

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-463
COMMON NAME: N Palmetto ROW
ZONING: UZROW, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Miranda Garrison/City of San Antonio
OWNER: City of San Antonio
TYPE OF WORK: ROW improvements
APPLICATION RECEIVED: August 31, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform pedestrian improvements along N Palmetto between Burnet and Sherman.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The 800-1100 blocks of N Palmetto are located in the Dignowity Hill Historic District. The project is bound by Burnet Street and Sherman. The streetscape features historic curbing and does not currently feature continuous sidewalks. The Public Works Department has proposed to install sidewalks, curbing, driveway approaches, walkways, and ADA ramps.
- b. **SIDEWALK INSTALLATION** – The applicant has proposed to install sidewalks on the east and west sides of N Palmetto between Burnet Street and Sherman. The sidewalks will be 4 feet wide. The applicant has proposed to jog the sidewalk at 934 N Palmetto to accommodate existing utility poles and trees, at 925 Burleson to accommodate existing crape myrtles, and 1114 and 1118 N Palmetto and 902 Sherman to accommodate existing shrubs and crape myrtles. In some locations, the sidewalks will be tied to the curb to make such accommodations. Guideline 5.A.iii for Site Elements states that the installation of new sidewalks should follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. Additionally, Guideline 5.C.i for Site Elements states that historic curbing should be retained wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile. Staff finds the proposal generally appropriate.
- c. **DRIVEWAY APPROACH INSTALLATION** – The applicant has proposed to install new driveway approaches along the project area. The Historic Design Guidelines for Site Elements state that the width and configuration of original curb cuts should be maintained when replacing historic driveways. The introduction of new curb cuts where not historically found should be avoided. New driveway approaches installed where a historic ribbon driveway exists should tie into the existing ribbon driveway and not feature full-width penetration; the historic

ribbon configuration must be maintained. Any new driveway approaches installed should not exceed 12 feet in width, approaches requested for additional width require additional review. For example, the property at 1017 N Palmetto currently features non-compliant front yard parking. The applicant's site plan shows a wide curb cut proposed for that property. The historic driveway apron should be maintained at this location and not widened to accommodate the existing non-compliant front yard parking. Staff finds that any modifications to existing driveway approach widths or material will require additional review.

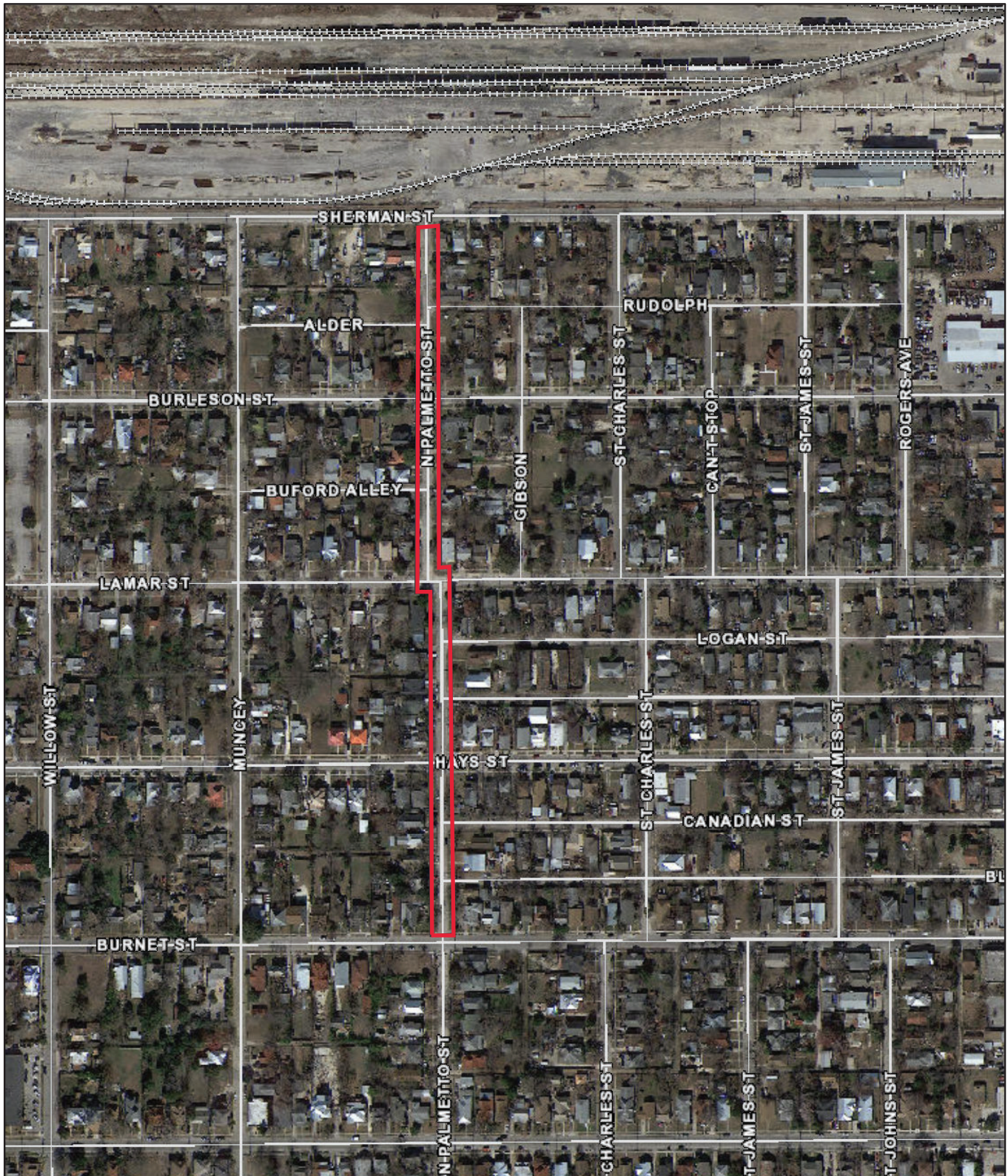
- d. ADA RAMP INSTALLATION – The applicant has proposed to install ADA ramps at the corners of Shearer N Palmetto and Blaine Street, Canadian Street, Arthur Street, Lamar Street, Burford Street, Burleson Street, Rudolph Street, and Sherman. Guideline 8.C.iii for Site Elements states that new ADA curb cuts on historic sidewalks should be installed to be consistent with the existing sidewalk color and texture while minimizing damage to the historic sidewalk. The Dignowity Hill Historic District currently features red and grey truncated dome panels. Staff finds that the installation of new truncated dome panels should match existing truncated dome pads in the district.
- e. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval of the proposed right-of-way improvements based on findings a through e with the following stipulations:

