATE PARK

PROJECT ADDRESS
1502 SALTILLO STREET
SAN ANTONIO, TX 78207

OWNER | CLIENT

TCI - CITY OF SAN ANTONIO
114 WEST COMMERCE ST.
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

JEFF WURZBACH
210.207.0763
jeffrey.wurzbach@sanantonio.gov

SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

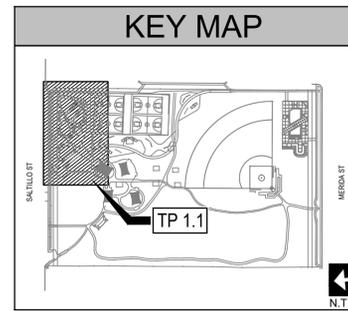
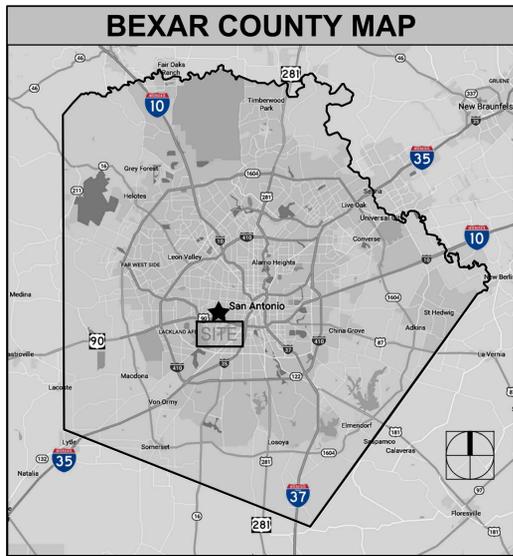
ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.
23002
DATE ISSUED
NOVEMBER 10, 2023
SHEET NAME
MATERIALS SCHEDULE
SHEET NUMBER

LC 1.2



TREE PRESERVATION - L.O.C	
TREE PRESERVATION: (Tree Survey Method)	
TREES SURVEYED	
SIGNIFICANT TREE: 28.5 TOTAL INCHES X 40% REQ. PRESERVED:	11.4 INCH. (40%)
SIGNIFICANT TREE INCH. PRESERVED:	14.5 INCH. (51%)
REQUIRED SIGNIFICANT MITIGATION:	0" REQ. MITIGATION
HERITAGE TREE: 26.5 TOTAL INCHES X 100% REQ. PRESERVED :	26.5 INCH. (100%)
HERITAGE TREE INCH. PRESERVED:	26.5 INCH (100%)
REQUIRED HERITAGE MITIGATION:	0 INCH. REQUIRED MITIGATION
TOTAL REQUIRED MITIGATION:	0 INCHES REQUIRED



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TREE PRESERVATION PLAN

SHEET NUMBER

TP 1.1

SALTILLO STREET

L.O.C.

STAGING AREA

EXISTING WALK

ALBERTO J. BENAVIDES MEMORIAL

199-4" CRAPE MYRTLE

198-7" SHUMARD RED OAK

194-5" BURR OAK

200-3" CRAPE MYRTLE

191-4" CRAPE MYRTLE

195-7" BURR OAK

192-26.5" PECAN

197-6" CEDAR ELM

200-6" CEDAR ELM

EXISTING PLAYGROUND

EXISTING BASKETBALL COURT

196-8.5" CHINQUAPIN OAK

0 5' 10' 20' 40'

SCALE: 1"=20'

TREE PRESERVATION

PLAN

BENAVIDES SKATE PARK L.O.C TREE INVENTORY													
Tag #	Species	Tree Caliper	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		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	Removed	Preserved	
192	PECAN	26.5								26.5			
194	BURR OAK	5.0											
195	BURR OAK	7.0			7								
196	CHINQUAPIN OAK	8.5				8.5							
197	CEDAR ELM - N.I.C.	6.0				6							
198	SHUMARD RED OAK	7.0			7								
199	CRAPE MYRTLE	4.0											
200	CEDAR ELM	6.0											
Sub. Tot. Inches=			0	0	14	14.5	0	0	0	26.5	0	0	0
Total inches by category=					28.5		51%		Heritage Preservation=		100%		
Preservation percentage=			#DIV/0!		Significant		51%		Heritage Preservation=		100%		
Mitigation required (Commercial) =			0		Commercial (inches)=		-3.1		Heritage Mitigation (inches)=		0		
Mitigation required (Residential) =					Residential (inches)=								

EXISTING TREE NOTES

- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED TREES SHALL RECEIVE PROTECTION AS SHOWN ON TREE PROTECTION DETAIL ON THIS SHEET.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY CITY INSPECTOR.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
- THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.



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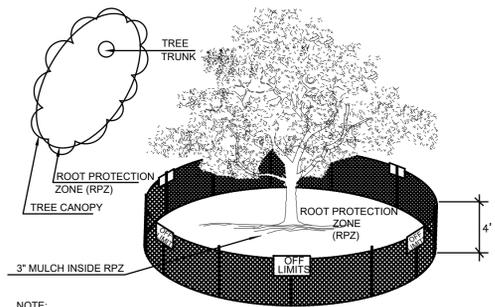
OWNER'S REPRESENTATIVE

JEFF WURZBACH

210.207.0763

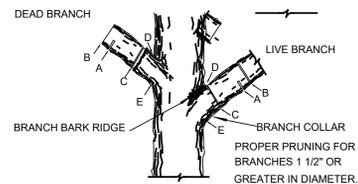
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SUBCONSULTANT



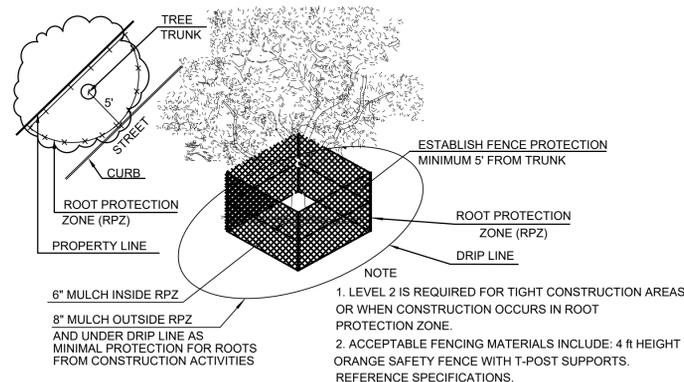
NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. ACCEPTABLE FENCING MATERIALS INCLUDE: 4 FT HEIGHT ORANGE SAFETY FENCE WITH T-POST SUPPORTS.
REFERENCE SPECIFICATIONS.

1 EXISTING I-A TREE PROTECTION
ELEVATION - PLAN - 3D VIEW NOT TO SCALE



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

2 TREE BRANCH PRUNING
ELEVATION NOT TO SCALE

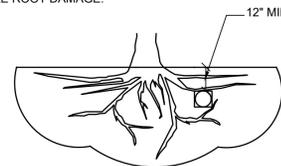


NOTE
1. LEVEL 2 IS REQUIRED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. ACCEPTABLE FENCING MATERIALS INCLUDE: 4 FT HEIGHT ORANGE SAFETY FENCE WITH T-POST SUPPORTS. REFERENCE SPECIFICATIONS.

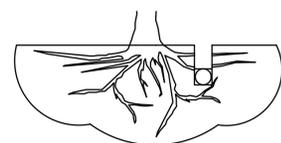
3 LEVEL II A TREE PROTECTION
ELEVATION NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

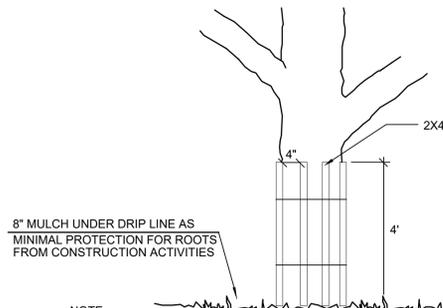


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5\"/>



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3\"/>

4 BORING THROUGH TREE ROOT (RPZ)
SECTION NOT TO SCALE



NOTE
WRAP TREE TRUNK WITH 2\"/>

5 LEVEL II B TREE PROTECTION
ELEVATION NOT TO SCALE

REVISIONS

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ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.

23002

DATE ISSUED

NOVEMBER 10, 2023

SHEET NAME

TREE PRESERVATION LIST/ NOTES & DETAILS

SHEET NUMBER

TP 2.1



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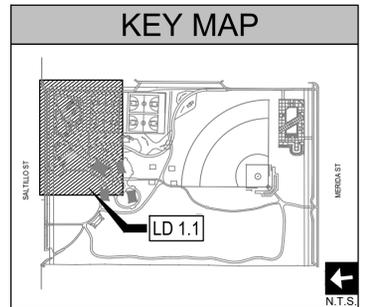
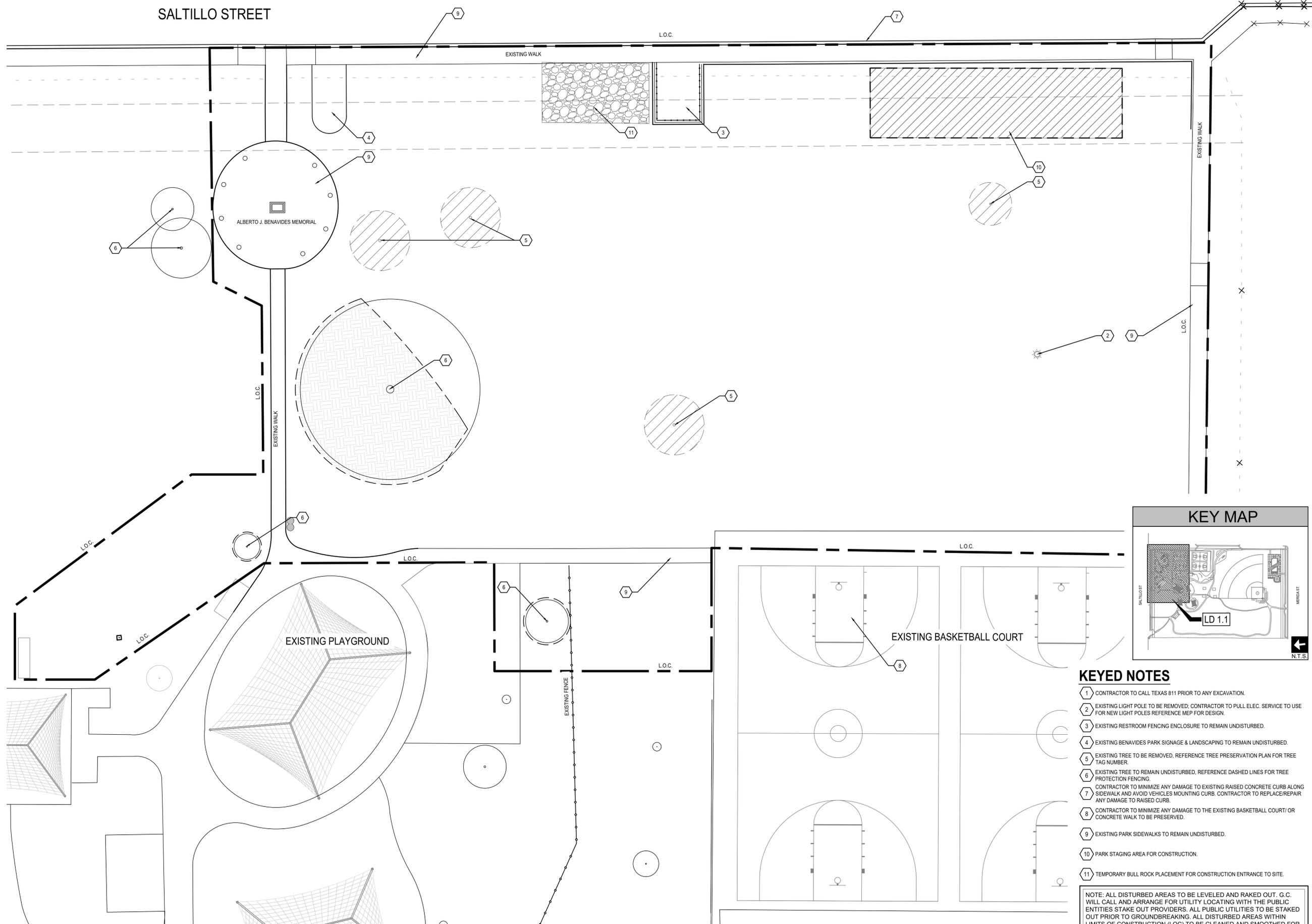
NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.	23002
DATE ISSUED	NOVEMBER 10, 2023
SHEET NAME	

DEMOLITION PLAN

SHEET NUMBER	LD 1.1
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KEYED NOTES

- 1 CONTRACTOR TO CALL TEXAS 811 PRIOR TO ANY EXCAVATION.
- 2 EXISTING LIGHT POLE TO BE REMOVED, CONTRACTOR TO PULL ELEC. SERVICE TO USE FOR NEW LIGHT POLES REFERENCE MEP FOR DESIGN.
- 3 EXISTING RESTROOM FENCING ENCLOSURE TO REMAIN UNDISTURBED.
- 4 EXISTING BENAVIDES PARK SIGNAGE & LANDSCAPING TO REMAIN UNDISTURBED.
- 5 EXISTING TREE TO BE REMOVED, REFERENCE TREE PRESERVATION PLAN FOR TREE TAG NUMBER.
- 6 EXISTING TREE TO REMAIN UNDISTURBED, REFERENCE DASHED LINES FOR TREE PROTECTION FENCING.
- 7 CONTRACTOR TO MINIMIZE ANY DAMAGE TO EXISTING RAISED CONCRETE CURB ALONG SIDEWALK AND AVOID VEHICLES MOUNTING CURB. CONTRACTOR TO REPLACE/REPAIR ANY DAMAGE TO RAISED CURB.
- 8 CONTRACTOR TO MINIMIZE ANY DAMAGE TO THE EXISTING BASKETBALL COURT/ OR CONCRETE WALK TO BE PRESERVED.
- 9 EXISTING PARK SIDEWALKS TO REMAIN UNDISTURBED.
- 10 PARK STAGING AREA FOR CONSTRUCTION.
- 11 TEMPORARY BULL ROCK PLACEMENT FOR CONSTRUCTION ENTRANCE TO SITE.