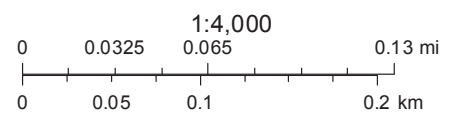
- i. That the historic curbing is retained and any curbing that requires replacement matches the existing in material, width, and profile.
- ii. That the applicant maintains the width of existing driveway approaches and walkways. Any modifications to the footprint of the existing driveway approaches and walkways will require additional review and approval by staff.
- iii. That the applicant submits updated measured site plans showing the width of the proposed driveway approaches to staff for review and approval prior to the issuance of a Certificate of Appropriateness. New driveway approaches installed must not exceed 12 feet in width. The presence of an existing driveway gate wider than 12 feet does not permit the installation of a driveway apron wider than 12 feet without additional staff review and approval.
- iv. That the historic driveway apron width at 1017 N Palmetto be maintained and not widened to accommodate the existing non-compliant front yard parking.
- v. That the applicant installs truncated dome panels to match the existing truncated dome panels in the district.
- vi. 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



October 1, 2021

— User drawn lines





CITY OF SAN ANTONIO
**PUBLIC WORKS
DEPARTMENT**

August 31, 2021

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

**SUBJECT: Request for Certificate of Appropriateness
D2 Pedestrian Improvements – N. Palmetto
San Antonio, Bexar County, Texas**

This project requires a Certificate of Appropriateness. The City of San Antonio PWD EMD does hereby request your review of the enclosed documentation and concurrence with the recommendations for the project. Please find the attached historic resource determinations along with plan sheets.

Should you have any questions regarding this project, please do not hesitate to contact me at (210) 207-1454 or by email at Miranda.Garrison@sanantonio.gov.

Sincerely,

Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio



CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT

Interdepartmental Correspondence

TO: Julianna Kurpis, Environmental Project Manager, PWD, EMD
FROM: Miranda Garrison, Architectural Historian/Environmental Project Manager, PWD, EMD
COPIES TO: Files
SUBJECT: **D2 Pedestrian Improvements – Palmetto (Burnet St. to Sherman)**
DATE: July 21, 2021

The information included in this submittal for the above-referenced project has been reviewed by an architectural historian with the City of San Antonio (COSA) Public Works Department Environmental Management Division (PWD EMD). This is in accordance with the City's Historic Preservation and Design Section of the Unified Development Code and the requirements mandated by the Antiquities Code of Texas. This review focuses on the possible effects of the proposed project on above ground historic resources only. It is understood that the referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. *However, if a federal agency becomes involved (for example, with funding, licensing, permitting, and/or oversight) in the development or regulation of this project, any historic resources located within the project area and the area of potential effect will be protected under the National Historic Preservation Act (NHPA).*

The proposed project includes installing new sidewalks, curbs, ADA ramps, and driveway approaches along N. Palmetto from Burnet St. to Sherman.