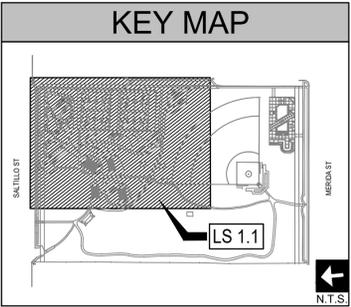
NOTE: ALL DISTURBED AREAS TO BE LEVELED AND RAKED OUT. G.C. WILL CALL AND ARRANGE FOR UTILITY LOCATING WITH THE PUBLIC ENTITIES STAKE OUT PROVIDERS. ALL PUBLIC UTILITIES TO BE STAKED OUT PRIOR TO GROUNDBREAKING. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION (LOC) TO BE CLEANED AND SMOOTHED FOR FINISH GRADE. APPLY HYDROMULCH AS NOTED ON PLANS. ALL DISTURBED AREAS FOR SITE WORK AND UTILITY TRENCHING SHALL BE CONSIDERED AS PART OF SCOPE AND RE-ESTABLISHED WITH TEMP. IRRIGATION BY G.C. PRIOR TO FINAL APPROVAL.



1 DEMOLITION
PLAN

NOTE: CONTRACTOR TO CALL TEXAS 811 PRIOR TO ANY EXCAVATION. ALL NEW SITEWORK, STRUCTURES, & UTILITY LINES (GAS, ELECTRIC, WATER, SEWER, COMMUNICATION, ETC.) TO AVOID IMPACTS/TRENCHING TO TREES IDENTIFIES TO BE PRESERVED INCLUDING THEIR INDIVIDUAL TREE CRITICAL ROOT PROTECTION OR OUTLINE OF TREE.

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201 GROVETON | SATX 78210
210.314.5582 | MPSTUD.IO

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**BENAVIDES PARK
SKATE PARK**

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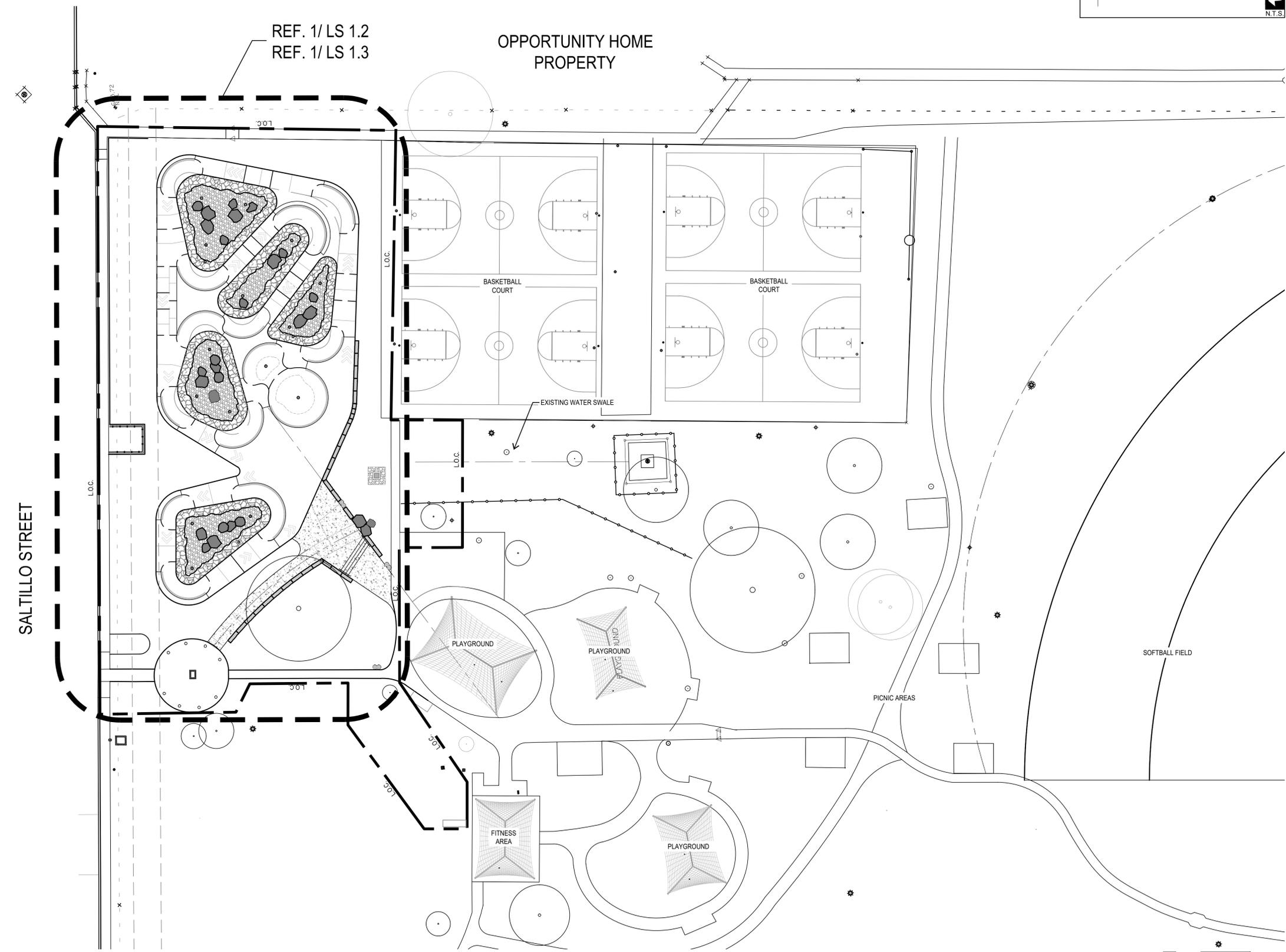
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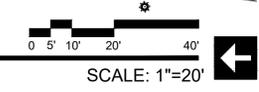
**OVERALL SITE
WORK PLAN**

SHEET NUMBER

LS 1.1



1 BENAVIDES PARK - OVERALL SITEWORK
PLAN

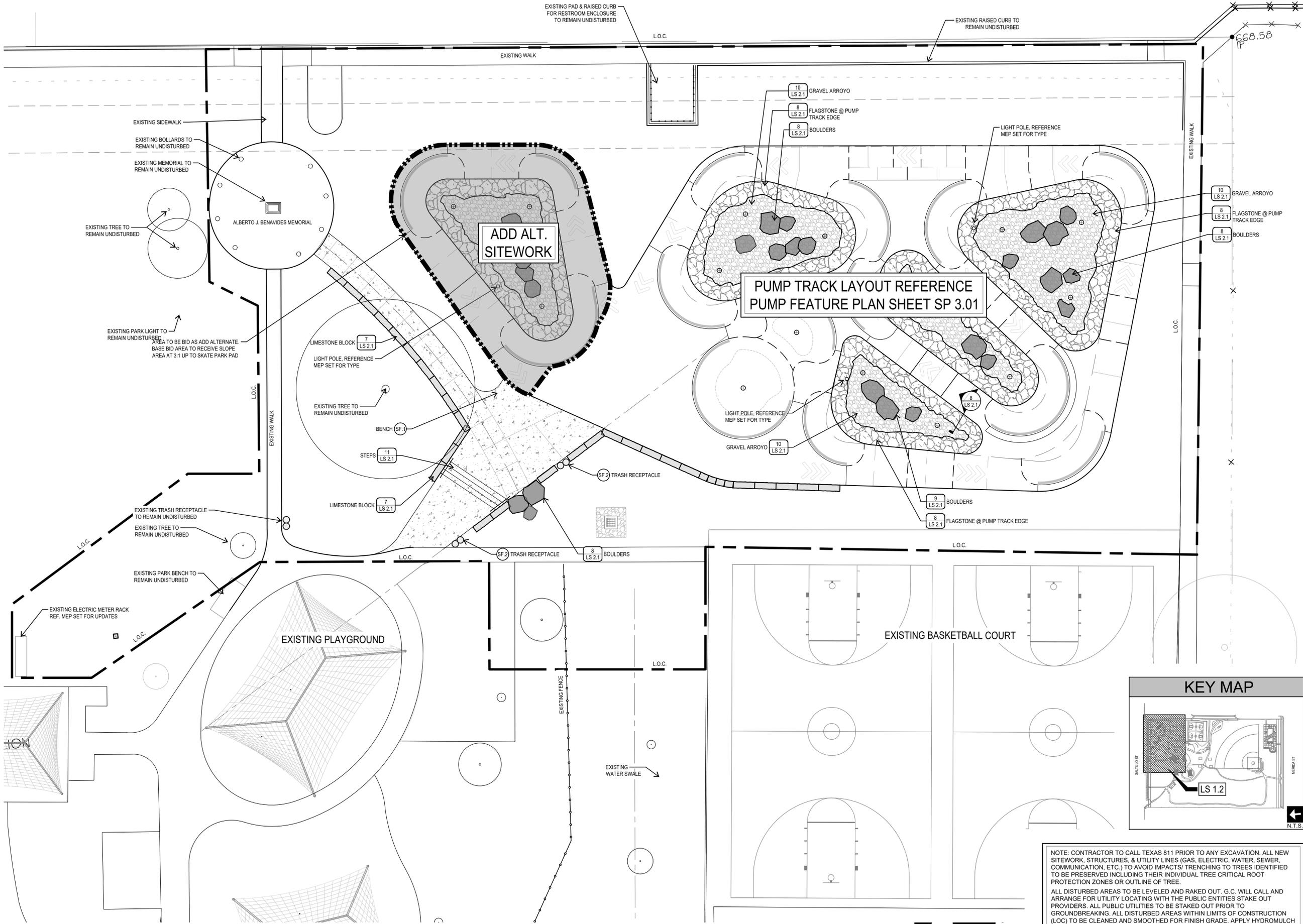




BENAVIDES PARK
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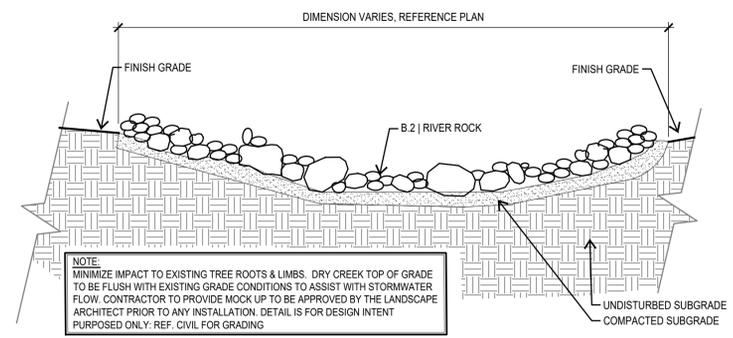
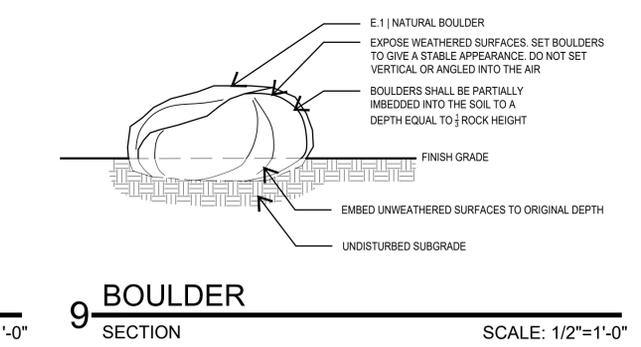
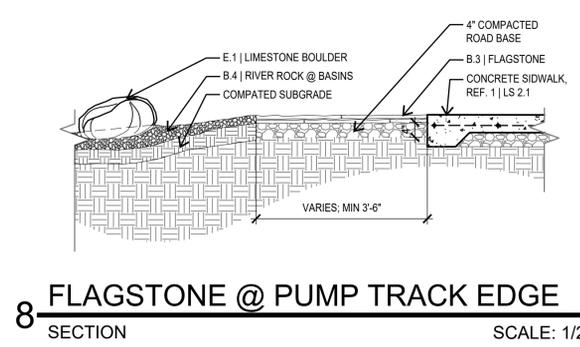
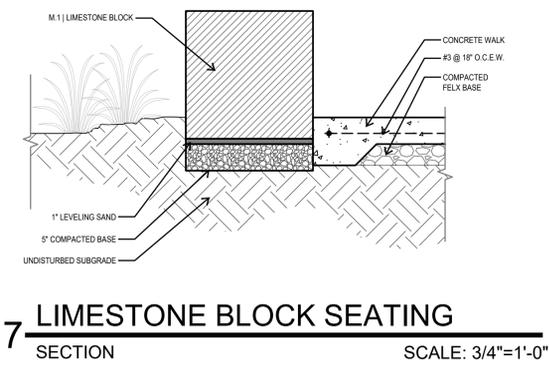
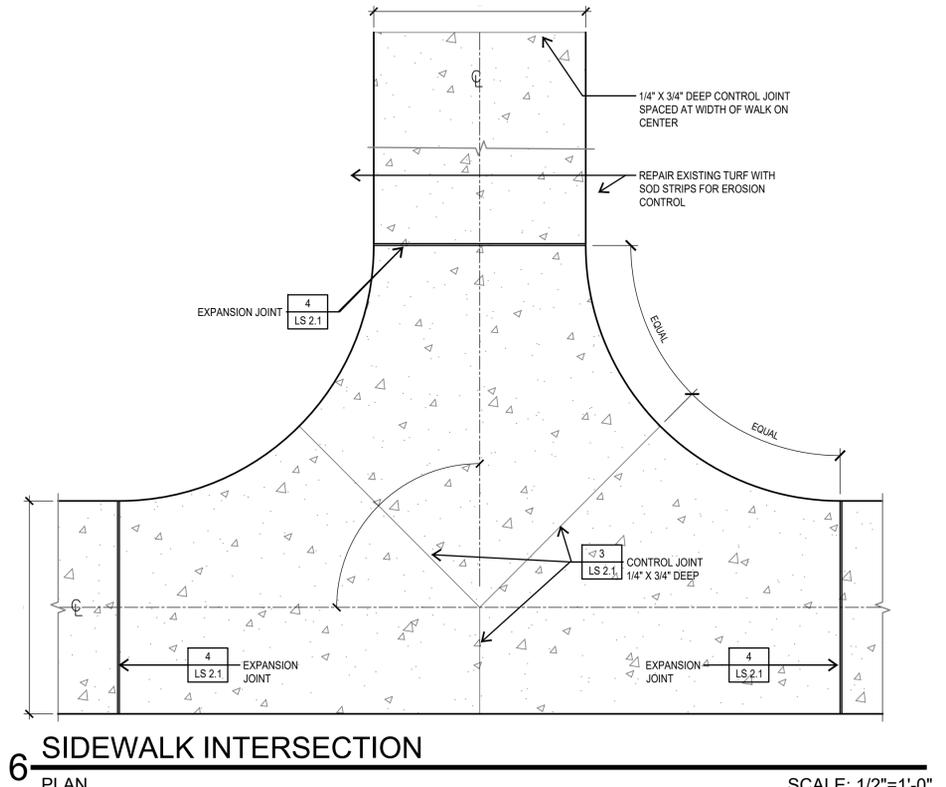
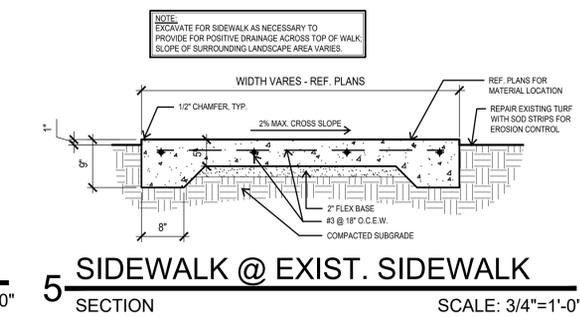
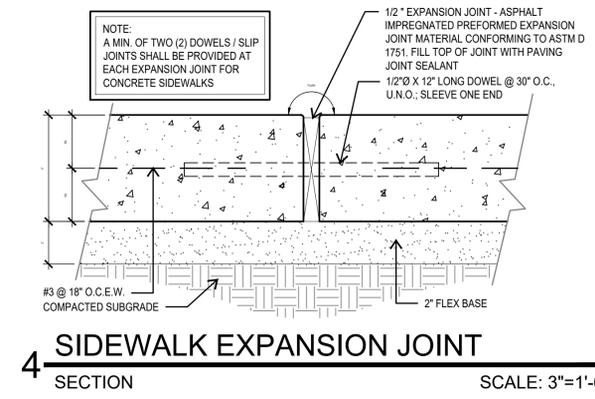
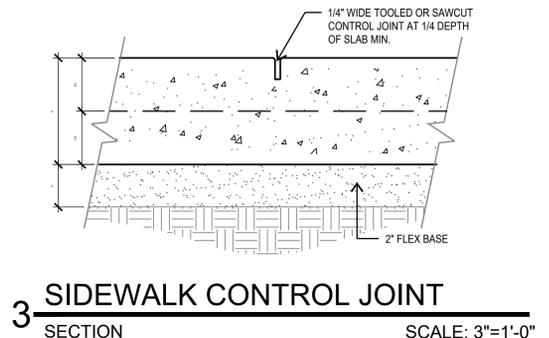
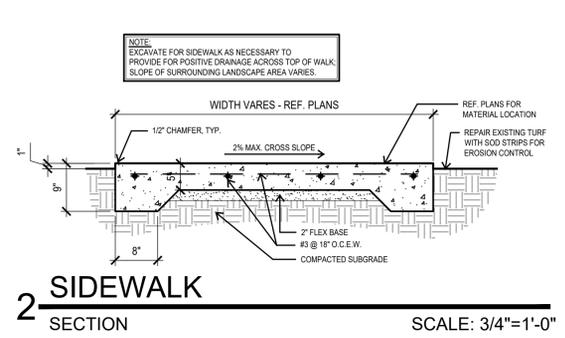
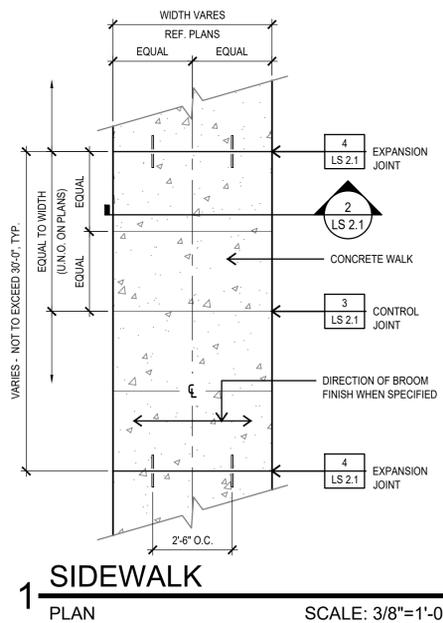
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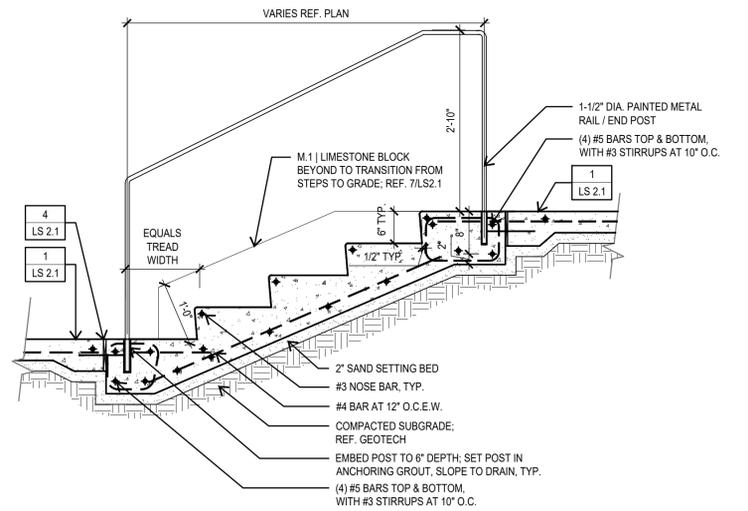
DETAILS PLAN