Architectural Resources: A review of the Texas Historic Sites Atlas, COSA GIS maps, and other historical research sources reveals that the project is located within the Dignowity Hill designated by the City of San Antonio. The neighborhood was developed in the late nineteenth to early twentieth century and maintains a high level of integrity. The proposed plan includes protecting the historic character of the neighborhood by implementing the following:

- **Replace the sidewalks and curbs in kind while maintaining historically appropriate sidewalk widths, square-shaped curbs, grass easements, and existing topography. (There are three locations where the sidewalks have to be married to the curb due to protected trees and/or power poles.)**

- **Protect any historic structures and/or any distinctive materials, features, finishes, and construction techniques that may reflect this character. (No historic concrete stamps were found during project site visit.)**
- **Retain or replace in-kind driveway configurations, widths, and dimensions.**
 - **Driveway tie-in configurations should match the existing width.**
 - **Ribbon driveway tie-ins should not have a full-width penetration but should tie into the ribbon.**

In the opinion of the PWD EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. Particularly for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,



Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio



CITY OF SAN ANTONIO

TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI) DEPARTMENT

District 2: Pedestrian Mobility Streets N. Palmetto (Burnet St. to Sherman) Project No: 23-01572

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STANDARDS

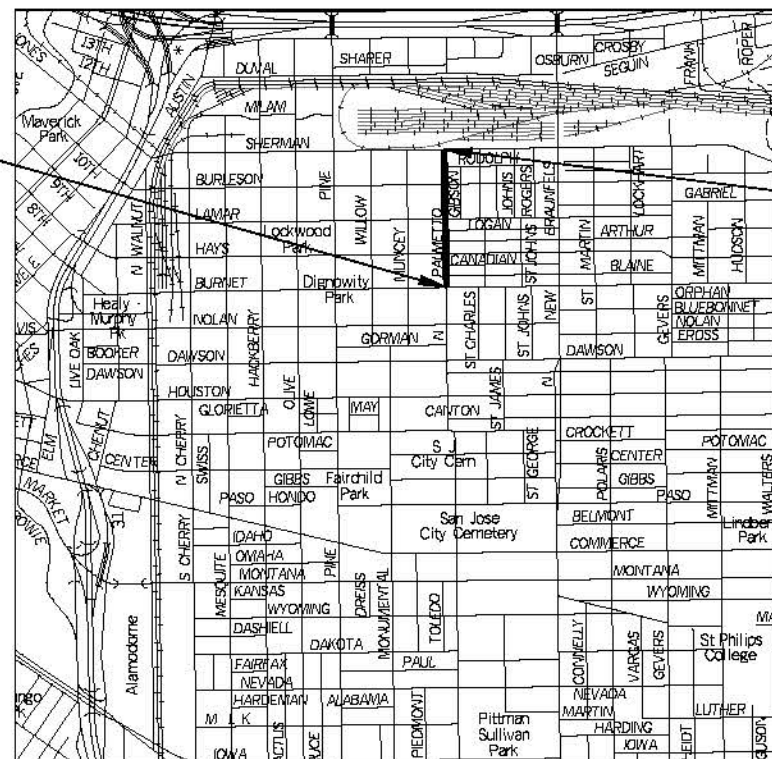
(REFER TO PED MOBILITY TOC PACKAGE 1 FOR STANDARDS)

TDLR PROJECT NO. TABS2021015651

PROJECT INFORMATION:

CLASSIFICATION: **LOCAL TYPE A**
EXIST SPEED LIMIT: **30 MPH**
DESIGN SPEED LIMIT: **30 MPH**
SIDEWALK LENGTH: **~3180 LF**
AREA OF SOIL DISTURBANCE (ACREAGE): **~0.47 AC**

BEGIN PROJECT
STA 10+32



END PROJECT
STA 28+02

LOCATION MAP
NOT TO SCALE

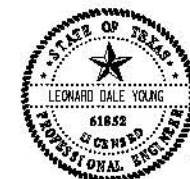


CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

Through innovation and dedication, we build and maintain San Antonio's infrastructure.