SHEET NUMBER

LS 2.1



- NOTE:
- RAILINGS TO BE HOT DIPPED GALVANIZED METAL. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS NEEDED FOR HANDRAIL, AND SUBMIT SHOP DRAWINGS FOR L.A. APPROVAL PRIOR TO FABRICATION.
 - RISER HEIGHT VARIES FROM 6" TO 7-1/2". MAINTAIN CONSISTENT HEIGHT THROUGH STAIRS. SEE PLANS FOR RISER QUANTITY. 2X RISER HEIGHT + TREAD EQUAL TO OR LESS THAN 27".
 - REF. LS SERIES FOR SPOT ELEVATIONS



10 GRAVEL ARROYO SECTION SCALE: 1/2"=1'-0"

11 STAIRS SECTION SCALE: 1/2"=1'-0"



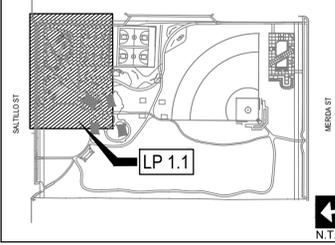
AREA TO BE BID AS ADD ALTERNATE
BASE BID AREA TO RECEIVE SLOPE
AREA AT 3:1 UP TO SKATE PARK PAD

ADD ALT.
SITEWORK

EXISTING PLAYGROUND

EXISTING BASKETBALL COURT

KEY MAP



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	15	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.	SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CB	4	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	8' HT.	MULTI-TRUNK; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	HP	28	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	DARK GREEN; FULL; PLANT 48" O.C.
	OE	17	OPUNTIA ELLISIANA	SPINELESS PRICKLY PEAR	5 GAL.	DARK GREEN; FULL; PLANT 48" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SOD	7,571 SF	CYNODON DACTYLON 'DT1'	BERMUDA GRASS	SOD	



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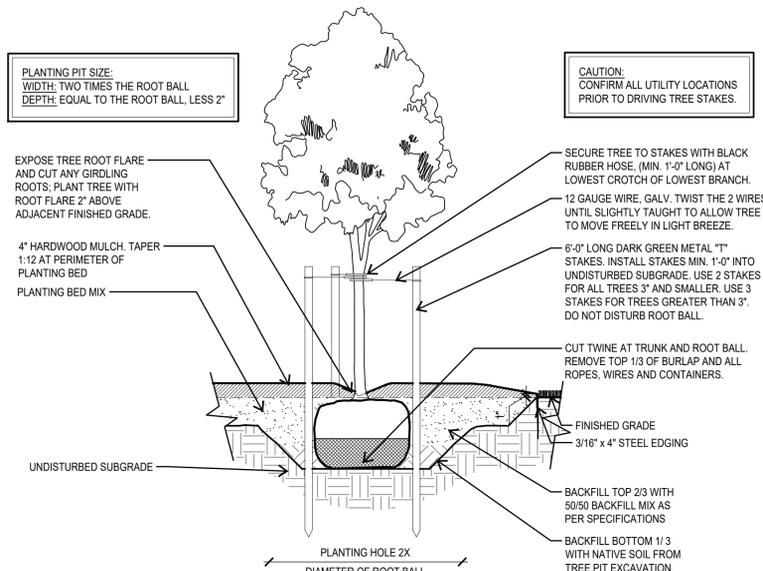
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PLANTING PLAN

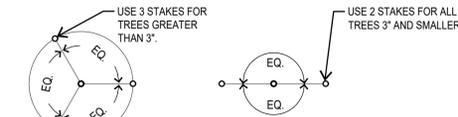
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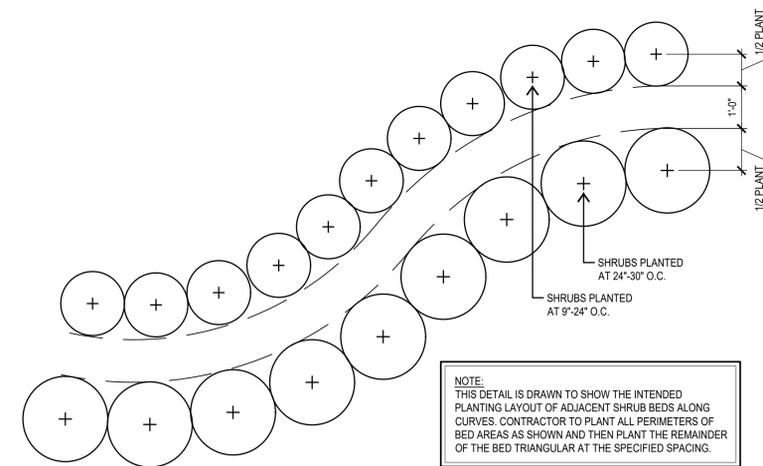
GENERAL LANDSCAPE NOTES



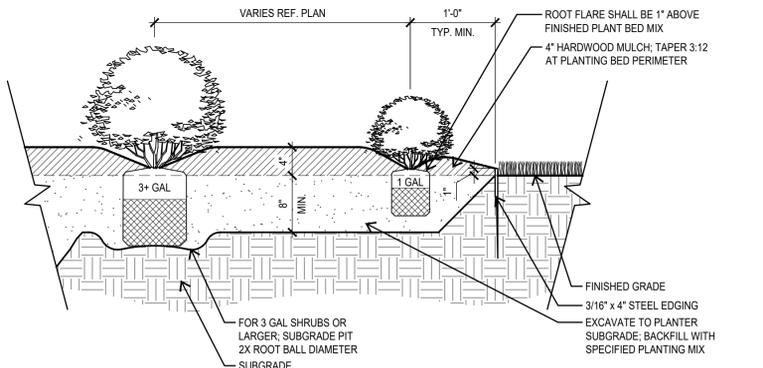
1 TYPICAL TREE PLANTING AT BED SECTION NOT TO SCALE



2 TYPICAL TREE STAKING PLAN NOT TO SCALE



3 TYPICAL SHRUB SPACING PLAN NOT TO SCALE



4 TYPICAL SHRUB PLANTING SECTION NOT TO SCALE

PART 1:

LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL TIE NEW WORK TO EXISTING CONDITIONS AND CONTROLS (SUCH AS EXISTING GRADES AND WALK ELEVATIONS) AS NECESSARY TO MEET THE INTENT OF THE PLANS.

BEFORE PROCEEDING WITH ANY WORK IN AN AREA, LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUTS AND SIZES AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. IF ANY UTILITIES OR OBSTRUCTIONS ARE DISCOVERED DURING CONTRACT WHICH MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING. LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGE IF WORK PROCEEDS IN EITHER OF THE ABOVE SITUATIONS WITHOUT NOTIFYING LANDSCAPE ARCHITECT.

PRIOR TO ANY EXCAVATION, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES INCLUDING, BUT NOT LIMITED TO, TEXAS ONE CALL SYSTEM AT 1-800-245-4545 TO LOCATE EXISTING UNDERGROUND UTILITIES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO ANY UTILITIES OR PROPERTY THAT MAY OCCUR IN THE EXECUTION OF HIS CONTRACT WORK. WHEN WORK REQUIRES CROSSING EXISTING WALKS OR CURBS WITH EQUIPMENT, LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED BRIDGE MATERIAL SUCH AS WOOD PLANKS AND EARTH TO PREVENT DAMAGE TO FINISHED WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS THAT MAY BE WORKING ON THE SITE SIMULTANEOUSLY AND SHALL COORDINATE STAGING OF HIS WORK WITH OWNER AND LANDSCAPE ARCHITECT. ALL TRASH AND DEBRIS GENERATED FROM CONTRACT OPERATIONS SHALL BE REMOVED ON A DAILY BASIS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY IN CONJUNCTION WITH HIS CONTRACT WORK.

REFERENCES

- A) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z90.1 - NURSERY STOCK
- B) TEXAS STATE DEPARTMENT OF AGRICULTURE (TDA) - NURSERY FLORAL LICENSING PROGRAM

1.1 SUBMITTALS FOR REVIEW

- A) PRODUCT DATE: LIST OF CHEMICALS TO BE USED ON SITE.
- B) SAMPLES:
 - 1. 1 QUART SAMPLES OF EACH SOIL AMENDMENT WITH ANALYTICAL DATA FROM A RECOGNIZED TESTING LABORATORY SHOWING MANUFACTURER'S GUARANTEED ANALYSIS.
 - 2. 1 CUBIC FOOT SAMPLES OF PREMIXED BACKFILL MIXES.
- C) TEST RESULTS:
 - 1. PROVIDE SOIL SAMPLE TEST RESULTS INDICATING PH, FERTILITY LEVELS, AND PERCENTAGES OF SAND, SILT, AND CLAY.
 - 2. PROVIDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS BASED ON SOIL ANALYSIS; FOR CONTRACT PURPOSES, USE MIXTURE SPECIFIED IN THIS SECTION.
- D) NURSERY QUALIFICATIONS: COMPANY SPECIALIZING IN GROWING AND CULTIVATING PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEAR DOCUMENTED EXPERIENCE, AND CERTIFIED BY THE STATE OF TEXAS.
- E) INSTALLER QUALIFICATIONS:
 - 1. COMPANY SPECIALIZING IN LANDSCAPE INSTALLATION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
 - 2. PROVIDE FULL-TIME SUPERINTENDENT ON-SITE DURING INSTALLATION.
- F) PLANT MATERIALS:
 - 1. PLANT MATERIALS ARE SUBJECT TO EXAMINATION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR UPON DELIVERY TO PROJECT.

1.2 DELIVERY, STORAGE AND HANDLING

- A) DELIVER FERTILIZER IN WATERPROOF BAGS SHOWING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, MANUFACTURER AND BRAND NAME, AND APPROVALS OF AUTHORITIES HAVING JURISDICTION.
- B) DELIVER PLANT MATERIAL WITH IDENTIFICATION TAG SHOWING BOTANICAL NAME AND PLANT SIZE.
- C) DELIVER PLANT MATERIAL IMMEDIATELY PRIOR TO INSTALLATION; PLANT MATERIALS ON SAME DAY AS DELIVERED. IF PLANTING CANNOT BE ACCOMPLISHED ON SAME DAY AS DELIVERY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN HEALTHY AND VIGOROUS CONDITION.
- D) KEEP PLANT MATERIAL MOIST AND PROTECT FROM DAMAGE AND DESICCATION OF LEAVES UNTIL PLANTING.
- E) DO NOT HANDLE PLANT MATERIALS BY STEM OR TRUNK.
- F) KEEP CONTAINERS INTACT UNTIL JUST PRIOR TO PLANTING.