"THIS DESIGN WAS PERFORMED WITHOUT A TOPOGRAPHIC SURVEY. IT IS A COMPILATION OF INFORMATION FROM BEXAR COUNTY APPRAISAL DISTRICT, SITE VISITS, AND AERIAL MAPS. THE INFORMATION SHOWN, INCLUDING QUANTITIES, ON THESE PLANS CONCERNING TYPE AND LOCATION OF EXISTING VISIBLE STRUCTURES OR TREES ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING VISIBLE STRUCTURES ARE APPROXIMATE. THE QUANTITIES ARE SUBJECT TO CHANGE BASED ON EXISTING GRADES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING VISIBLE STRUCTURES AND NOTIFY THE ENGINEER IF CONFLICTS ARE DISCOVERED OR FOUND."

100% SUBMITTAL



Leonard Dale Young
LEONARD DALE YOUNG, P.E.

08/17/2021
DATE



Jaime Noriega
JAIME NORIEGA, P.E.

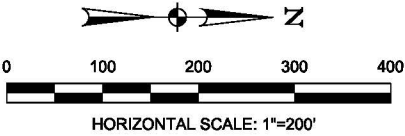
08/17/2021
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Registration No. F-8835

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100% SUBMITTAL



LDY
LEONARD DALE YOUNG, P.E.

08/17/2021
DATE



Jaime Noriega
JAIME NORIEGA, P.E.

08/17/2021
DATE

LEGEND

- RIGHT OF WAY
- EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED DRIVEWAY
- PR ACCESSIBLE ROUTE
- DRIVEWAY NUMBER
- EX WATER METER BOX
- EX SIGN
- EX POWER POLE
- PR RETAINING WALL
- EX FENCE
- EX TREE
- EX SHRUB
- EX WASTE WATER MANHOLE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX GAS VALVE
- PROP SIGN

- NOTES:
1. THE LOCATION OF SIDEWALKS AND RAMPS SHOWN ON THE PROJECT LAYOUT ARE CONCEPTUAL AND MAY BE ADJUSTED AS FIELD CONDITIONS DICTATE AND/OR TO ASSURE COMPLIANCE WITH COSA AND TDLR REGULATIONS AND STANDARDS.
 2. THE CONTRACTOR SHALL INSTALL SW3P MEASURES IN ACCORDANCE WITH COSA STANDARDS AND AS DIRECTED BY THE PROJECT ENGINEER AND COSA STAFF.
 3. SEE "ROADWAY DETAILS" SHEET 9 OF 13 FOR SIDEWALK TYPICAL SECTIONS.
 4. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE NOT GUARANTEED TO BE ACCURATE AND MUST BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
 6. ALL EXISTING UTILITIES AND SIGNS SHALL REMAIN, UNLESS OTHERWISE SPECIFIED ON PLANS.

- NOTES:
7. EXISTING WATER VALVES AND METERS WILL NEED TO BE ADJUSTED, IF NECESSARY, TO MEET PROPOSED GRADES.
 8. ALL EXISTING LANDSCAPE, FENCE FOUNDATIONS, AND TREES ARE TO REMAIN, UNLESS OTHERWISE SPECIFIED ON PLANS.
 9. MANHOLES WILL NEED TO BE ADJUSTED, IF NECESSARY, TO MEET PROPOSED GRADES.
 10. CONTRACTOR TO FIELD COORDINATE SPRINKLER IRRIGATION SYSTEM LOCATION AND, IF NECESSARY, RELOCATION.
 11. ALL CALLED OUT RETAINING WALLS TO BE FIELD VERIFIED WITH INSPECTOR AND PM TEAM ON CASE BY CASE BASIS ONCE EXCAVATION IS COMPLETED TO DETERMINE IF RETAINING WALL IS NEEDED AND VERIFY REQUIRED HEIGHT.
 12. AREA 4' ON EITHER SIDE OF TREES, DIRECTLY ADJACENT TO OR NEAR SIDEWALK, TO BE HAND DUG TO DETERMINE AND IDENTIFY ROOTS. ALTERNATIVE SIDEWALK CONSTRUCTION (EXAMPLE: TREE PROTECTION PLATES) MAY BE REQUIRED BASED ON FIELD DETERMINATION AND IDENTIFICATION OF ROOTS.