1.3 SEQUENCING

- A) INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS.

1.4 WARRANTY

- A) FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN HEALTHY, VIGOROUS, GROWING CONDITION ONE (1) YEAR AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- B) REPLACE DEAD, UNHEALTHY AND UNSIGHTLY PLANT MATERIALS WITHIN WARRANTY PERIOD, UPON NOTIFICATION BY OWNER OR LANDSCAPE ARCHITECT.
- C) NOTIFY OWNER AND LANDSCAPE ARCHITECT 30 DAYS PRIOR TO EXPIRATION OF WARRANTY PERIOD AND ARRANGE FINAL ACCEPTANCE INSPECTION BY ALL PARTIES.
 - 1. REMOVE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIALS.
 - 2. REMOVE GUYING AND STAKING MATERIALS.
 - 3. WARRANT REPLACEMENT PLANTS UNDER SAME PROVISIONS AND FOR SAME TIME PERIOD AS ORIGINAL PLANTS.

1.5 MAINTENANCE

- 1. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND FOR NINETY (90 DAYS) AFTER FINAL ACCEPTANCE.
- 2. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES SPECIFIED.
- 3. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, FERTILIZE, WEED, AND MOW. SPOT APPLY HERBICIDES, AND FUNGICIDE ONLY AS REQUIRED.
- 4. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- 5. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM IRRIGATION SYSTEM.
- 6. RESET SETTLED PLANTS.
- 7. REAPPLY MULCH TO BARE AND THIN AREAS.

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 SUBSTITUTED 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 VIGOROUS 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 SEEDING.

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, #10-20-8615180 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 15-1-6" APPLIED AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
- 7. SOIL INOCULANTS FOLLOWING TREE PLANTING: PLANT HEALTH CARE GROUP "PHC INJECTABLE INOCULANT FOR TREES" APPLIED AS PER PHCG 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. SEED WHICH HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
- 2. GRASS SEED SCHEDULE:
 - A. BERMUDA GRASS SEED:
 - B. MARCH-OCTOBER SHALL BE SPECIFIED BERMUDA.
 - C. OCTOBER-MARCH SHALL BE ANNUAL RYE GRASS.
- 3. HYDROMULCH (AS MANUFACTURED) OR APPROVAL EQUAL.
- 4. THE HYDRO-MULCH SHALL BE COMPOSED OF WOOD CELLULOSE FIBER AND CONTAIN NO GERMINATION OR GROWTH-INHIBITING FACTORS.
- 5. HYDRO-SEEDING ADDITIVE (BINDER): ECOLOGY CONTROL-M BINDER ORGANIC SEEDING ADDITIVE.
- 6. 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.
- 7. BRACING: TREE ANCHORS SHALL BE AS PER DETAILS.
- 8. TREE PAINT: MORRISON TREE SEAL, CABORT TREE PAINT, OR OTHER PRODUCT APPROVED BY LANDSCAPE ARCHITECT.
- 9. PLANTER BED EDGING SHALL BE 3/16" x 4" STEEL EDGING WITH MANUFACTURER'S STANDARD GREEN FINISH.

F) MIXES:

- 1. PLANT BED MIX: PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC PH. 210-861-5180. 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 RAKED 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 1/2 INCH DEPTH.
- B) MARK LOCATION OF TREES AND OUTLINES OF PLANTS 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 BALLED 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 GROUP'S "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.
 - 1. 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.
- F) TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
- G) BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PLANTING.
 - 1. FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDS TO PEDESTRIANS.
 - 2. 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 SPACING 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 GROUNDCOVERS.
- 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.
 - 2. CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO INSURE FUNCTIONAL IRRIGATION SYSTEM PRIOR TO ANY LAWN INSTALLATION.
- B) PREPARATION:
 - 1. PRE-PLANT WEED CONTROL:
 - 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 LICENSING APPLICATOR. CLEAR AND REMOVE THESE EXISTING WEEDS UPON HERBICIDE'S COMPLETED ACTION BY GRUBBING OFF ALL PLANTS AT LEAST 12" 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 SEEDED 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 - 8 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 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 OVER 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 SEEDED 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



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STATUS



PROJECT

BENAVIDES PARK
SKATE PARK

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SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.
23002

DATE ISSUED
NOVEMBER 10, 2023

SHEET NAME

PLANT LIST & DETAILS

SHEET NUMBER

LP 2.1

ALL WHEEL PARK-GENERAL CONSTRUCTION NOTES - CONT'D

ALL WHEEL- SITE AND GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL GRADES, LINES, AND MEASUREMENTS NECESSARY TO THE PROPER PERFORMANCE AND CONTROL OF THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILLING OR CUTTING AS NECESSARY TO ENSURE THAT ALL PORTIONS OF THE SITE DRAIN.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND SITE CONDITIONS BY FIELD INSPECTION BEFORE SUBMITTING A BID.
4. ALL OBJECTIONABLE MATERIALS DISCOVERED IN THE SOIL DURING THE GRADING PROCESS SHALL BE REMOVED FROM THE SITE BY CONTRACTOR.
5. ANY DAMAGE TO THE EXISTING STREET PAVING, CURBS OR OTHER EXISTING ELEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOOTING ALL SPOT ELEVATIONS NECESSARY TO CONSTRUCT THE PROJECT.
7. CONTRACTOR SHALL DETERMINE THE AMOUNT OF CUT AND FILL NECESSARY TO COMPLETE THE EARTHWORK AS SHOWN ON THESE PLANS AND INCLUDE A FEE FOR COMPLETION OF THE EARTHWORK IN THE BASE BID.
8. SOIL SHALL NOT CONTAIN ROCKS 6" OR LARGER IN ANY DIMENSION. THE FINISH GRADE (TOP 6" OF DEPTH) SHALL NOT CONTAIN ANY ROCKS LARGER THAN ONE-HALF (1/2") IN DIAMETER.
9. HORIZONTAL CONTROL POINTS ARE FOR POSITIONING POINTS AND DIMENSION CLARIFICATION ONLY.
10. TREES SHALL NOT BE REMOVED WITHOUT THE SPECIFIC CONSENT OF THE OWNER'S PROJECT REPRESENTATIVE. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING TREES REMOVED WITHOUT RECEIVING PROPER APPROVAL.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF TREE'S, SHRUBS AND OTHER PLAN MATERIAL WITHIN THE LIMITS OF THE WORK TO REMAIN. ANY PLANTING MATERIAL DAMAGED TO AND FROM PROJECT SITE PATH WILL BE AT THE EXPENSE OF CONTRACTOR WITH "AS-EQUAL" MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND PAYING ALL PERMITS AND INSPECTIONS FROM ALL JURISDICTIONAL AGENCIES AND CORPORATIONS. THE CONTRACTOR WILL BE REQUIRED TO PAY ALL PERMIT FEE'S UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAIN PIPES, DRAINAGE DITCHES, DRIVEWAYS, LANDSCAPING, EXISTING GRADE ELEVATIONS.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL SLEEVES UNDER CONCRETE PAVING AS INDICATED ON THE PLANS.
15. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION.
16. DISCREPANCIES IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/ ENGINEER BEFORE WORK COMMENCES.
17. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MORE STRINGENT.
18. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER'S AND/ OR LANDSCAPE ARCHITECT/ ENGINEERS APPROVAL.

ALL WHEEL- SITE- GRADING & DRAINAGE NOTES

1. FINAL HEIGHT AND SHAPE OF EXCAVATION TO BE VERIFIED BY LANDSCAPE ARCHITECT/ ENGINEER IN THE FIELD.
2. ALL SPOT ELEVATIONS ARE FOR TOP OF FINISH WORK UNLESS OTHERWISE NOTED.
3. MINIMUM SLOPE FOR ALL CONCRETE FINISH WORK SHALL BE 1%. WATER MUST DRAIN TOWARDS DIRECTION OF FLOW ARROWS AND FOLLOW OVERALL DESIGN INTENT.
4. ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE FINE GRADED.
5. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
6. REFER TO SECTIONS, DETAILS AND PROFILES FOR HEIGHT, RADII AND PROFILES.
7. ALL FINE GRADING OF EARTHWORK SHALL BE INSPECTED WITH TEMPLATES CUT TO THE SPECIFIED RADII/ ANGLE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL TEMPLATES/ SCREEDS TO BE USED FOR EARTHWORK TOLERANCES FOR APPROVAL BY LANDSCAPE ARCHITECT/ ENGINEER.
8. CONTRACTOR TO PROTECT ALL EXCAVATIONS FROM SOIL EROSION AND WATER SATURATION AT ALL TIMES USING APPROPRIATE CONSTRUCTION METHODS. LOSS OF SOIL PROFILE DURING CONSTRUCTION SHALL BE REPLACED WITH APPROPRIATE SOIL COMPOSITION AND COMPACTION METHODS TO MATCH LOSS SOIL.

ALL WHEEL- SITE- SURVEY NOTES

1. LOCATE ALL SURVEY MARKS INCLUDING BENCH MARKS AND PROPERTY LINES IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS AND GRADES MAY BE DETERMINED. BRING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY BEFORE PROCEEDING WITH WORK.
2. VERIFY ENTIRE LAYOUT PRIOR TO START OF CONSTRUCTION WITH PROJECT OWNER'S REPRESENTATIVES AND LANDSCAPE ARCHITECT/ ENGINEER.
3. LOCATE AND PROTECT CONTROL POINTS PRIOR TO STARTING SITE WORK AND PROTECT ALL PERMANENT REFERENCE POINTS DURING ENTIRE CONSTRUCTION. REPLACE PROJECT CONTROL POINTS WHICH MAY BE LOST OR DESTROYED DURING CONSTRUCTION.

ALL WHEEL- SITE- EXISTING CONDITIONS & DEMOLITION NOTES

1. ALL MATERIAL "TO REMAIN" SHALL BE PROTECTED DURING CONSTRUCTION.
2. ALL MATERIALS "TO BE REMOVED" SHALL BE TAKEN FROM THE SITE AND DISPOSED OF PROPERLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS PRIOR TO SUBMITTING A BID.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY UTILITIES THAT MAY BE NEEDED OR AVOIDED IN THE DEMOLITION PHASE IN ADVANCE OF ANY CONSTRUCTION. ASD DOES NOT GUARANTEE ANY LOCATIONS REFERENCED.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY ENTITIES AND OWNER FOR EXISTING LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.



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STATUS

INTERIM REVIEW SET

FOR REVIEW ONLY
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PROJECT

BENAVIDES PARK SKATE PARK

PROJECT ADDRESS

1502 SALTILLO STREET
SAN ANTONIO, TX 78207

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PUMP TRACK NOTES

SUBCONSULTANT



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REVISIONS

NO.	DATE	DESCRIPTION

ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.

23002

DATE ISSUED

NOVEMBER 10, 2023

SHEET NAME

PT-0.02

SHEET NUMBER

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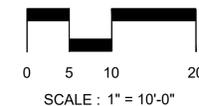
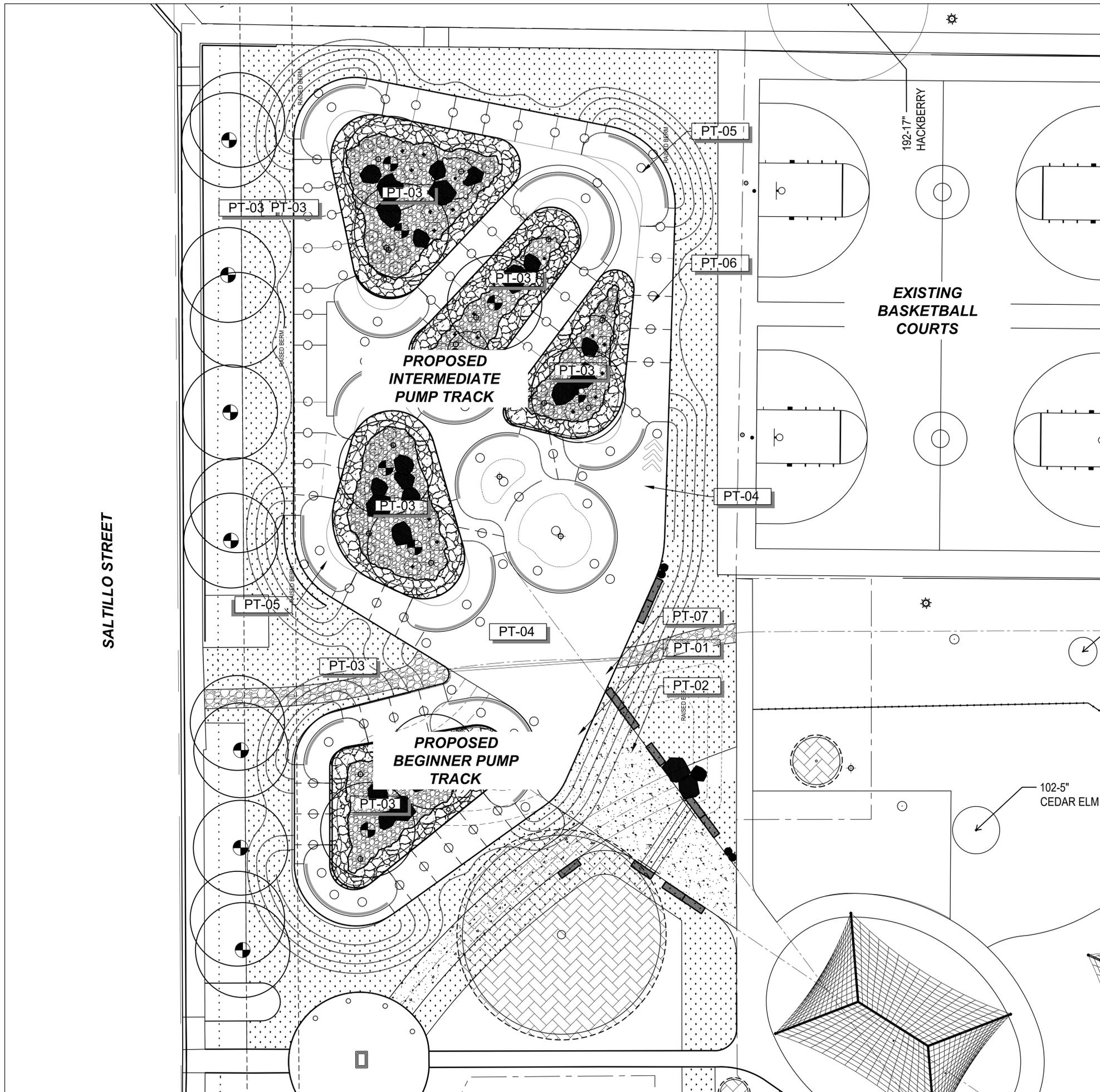
PUMP FEATURE PLAN

SHEET NUMBER

PT-1.01

PUMP TRACK FEATURE LEGEND

SYMBOL	DESCRIPTION
	PUMP TRACK ENTRY
	CONCRETE PAVING BY OTHERS. REFER TO LANDSCAPE PLANS
	PLANTING AREA - PLANTING, IRRIGATION AND DRAINS TO BE INSTALLED BY OTHERS. REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
	STARTING PAD
	TYPICAL PUMP TRACK BERM
	TYPICAL PUMP TRACK ROLLER
	PUMP TRACK RULES AND REGULATIONS SIGN, 2 TOTAL
	SPECTATOR SEATING AND BIKE PARKING BY OTHERS. REFER TO LANDSCAPE PLANS - TO BE INSTALLED BY OTHERS.



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SHEET NAME

**PUMP TRACK CONCRETE
MATERIALS PLAN**

SHEET NUMBER

PT-1.01

CONCRETE MATERIAL LEGEND

SYMBOL	DESCRIPTION	STRENGTH	CURE TIME
	CM-01 5' THK. CONCRETE SLAB	4,000 P.S.I.	28 DAYS
	CM-02 6' THK. SHOTCRETE ROLLER / BERM	4,000 P.S.I.	28 DAYS
	CM-03 TURNDOWN WALL ADJACENT TO GRADE	4,000 P.S.I.	28 DAYS

CONCRETE MATERIAL NOTES

- CONTRACTOR TO SUBMIT POUR SCHEDULE FOR REVIEW AND APPROVAL BY PUMP TRACK DESIGNER.
- CONTRACTOR TO SUBMIT PROPOSED START AND STOP FORM LOCATIONS FOR ALL CONCRETE WORK SHOWN FOR REVIEW AND APPROVAL BY PUMP TRACK DESIGNER.
- CONTRACTOR TO BUILD ALL TEMPLATES AND FORMS WITH TRUE ARCS AND TANGENTS MATCHING SECTIONS AND PROFILE DIMENSIONS WITHIN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO POUR ON-SITE SAMPLES OF CAST-IN-PLACE AND SHOTCRETE WORK PER THE SPECIFICATIONS. SAMPLES CANNOT BE PART OF THE PROJECT WORK.
- ALL CONCRETE FINISH WORK TO BE PERFORMED BY QUALIFIED CONTRACTOR WHO IS ABLE TO MEET THE TOLERANCES MENTIONED IN THE PROJECT'S TECHNICAL SPECIFICATIONS.
- FINISH WORK NOT MEETING THE TOLERANCES, FINISH AND TOOLING FROM ON-SITE SAMPLES WILL BE REJECTED.
- CONTRACTOR TO VERIFY FEATURE ELEVATIONS WITH SECTIONS. IF A DISCREPANCY OCCURS, CONTRACTOR SHALL CONTACT PUMP TRACK DESIGNER IMMEDIATELY.
- ALL BANKS LESS THAN 3' HIGH MAY BE CAST IN PLACE, IN LIEU OF SHOTCRETE, UPON PUMP TRACK DESIGNER'S APPROVAL.

CONCRETE POUR SEQUENCE GUIDELINES

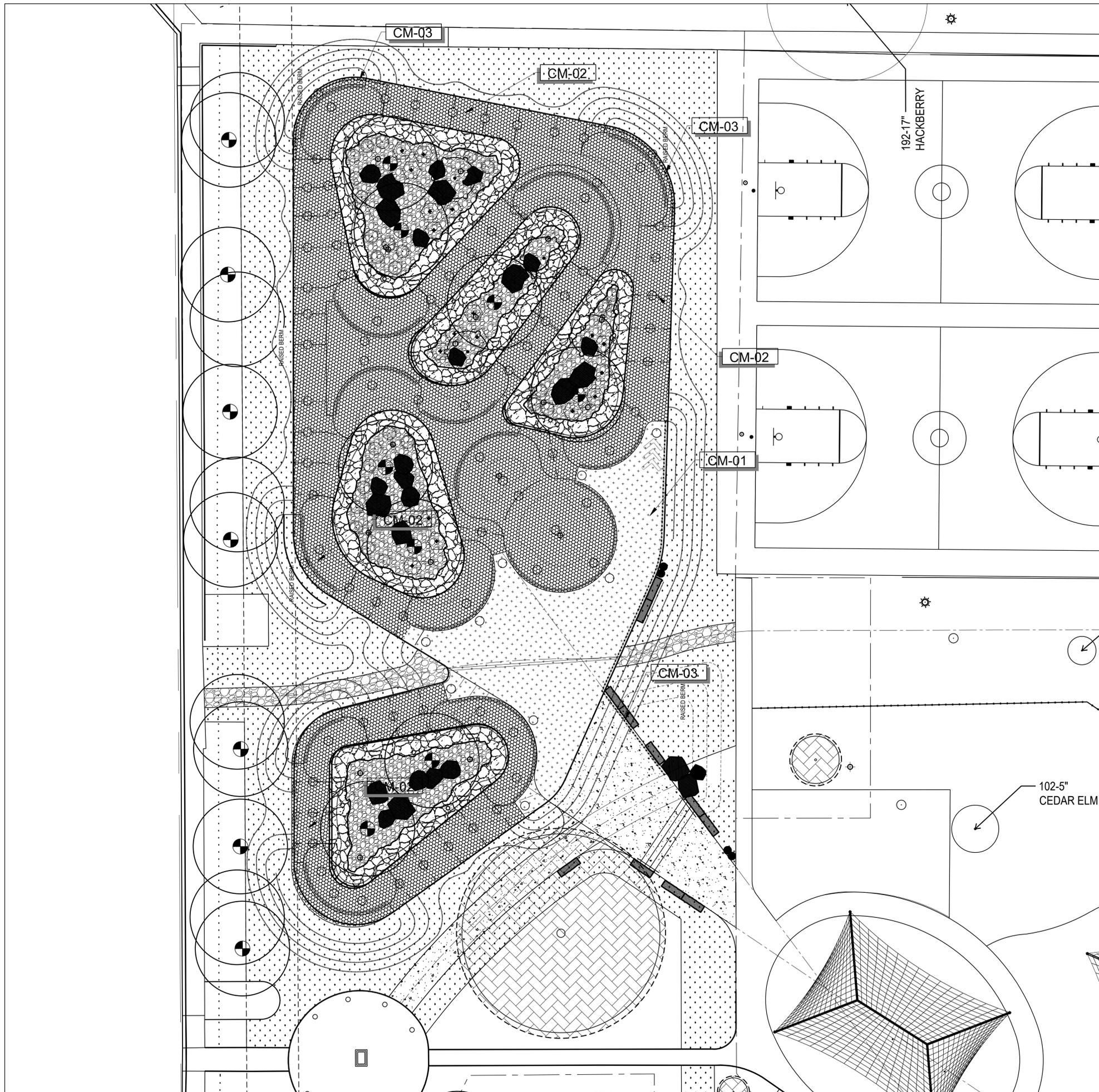
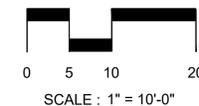
CONTRACTOR TO COORDINATE ALL PROJECT SAMPLE REVIEWS, PROGRESS SITE VISITS WITH PUMP TRACK DESIGNER IN ADVANCE. CONTRACTOR TO SUBMIT POUR SCHEDULE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.

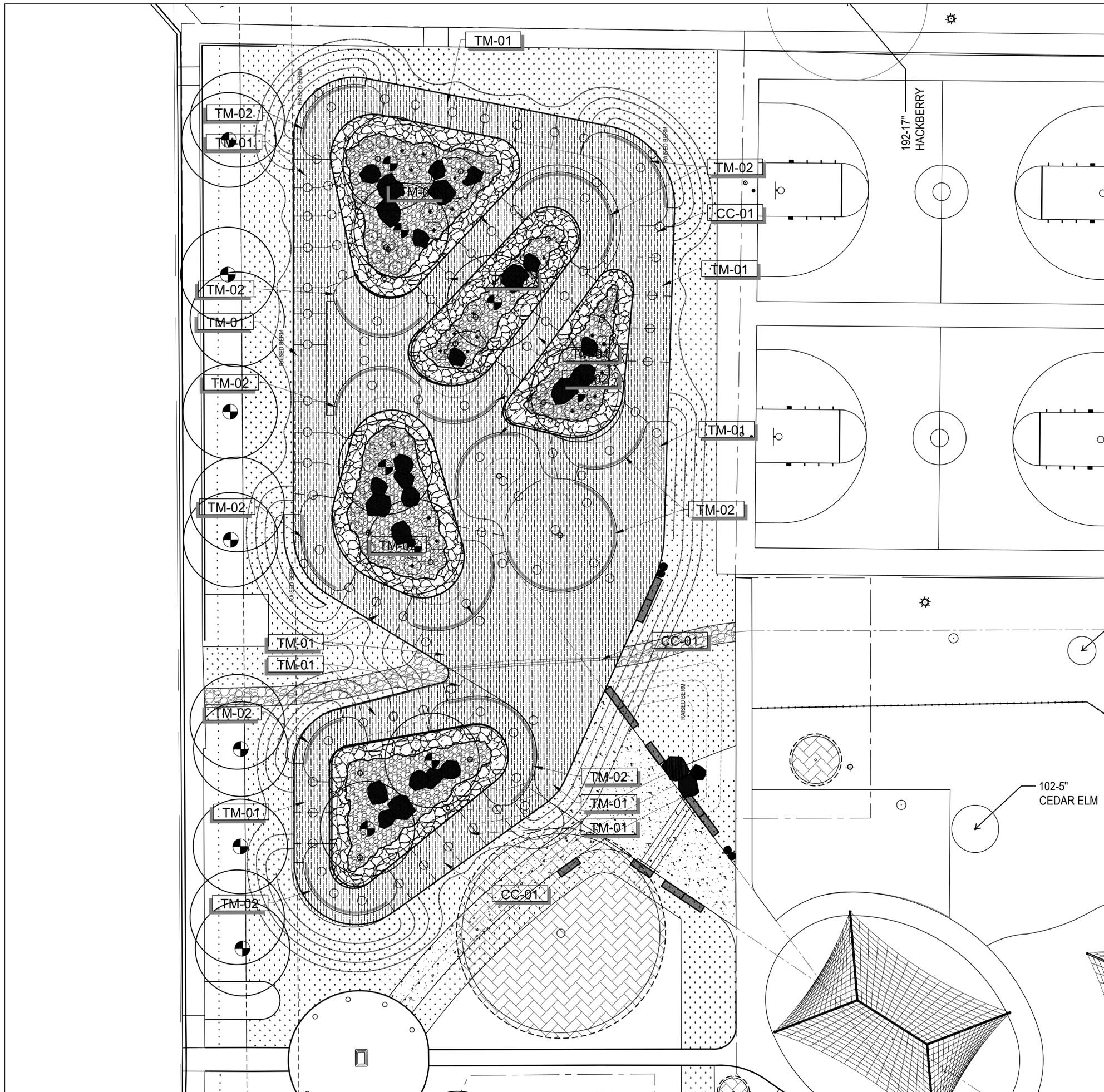
THE FOLLOWING IS A SEQUENCING GUIDELINE FOR THE CONTRACTOR'S SUBMITTAL:

- INSTALL ALL CAST-IN-PLACE FORMS & METAL FABRICATIONS.
- POUR ALL CAST-IN-PLACE LEDGES, BREAK FORMS AND FINISH.
- INSTALL ALL METAL FABRICATIONS FOR SHOTCRETE AREAS AND FORM WORK.
- INSTALL ALL REQUIRED REBAR PER PLANS AND SPECIFICATIONS.
- INSTALL ALL SHOTCRETE AND SPECIALTY POURS PER PLANS AND SPECIFICATIONS.
- BREAK ALL SHOTCRETE AND SPECIALTY FORMS PRIOR TO POURING FLATWORK.
- POUR ALL TOP DECKS.
- POUR ALL BOTTOM AREAS LAST.

PUMP TRACK SHOTCRETE
AREA: 5965 S.F.

PUMP TRACK FLATWORK
AREA: 1530 S.F.





CONCRETE COLOR LEGEND

SYMBOL	DESCRIPTION
	CC-01 NATURAL GRAY CONCRETE

TRACK MARKING LEGEND

SYMBOL	DESCRIPTION
	TM-01 8" WIDE DIRECTIONAL ARROWS (REFER TO PLAN FOR TYP. DIMENSIONS) : LAYKOLD COLOR COAT / COLOR FLEX SYSTEM, OR APPROVED EQUAL. PAINT COLOR TO MATCH PANTONE 540 (BLUE).
	TM-02 12" WIDE STRIPING AT BOND BEAM AND TOP OF BERMS : LAYKOLD COLOR COAT / COLOR FLEX SYSTEM, OR APPROVED EQUAL. PAINT COLOR TO MATCH PANTONE 540 (BLUE). COLOR TO MATCH PANTONE 540 (BLUE). NOTE: ACRYLIC SPORT COURT PAINT TO BE ASBESTOS, MERCURY AND LEAD-FREE, LONG LASTING, DURABLE AND FADE-RESISTANT.

CONCRETE POUR SEQUENCE GUIDELINES

CONTRACTOR TO COORDINATE ALL PROJECT SAMPLE REVIEWS, PROGRESS SITE VISITS WITH PUMP TRACK DESIGNER IN ADVANCE. CONTRACTOR TO SUBMIT POUR SCHEDULE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.

THE FOLLOWING IS A SEQUENCING GUIDELINE FOR THE CONTRACTOR'S SUBMITTAL:

1. INSTALL ALL CAST-IN-PLACE FORMS & METAL FABRICATIONS.
2. POUR ALL CAST-IN-PLACE LEDGES, BREAK FORMS AND FINISH.
3. INSTALL ALL METAL FABRICATIONS FOR SHOTCRETE AREAS AND FORM WORK.
4. INSTALL ALL REQUIRED REBAR PER PLANS AND SPECIFICATIONS.
5. INSTALL ALL SHOTCRETE AND SPECIALTY POURS PER PLANS AND SPECIFICATIONS.
6. BREAK ALL SHOTCRETE AND SPECIALTY FORMS PRIOR TO POURING FLATWORK.
7. POUR ALL TOP DECKS.
8. POUR ALL BOTTOM AREAS LAST.

COLORING CONCRETE CURING NOTES

1. CONTRACTOR TO ENSURE THAT COLORED CONCRETE IS CURED AND SEALED AFTER EACH POUR PRIOR TO POURING ADJACENT COLORED CONCRETE SURFACES TO AVOID BLEEDING AND DUSTING.
2. COLORED CONCRETE SHALL BE CURED WITH AN APPROVED CURING AID.