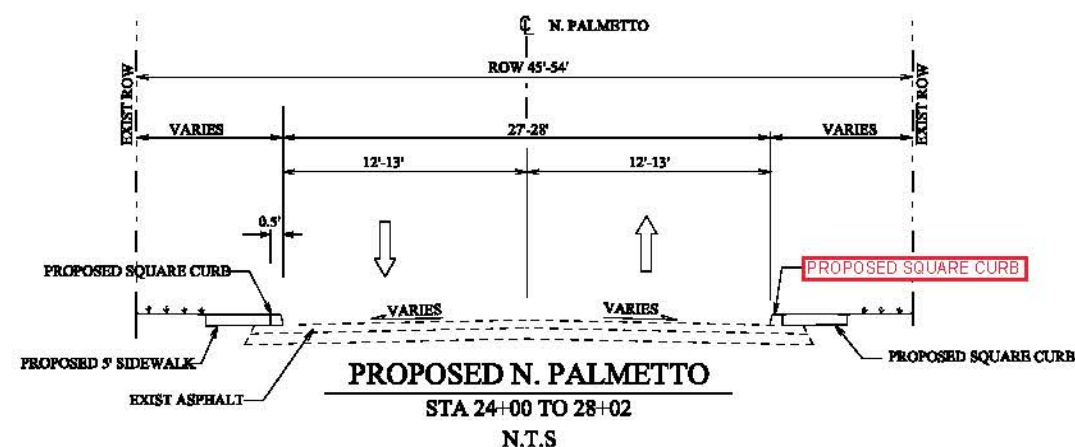
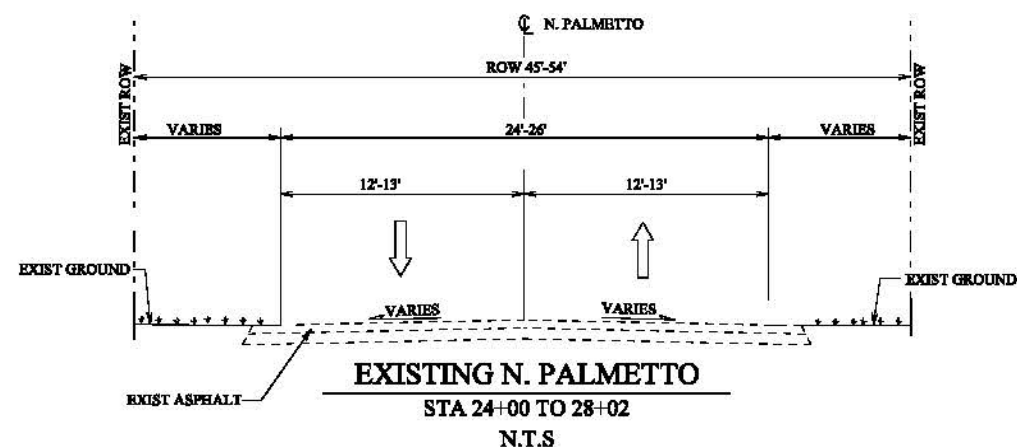
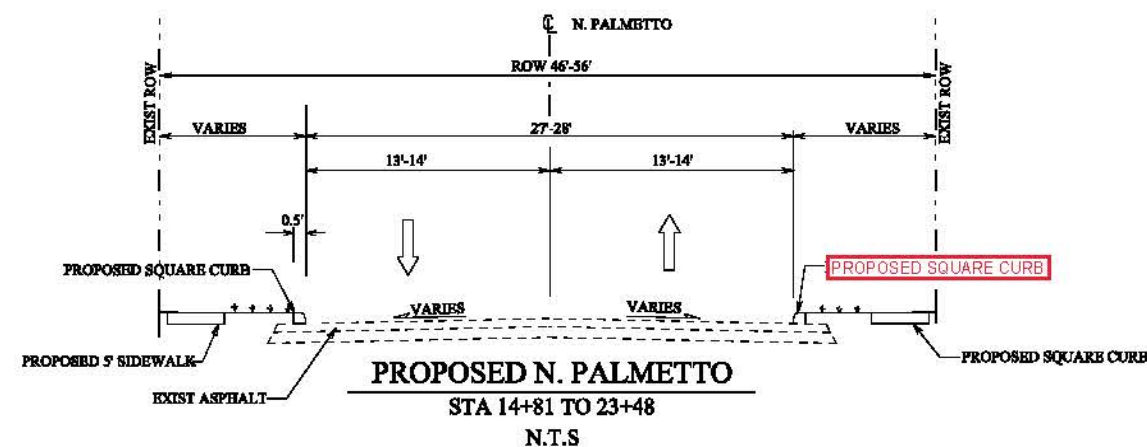
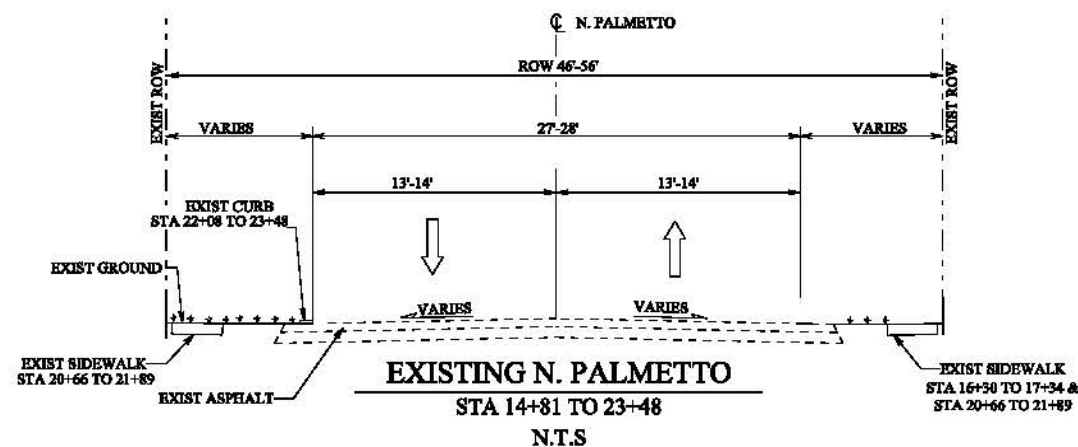