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SKATE PARK**

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REVISIONS

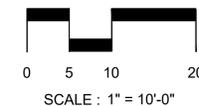
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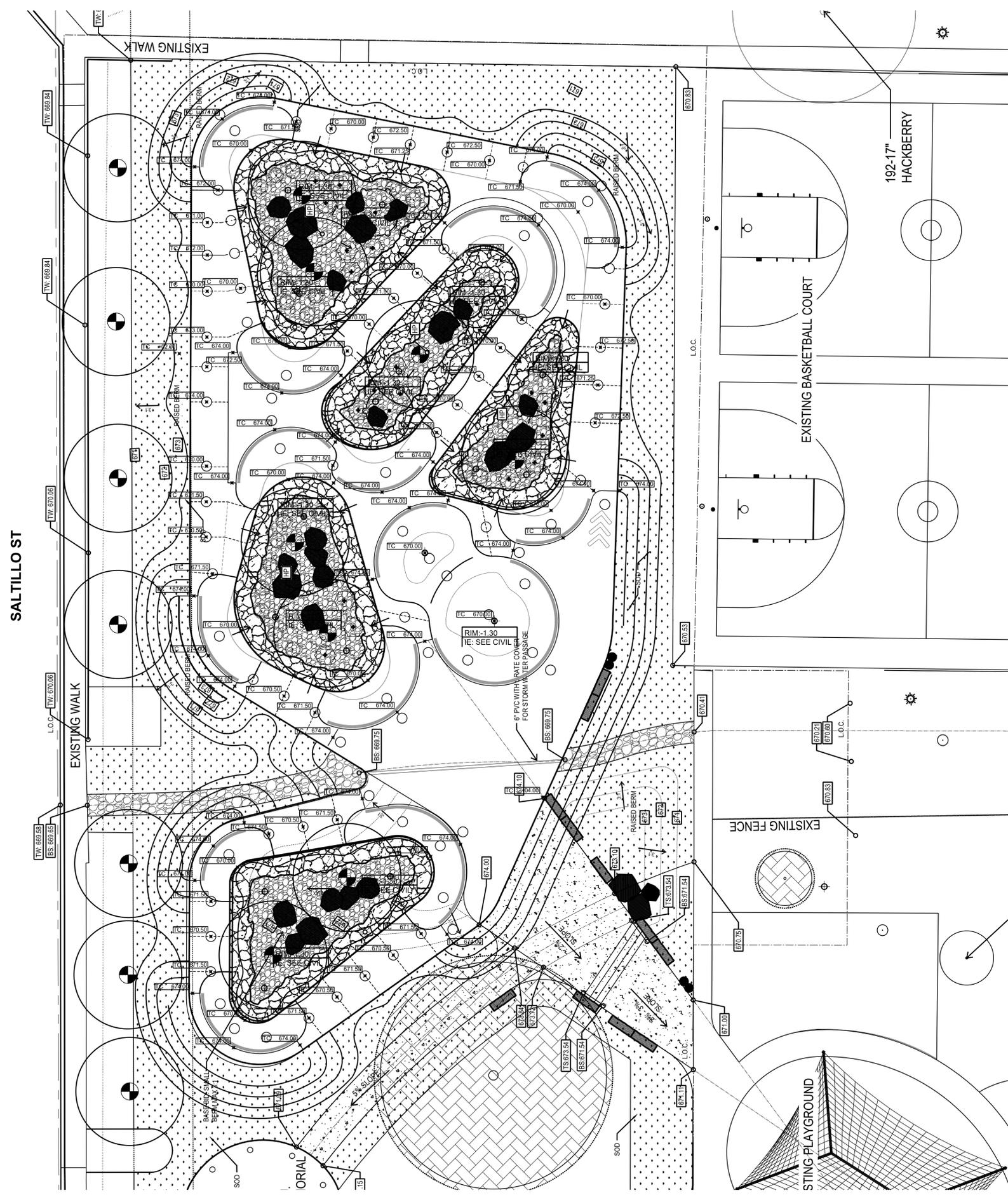
ISSUE SETS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.	23002
DATE ISSUED	NOVEMBER 10, 2023
SHEET NAME	PUMP TRACK CONCRETE COLOR PLAN
SHEET NUMBER	PT-1.01





GRADING & DRAINAGE LEGEND

SYMBOL	DESCRIPTION
	DIRECTION OF SURFACE FLOW
	G.B. BREAK IN GRADE
	F.L. FLOWLINE IN SWALE
TOW	TOP OF WALL ELEVATION
	DRAIN INLET, SEE 08/SP5.03
T	RADIUS OF WALL, REFER TO SECTION SHEETS FOR PROFILE VIEW
B	BANK-EMBANKMENT WALL WITH SLOPE AND RADIUS AT BASE. REFER TO SECTION SHEETS FOR PROFILE VIEW.

GRADING & DRAINAGE NOTES

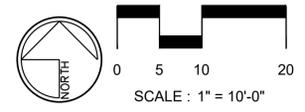
- FINAL HEIGHT AND SHAPE OF EXCAVATION TO BE VERIFIED BY SKATE PARK DESIGNER IN THE FIELD.
- ALL SPOT ELEVATIONS ARE FOR TOP OF FINISH WORK UNLESS OTHERWISE NOTED.
- MINIMUM SLOPE FOR ALL CONCRETE FINISH WORK SHALL BE 1%. WATER MUST DRAIN TOWARDS DIRECTION OF FLOW ARROWS AND FOLLOW OVERALL DESIGN INTENT.
- MAXIMUM SIDEWALK CROSS SLOPE IS 2.0%.
- MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5.0%.
- ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE FINE GRADED.
- VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- REFER TO SECTIONS AND PROFILES FOR HEIGHT, RADII AND PROFILES.
- ALL FINE GRADING OF EARTHWORK SHALL BE INSPECTED WITH TEMPLATES CUT TO THE SPECIFIED RADII/ ANGLE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL TEMPLATES/ SCREENS TO BE USED FOR EARTHWORK TOLERANCES FOR APPROVAL BY SKATE PARK DESIGNER.
- CONTRACTOR TO PROTECT ALL EXCAVATIONS FROM SOIL EROSION AND WATER SATURATION AT ALL TIMES USING APPROPRIATE CONSTRUCTION METHODS. AND LOSS OF SOIL PROFILE DURING CONSTRUCTION SHALL BE REPLACED WITH APPROPRIATE SOIL COMPOSITION AND COMPACTION METHODS TO MATCH LOSS SOIL.
- MAINTAIN ALL EXISTING TREES UNLESS NOTED OTHERWISE ON CIVIL PLANS.
- CONTRACTOR TO VERIFY FEATURE ELEVATIONS WITH SKATE PARK SECTIONS. IF A DISCREPANCY OCCURS, CONTRACTOR SHALL CONTACT SKATE PARK DESIGNER IMMEDIATELY.
- CONTRACTOR TO REFER TO CIVIL PLANS FOR FINISH GRADE ELEVATIONS BEYOND SKATE PARK FOOTPRINT.

SURVEY NOTES

- LOCATE ALL SURVEY MARKS INCLUDING BENCH MARKS AND PROPERTY LINES IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS AND GRADES MAY BE DETERMINED. BRING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY BEFORE PROCEEDING WITH WORK.
- VERIFY ENTIRE LAYOUT PRIOR TO START OF CONSTRUCTION WITH PROJECT OWNER'S REPRESENTATIVES AND SKATE PARK DESIGNER.
- LOCATE AND PROTECT CONTROL POINTS PRIOR TO STARTING SITE WORK AND PROTECT ALL PERMANENT REFERENCE POINTS DURING ENTIRE CONSTRUCTION. REPLACE PROJECT CONTROL POINTS WHICH MAY BE LOST OR DESTROYED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY FINISH GRADE ELEVATIONS AS SHOWN ON CIVIL ENGINEER'S PLANS AND BRING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY BEFORE PROCEEDING WITH WORK.

SPOT ELEVATION LEGEND

BW	BOTTOM OF WALL
TW	TOP OF WALL
BB	BOTTOM OF BANK
TB	TOP OF BANK
ES	EDGE OF SLAB
TS	TOP OF SLAB
TL	TOP OF LEDGE
BL	BOTTOM OF LEDGE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TT	TOP OF TRANSITION
BT	BOTTOM OF TRANSITION
RIM	RIM OF DRAIN
INV	INVERT



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SHEET INFORMATION

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23002

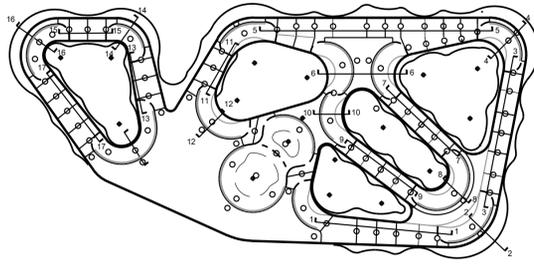
DATE ISSUED
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SHEET NAME
GRADING & DRAINAGE

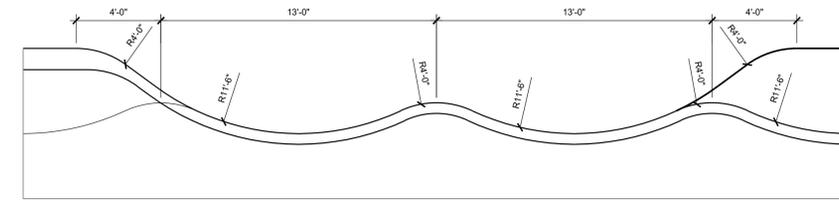
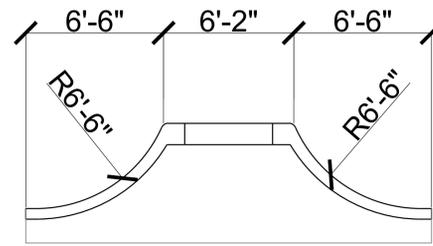
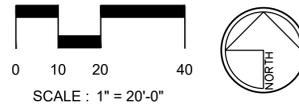
SHEET NUMBER
SP3.01

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



NOTE: REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION. PLANTING, IRRIGATION AND DRAINS TO BE INSTALLED BY OTHERS.



KEY MAP

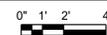
CONCRETE GENERAL / SPECIALTY WORK LEGEND

- CONCRETE WORK TO BE PERFORMED BY GENERAL CONTRACTOR OR PUMP TRACK SPECIALTY CONTRACTOR
- CONCRETE WORK TO BE PERFORMED BY PUMP TRACK SPECIALTY CONTRACTOR

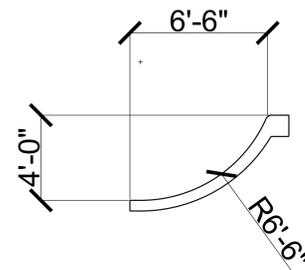
GENERAL NOTES

1. ALL SECTION DIMENSIONS ARE TOP OF CONCRETE FINISH GRADE UNLESS OTHERWISE NOTED.
2. REFER TO PUMP TRACK LAYOUT PLAN SHEETS FOR ACTUAL HORIZONTAL LOCATIONS.
3. FINAL GRADE EARTHWORK AND FORM WORK TO REVIEWED AND APPROVED BY PUMP TRACK DESIGN TEAM. PUMP TRACK DESIGN TEAM RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY TO FULFILL THE DESIGN INTENT.
4. ALL DIMENSIONS AT BOTTOM OF BOWLS, EMBANKMENTS, TRANSITIONS ARE LOCATED AT THE COLD JOINT.
5. DUE TO THE UNIQUE AND SCULPTURAL ASPECTS OF THE PUMP TRACK, THE LOCATION OF THE DIMENSIONS IN THE SECTIONS NEED TO BE CROSS REFERENCED BY THE PUMP TRACK LAYOUT PLAN.
6. CONTRACTOR SHALL HAVE EXTENSIVE KNOWLEDGE AND EXPERIENCE OF THE PUMP TRACK CONSTRUCTION AND/ OR FREEFORM PRECISION CONCRETE FORMING, APPLICATION AND FINISHING TO PROPERLY INTERPRET SECTIONS/ PROFILES.
7. ALL CONCRETE FINISH WORK TO BE PERFORMED BY QUALIFIED CONTRACTOR WHO IS ABLE TO MEET THE TOLERANCES MENTIONED IN THE PROJECT'S TECHNICAL SPECIFICATIONS.
8. ALL BANKS LESS THAN 3' HIGH MAY BE CAST IN PLACE, IN LIEU OF SHOTCRETE, UPON PUMP TRACK DESIGNER'S APPROVAL.
9. SUB-BASE INFORMATION NOT SHOWN ON SECTIONS - REFER TO CONSTRUCTION DETAILS FOR RECOMMENDED SUB-BASE MATERIAL.
10. REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION. REFER TO TREE WELL DETAIL 03/L7.01 FOR DRAIN PIPE / SUMP DRAIN AT PLANTING AREAS. PLANTING, IRRIGATION AND DRAINS TO BE INSTALLED BY OTHERS.

SECTION 6



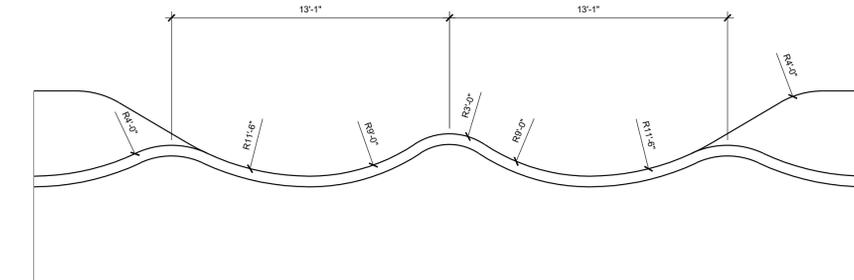
SCALE
3" = 1'-0"



SECTION 7



SCALE
3" = 1'-0"

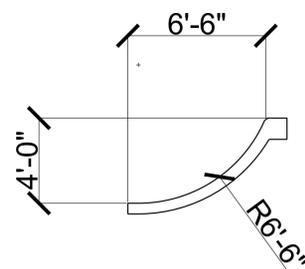


NOTES

SECTION 8



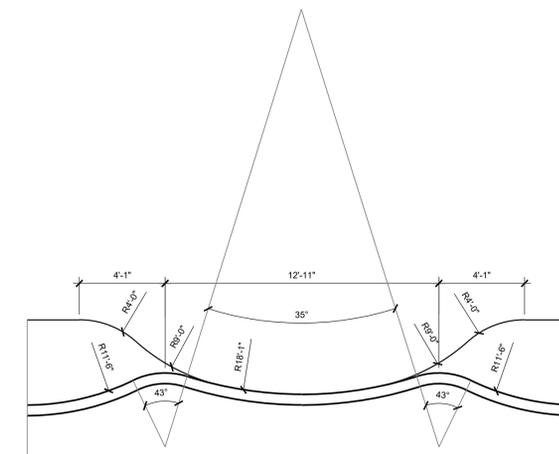
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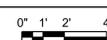
SECTION 9



SCALE
3" = 1'-0"

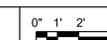


SECTION 10



SCALE
3" = 1'-0"

SECTION 11



SCALE
1/4" = 1'-0"

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1502 SALTILLO STREET
SAN ANTONIO, TX 78207

OWNER | CLIENT

TCI - CITY OF SAN ANTONIO
114 WEST COMMERCE ST.
SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE

JEFF WURZBACH
210.207.0763
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SUBCONSULTANT



Action Sports Design, LLC
12400 W Hwy 71, Suite 350-348
Austin, TX 78738
Phone: 1(512) 387-5827
www.ActionSportsDesign.com

REVISIONS

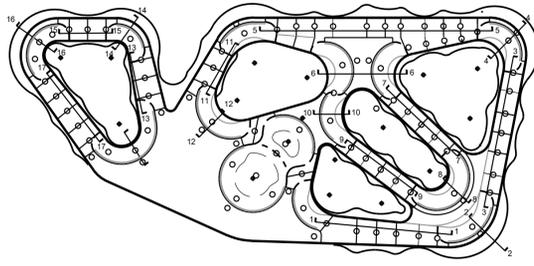
NO.	DATE	DESCRIPTION

ISSUE SETS

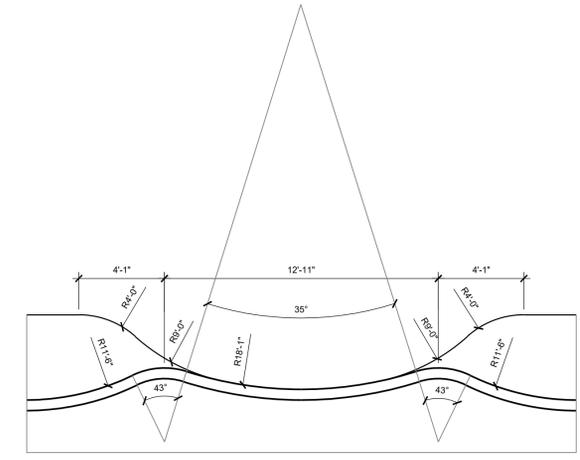
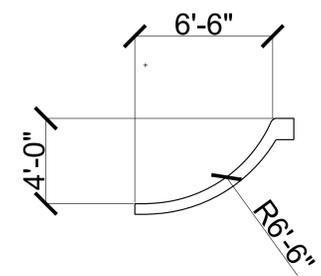
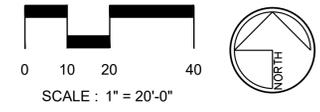
NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NO.
23002
DATE ISSUED
NOVEMBER 10, 2023
SHEET NAME
PUMP TRACK SECTIONS
SHEET NUMBER
PT-4.03



NOTE: REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION. PLANTING, IRRIGATION AND DRAINS TO BE INSTALLED BY OTHERS.



KEY MAP

12 SECTION



SCALE
3" = 1'-0"

13 SECTION



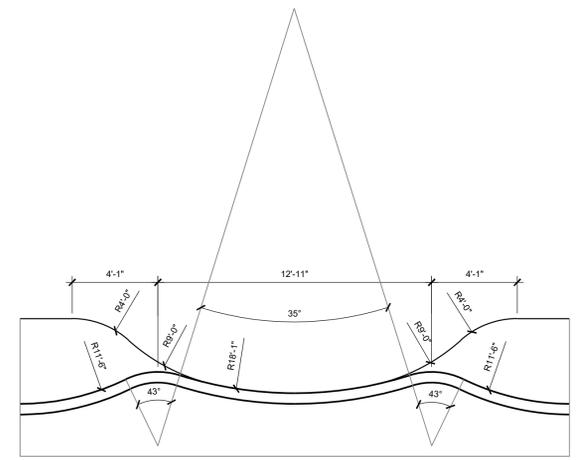
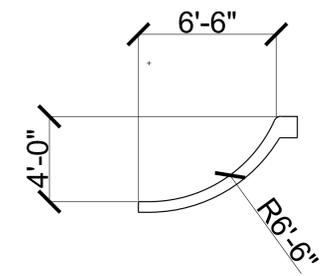
SCALE
3" = 1'-0"

CONCRETE GENERAL / SPECIALTY WORK LEGEND

- CONCRETE WORK TO BE PERFORMED BY GENERAL CONTRACTOR OR PUMP TRACK SPECIALTY CONTRACTOR
- CONCRETE WORK TO BE PERFORMED BY PUMP TRACK SPECIALTY CONTRACTOR

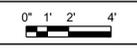
GENERAL NOTES

1. ALL SECTION DIMENSIONS ARE TOP OF CONCRETE FINISH GRADE UNLESS OTHERWISE NOTED.
2. REFER TO PUMP TRACK LAYOUT PLAN SHEETS FOR ACTUAL HORIZONTAL LOCATIONS.
3. FINAL GRADE EARTHWORK AND FORM WORK TO REVIEWED AND APPROVED BY PUMP TRACK DESIGN TEAM. PUMP TRACK DESIGN TEAM RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY TO FULFILL THE DESIGN INTENT.
4. ALL DIMENSIONS AT BOTTOM OF BOWLS, EMBANKMENTS, TRANSITIONS ARE LOCATED AT THE COLD JOINT.
5. DUE TO THE UNIQUE AND SCULPTURAL ASPECTS OF THE PUMP TRACK, THE LOCATION OF THE DIMENSIONS IN THE SECTIONS NEED TO BE CROSS REFERENCED BY THE PUMP TRACK LAYOUT PLAN.
6. CONTRACTOR SHALL HAVE EXTENSIVE KNOWLEDGE AND EXPERIENCE OF THE PUMP TRACK CONSTRUCTION AND/ OR FREEFORM PRECISION CONCRETE FORMING, APPLICATION AND FINISHING TO PROPERLY INTERPRET SECTIONS/ PROFILES.
7. ALL CONCRETE FINISH WORK TO BE PERFORMED BY QUALIFIED CONTRACTOR WHO IS ABLE TO MEET THE TOLERANCES MENTIONED IN THE PROJECT'S TECHNICAL SPECIFICATIONS.
8. ALL BANKS LESS THAN 3' HIGH MAY BE CAST IN PLACE, IN LIEU OF SHOTCRETE, UPON PUMP TRACK DESIGNER'S APPROVAL.
9. SUB-BASE INFORMATION NOT SHOWN ON SECTIONS - REFER TO CONSTRUCTION DETAILS FOR RECOMMENDED SUB-BASE MATERIAL.
10. REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION. REFER TO TREE WELL DETAIL 03/L7.01 FOR DRAIN PIPE / SUMP DRAIN AT PLANTING AREAS. PLANTING, IRRIGATION AND DRAINS TO BE INSTALLED BY OTHERS.



NOTES

14 SECTION

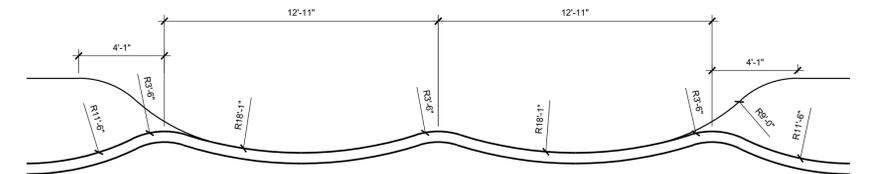
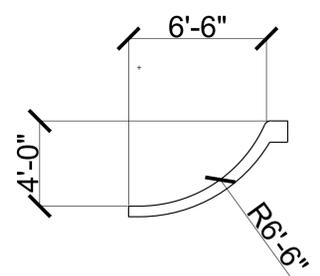


SCALE
3" = 1'-0"

15 SECTION



SCALE
3" = 1'-0"



16 SECTION



SCALE
3" = 1'-0"

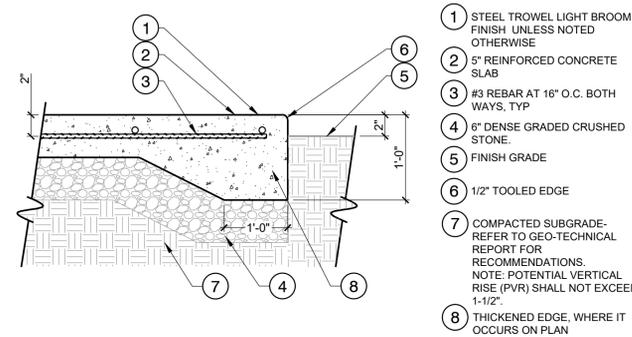
17 SECTION



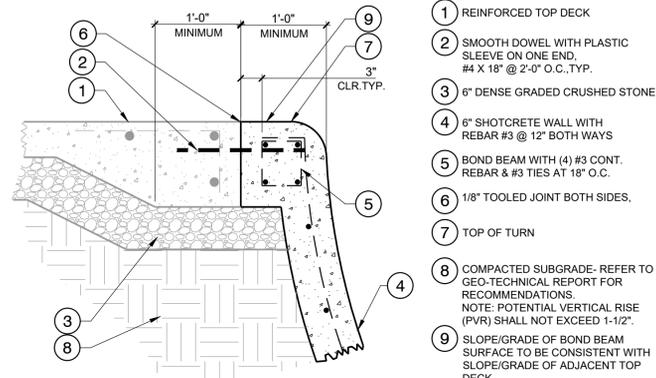
SCALE
3" = 1'-0"

NO.	DATE	DESCRIPTION

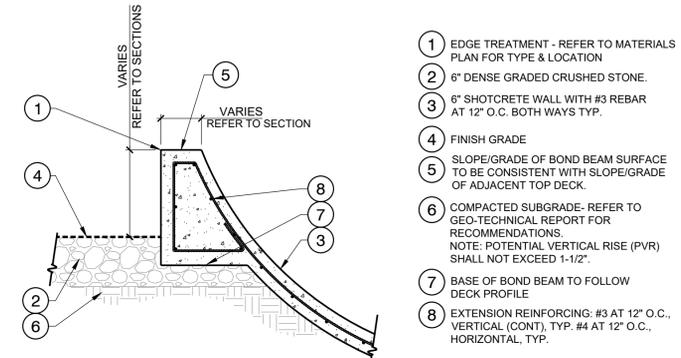
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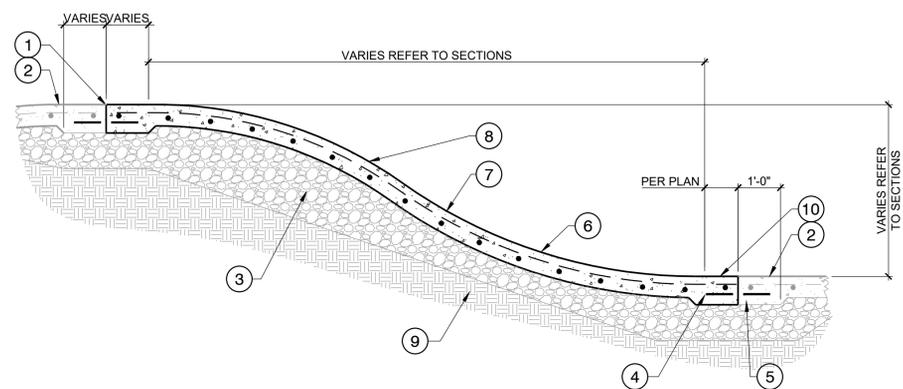
01 5" THK. TOP DECK CONCRETE SLAB
1 1/2" = 1'-0"



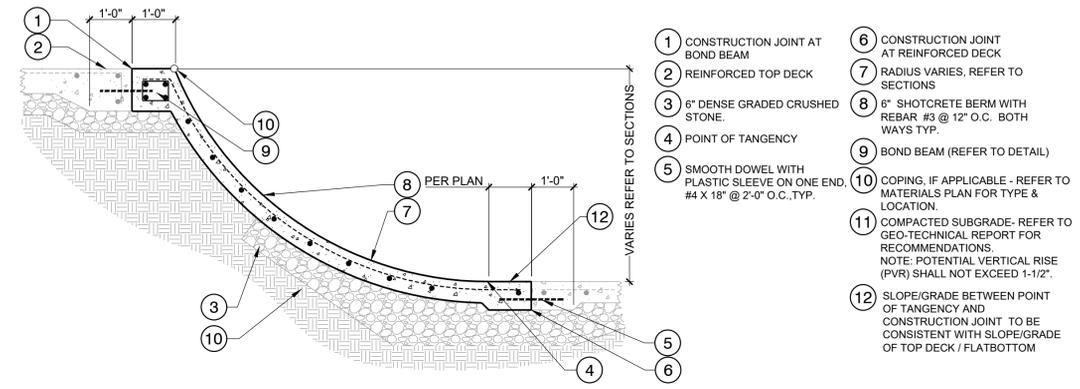
02 TYPICAL BOND BEAM
1" = 1'-0"



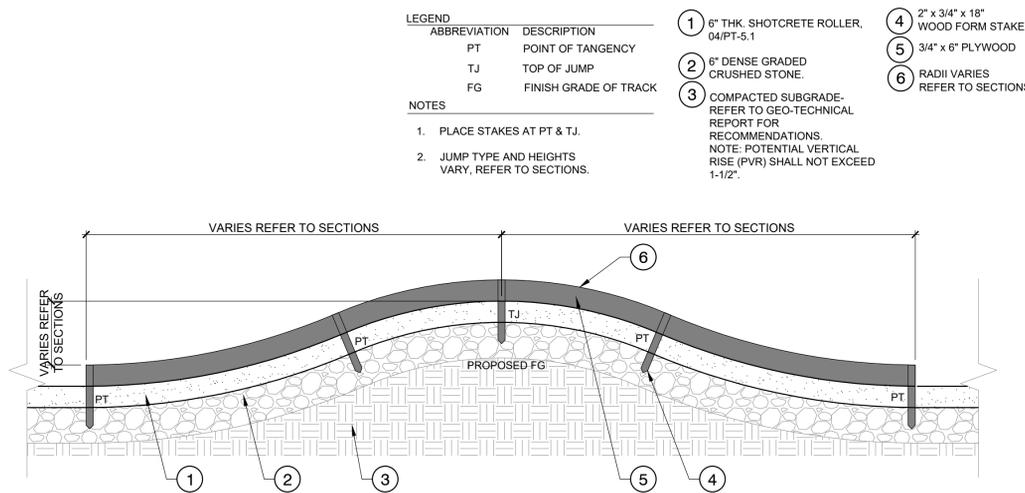
02 TYPICAL BERM TO WALL
1/2" = 1'-0"