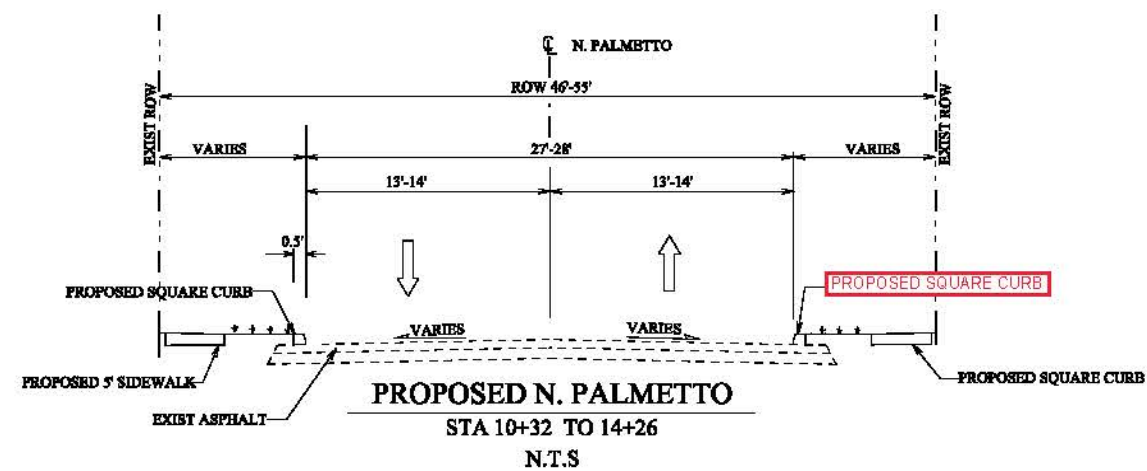
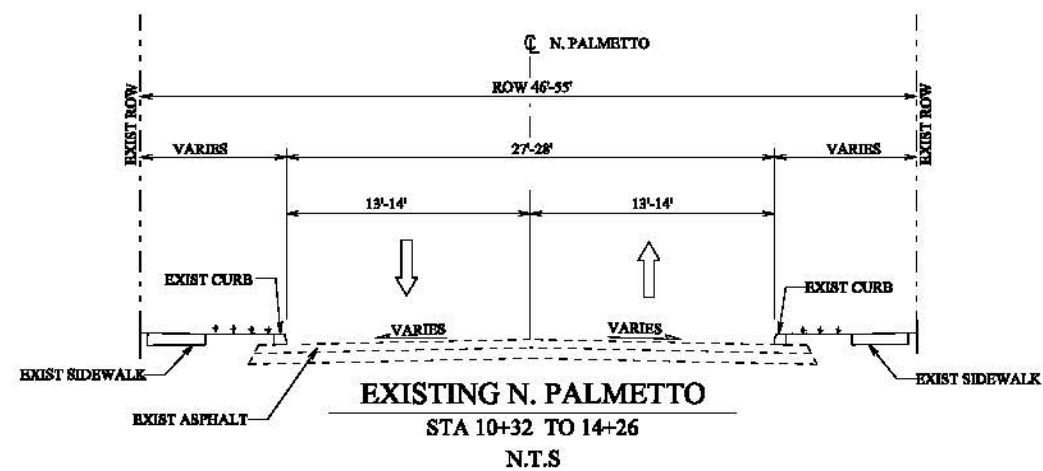
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CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

PEDESTRIAN MOBILITY IMPROVEMENTS-DISTRICT 2
N. PALMETTO
PROJECT LAYOUT

SHEET: 2		
100 % SUBMITTAL	PROJECT NO.: 23-01572	DATE: 08/17/2021
DRWN. BY: MAS	DSGN. BY: MAS	CHKD. BY: JN
SHEET NO.: 2 OF 18		



100% SUBMITTAL



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LEONARD DALE YOUNG, P.E.

08/17/2021
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Jaime Noriega
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CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

PEDESTRIAN MOBILITY IMPROVEMENTS-DISTRICT 2
N. PALMETTO
TYPICAL SECTIONS

SHEET: 4

100% SUBMITTAL PROJECT NO.: 23-01572 DATE: 08/17/2021
DRWN. BY: MAS DSGN. BY: MAS CHKD. BY: JN SHEET NO.: 4 OF 18

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "LEONARD DALE YOUNG" is printed. Below the name, the license number "61852" is printed. At the bottom of the seal, the word "LICENSED" is printed.

LEONARD DALE YOUNG, P.E.

08/17/2021
DATE

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "JAIME NORIEGA" is printed, followed by the license number "93788" and the word "LICENSED" in a smaller font.

JAIME NORIEGA, P.E.

8/17/2021
DATE



- | | |
|--|------------------------|
| | RIGHT OF WAY |
| | EDGE OF PAVEMENT |
| | PROPOSED CURB |
| | PROPOSED 5' SIDEWALK |
| | PROPOSED DRIVEWAY |
| | PR ACCESSIBLE ROUTE |
| | DRIVEWAY NUMBER |
| | EX WATER METER BOX |
| | EX SIGN |
| | EX POWER POLE |
| | PR RETAINING WALL |
| | EX FENCE |
| | EX TREE |
| | EX SHRUB |
| | EX WASTE WATER MANHOLE |
| | EX WATER VALVE |
| | EX FIRE HYDRANT |
| | EX GAS VALVE |
| | PROP SIGN |

1. THE LOCATION OF SIDEWALKS AND RAMPS SHOWN ON THE PROJECT LAYOUT ARE CONCEPTUAL AND MAY BE ADJUSTED AS FIELD CONDITIONS DICTATE AND/OR TO ASSURE COMPLIANCE WITH COSA AND TDLR REGULATIONS AND STANDARDS.
2. THE CONTRACTOR SHALL INSTALL SW3P MEASURES IN ACCORDANCE WITH COSA STANDARDS AND AS DIRECTED BY THE PROJECT ENGINEER AND COSA STAFF.
3. SEE "ROADWAY DETAILS" SHEET 9 OF 13 FOR SIDEWALK TYPICAL SECTIONS.
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12. AREA 4' ON EITHER SIDE OF TREES, DIRECTLY ADJACENT TO OR NEAR SIDEWALK, TO BE HAND DUG TO DETERMINE AND IDENTIFY ROOTS. ALTERNATIVE SIDEWALK CONSTRUCTION (EXAMPLE: TREE PROTECTION PLATES) MAY BE REQUIRED BASED ON FIELD DETERMINATION AND IDENTIFICATION OF ROOTS.