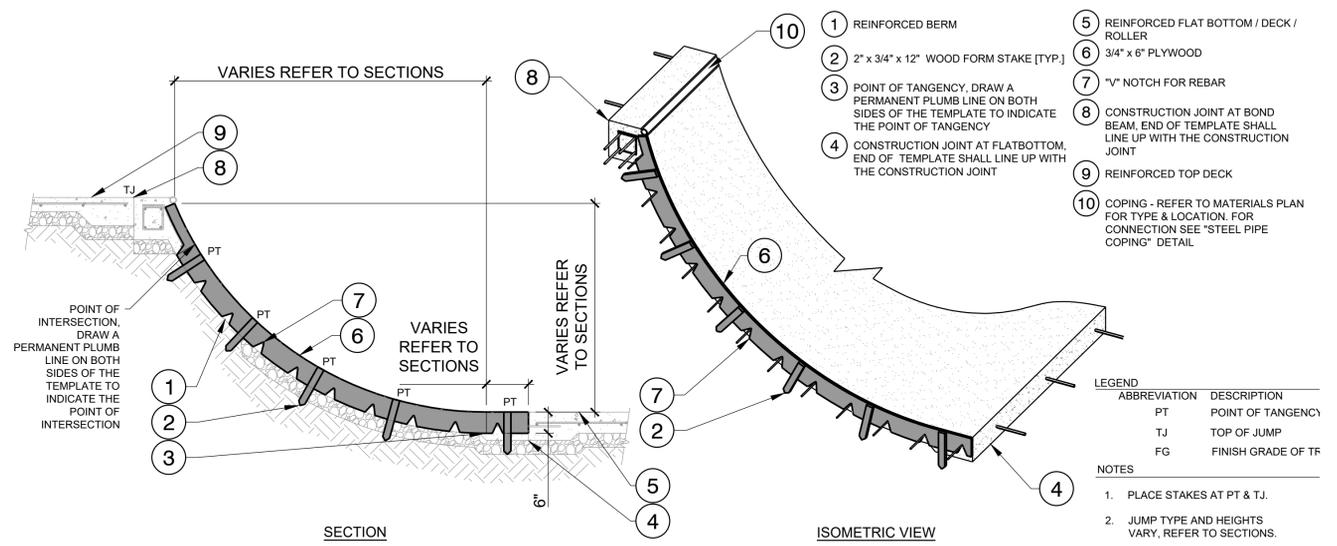
04 TYPICAL SHOTCRETE ROLLER
1/2" = 1'-0"



05 TYPICAL SHOTCRETE BERM
1/2" = 1'-0"



06 TYPICAL SHOTCRETE ROLLER FORM
1/2" = 1'-0"



07 TYPICAL SHOTCRETE BERM FORM
1/2" = 1'-0"

- LEGEND**
- | ABBREVIATION | DESCRIPTION |
|--------------|-----------------------|
| PT | POINT OF TANGENCY |
| TJ | TOP OF JUMP |
| FG | FINISH GRADE OF TRACK |
- NOTES**
- PLACE STAKES AT PT & TJ.
 - JUMP TYPE AND HEIGHTS VARY, REFER TO SECTIONS.
- 1" THK. SHOTCRETE ROLLER, 04/PT-5.1
 - 6" DENSE GRADED CRUSHED STONE.
 - COMPACTED SUBGRADE- REFER TO GEO-TECHNICAL REPORT FOR RECOMMENDATIONS. NOTE: POTENTIAL VERTICAL RISE (PVR) SHALL NOT EXCEED 1-1/2".
 - 2" x 3/4" x 18" WOOD FORM STAKE
 - 3/4" x 6" PLYWOOD
 - RADII VARIES REFER TO SECTIONS

- LEGEND**
- | ABBREVIATION | DESCRIPTION |
|--------------|--------------------|
| PT | POINT OF TANGENCY |
| TJ | TOP OF JUMP |
| FG | FINISH GRADE OF TR |
- NOTES**
- PLACE STAKES AT PT & TJ.
 - JUMP TYPE AND HEIGHTS VARY, REFER TO SECTIONS.

INTERIM REVIEW SET

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

PROJECT

**BENAVIDES
PARK
SKATE PARK**

PROJECT ADDRESS

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SAN ANTONIO, TX 78207

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TCI - CITY OF SAN ANTONIO

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REVISIONS

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SHEET INFORMATION

PROJECT NO.

23002

DATE ISSUED

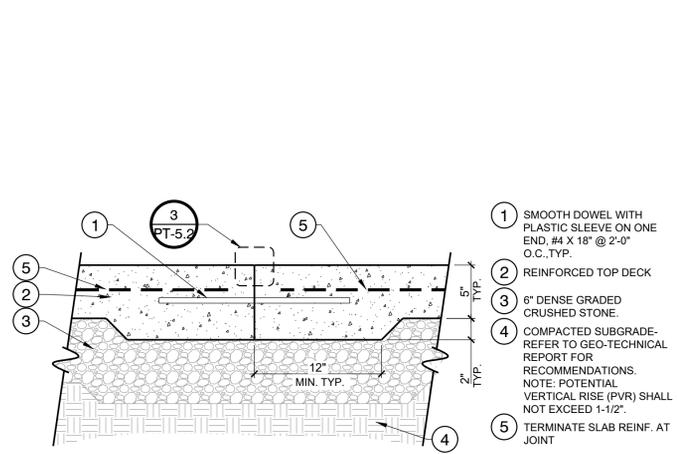
NOVEMBER 10, 2023

SHEET NAME

PUMP TRACK DETAILS

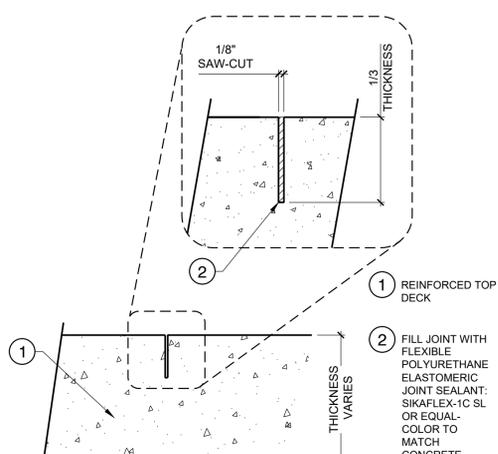
SHEET NUMBER

PT-5.02



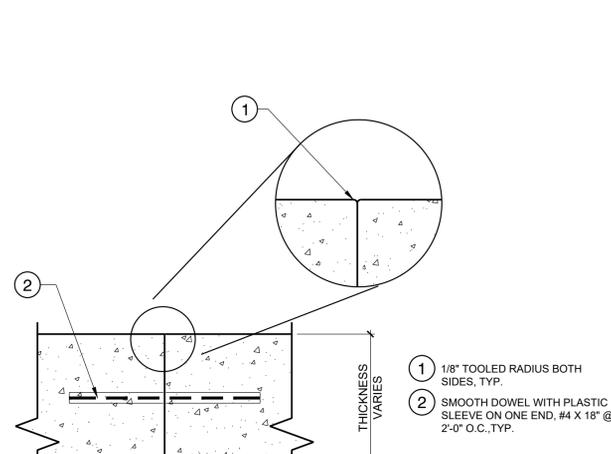
01 CONSTRUCTION JOINT AT 5" SLAB

1 1/2" = 1'-0"



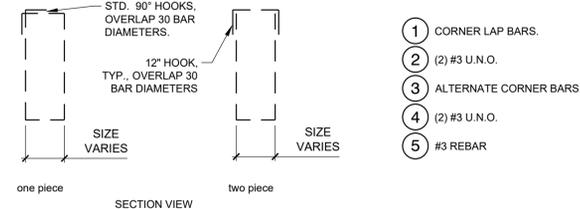
02 SAW-CUT JOINT

1 1/2" = 1'-0"



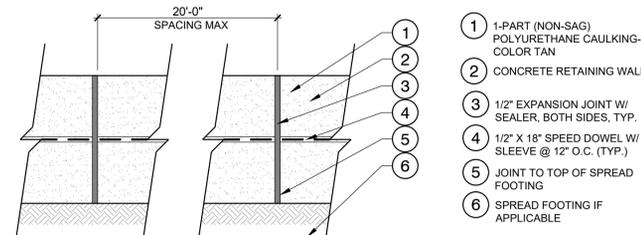
03 CONSTRUCTION JOINT AT FLATWORK

1 1/2" = 1'-0"



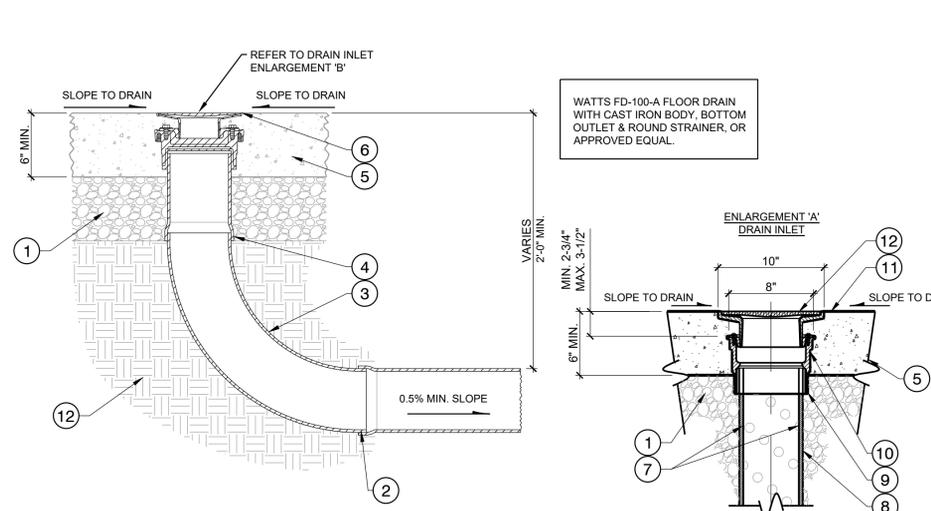
04 CONCRETE REINFORCEMENT

1/2" = 1'-0"



05 RETAINING / TURNDOWN WALL EXPANSION JOINT & WATER PROOFING

1 1/2" = 1'-0"



06 DRAIN INLET

1 1/2" = 1'-0"

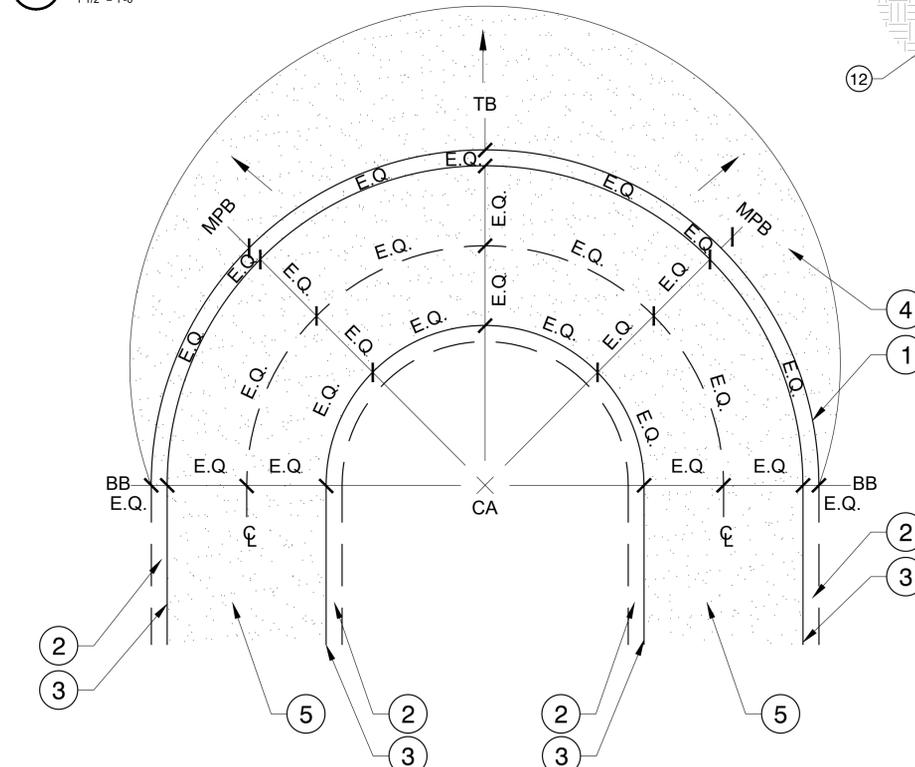
PUMP TRACK RULES & REGULATIONS

- HELMETS ARE MANDATORY FOR ALL RIDERS.
- RIDE UNDER CONTROL.
- KEEP A SAFE DISTANCE FROM OTHER RIDERS.
- DO NOT RIDE ON WET TRACK OR MODIFY THE TRACK IN ANY WAY.
- NO PEDESTRIANS, BIKES OR MOTOR VEHICLES ARE ALLOWED ON TRACKS.
- BE EXCELLENT TO EACH OTHER AND TO THE TRACK.
- THIS IS AN UNSUPERVISED FACILITY. USE AT OUR OWN RISK.
- REPORT A PROBLEM WITH THE TRACK. REPORT IMMEDIATELY TO THE CITY.
- CALL 911 IN CASE OF EMERGENCY.

YOUR LOCATION IS FIRE STATION COMMUNITY PARK
W. ALLEN AVENUE, FORT WORTH TX 76104

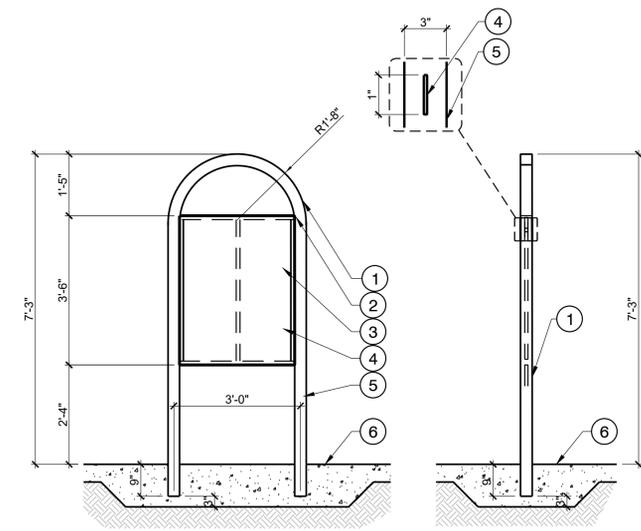
07 PUMP TRACK SIGN TEXT

NOT TO SCALE



08 TYPICAL TURN LAYOUT

1 1/2" = 1'-0"



09 PUMP TRACK SIGN

1/2" = 1'-0"