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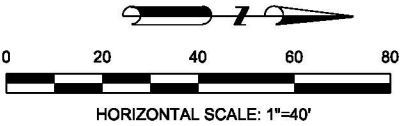
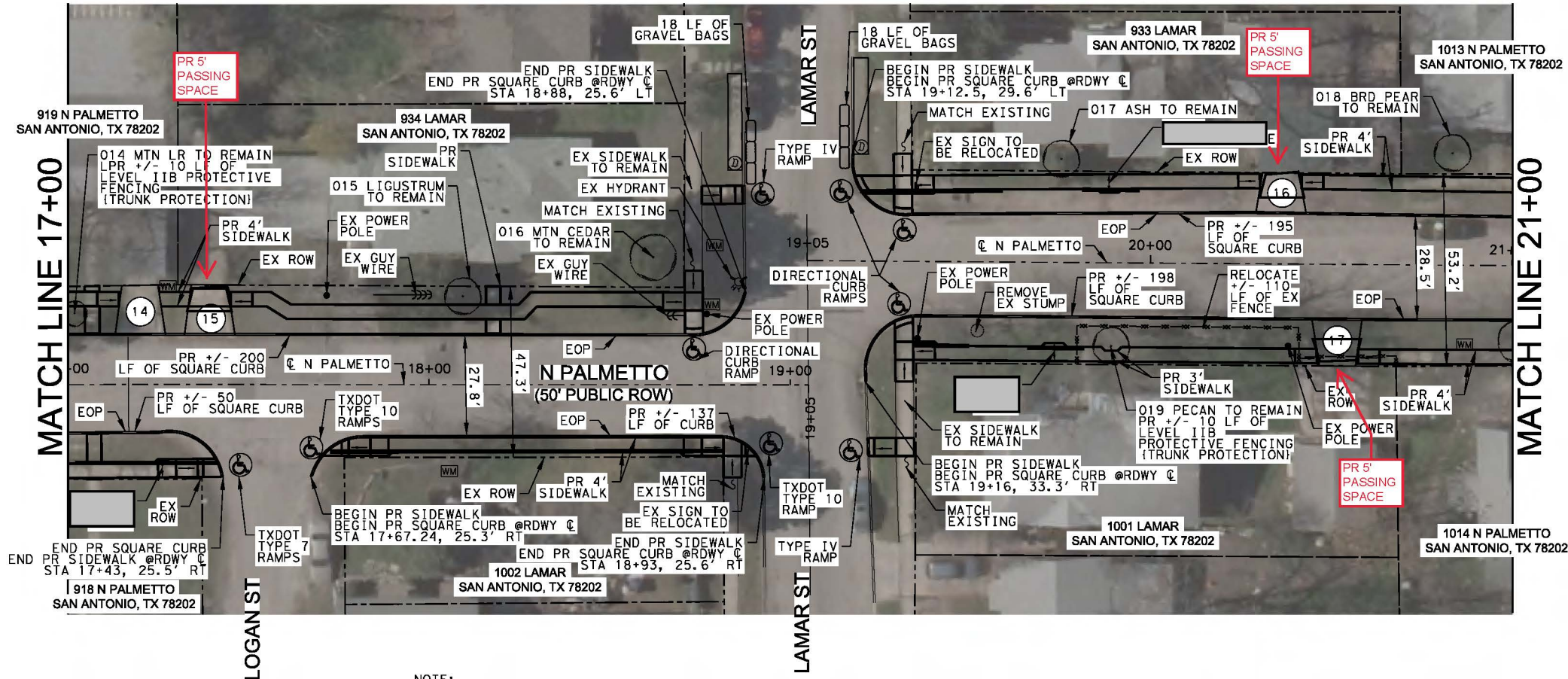
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

N. PALMETTO
PLAN SHEET
BEGIN TO STA 17+00

SHEET: 6

100 % SUBMITTAL	PROJECT NO.: 23-01572	DATE: 08/17/2021
DRWN. BY: MAS	DSGN. BY: MAS	CHKD. BY: JN
SHEET NO.: 6 OF 18		

N. PALMETTO COSA 2021 SIDEWALK PROJECT			
ESTIMATED QUANTITIES			
ITEM	DESCRIPTION	UNIT	QTY
103.1	REMOVE CONCRETE CURB (700 LF < X < 10,000 LF)	LF	100
103.3	REMOVE CONCRETE SIDEWALKS & DRIVEWAYS (>10,000 SF)	SF	1100
500.4	CONCRETE SQUARE CURB (> 1,000 LF)	LF	780
502.1	CONCRETE SIDEWALKS (150 SY < X < 1,000 SY)	SY	350
503.1	PORTLAND CEMENT CONCRETE DRIVEWAYS (100 SY < X < 10,000 SY)	SY	70
508.1	RELOCATING WIRE FENCE	LF	110
540.8	SAND BAGS FOR EROSION CONTROL(6")	LF	36
801.3	LEVEL IIB PROTECTIVE FENCING TREE TRUNK PROTECTION	LF	20
SUP 2	REMOVE AND RELOCATE SIGN	LF	2



100% SUBMITTAL



LDY
LEONARD DALE YOUNG, P.E.

08/17/2021
DATE



Jaime Noriega
JAIME NORIEGA, P.E.

08/17/2021
DATE

LEGEND

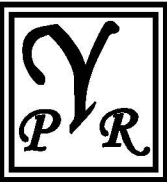
- RIGHT OF WAY
- EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED DRIVEWAY
- ⊙ PR ACCESSIBLE ROUTE
- XX DRIVEWAY NUMBER
- WM EX WATER METER BOX
- 1 EX SIGN
- ⊙ EX POWER POLE
- PR RETAINING WALL
- EX FENCE
- ⊙ EX TREE
- ⊙ EX SHRUB
- ⊙ EX WASTE WATER MANHOLE
- ⊙ EX WATER VALVE
- ⊙ EX FIRE HYDRANT
- ⊙ EX GAS VALVE
- PROP SIGN

NOTES:

1. THE LOCATION OF SIDEWALKS AND RAMPS SHOWN ON THE PROJECT LAYOUT ARE CONCEPTUAL AND MAY BE ADJUSTED AS FIELD CONDITIONS DICTATE AND/OR TO ASSURE COMPLIANCE WITH COSA AND TDLR REGULATIONS AND STANDARDS.
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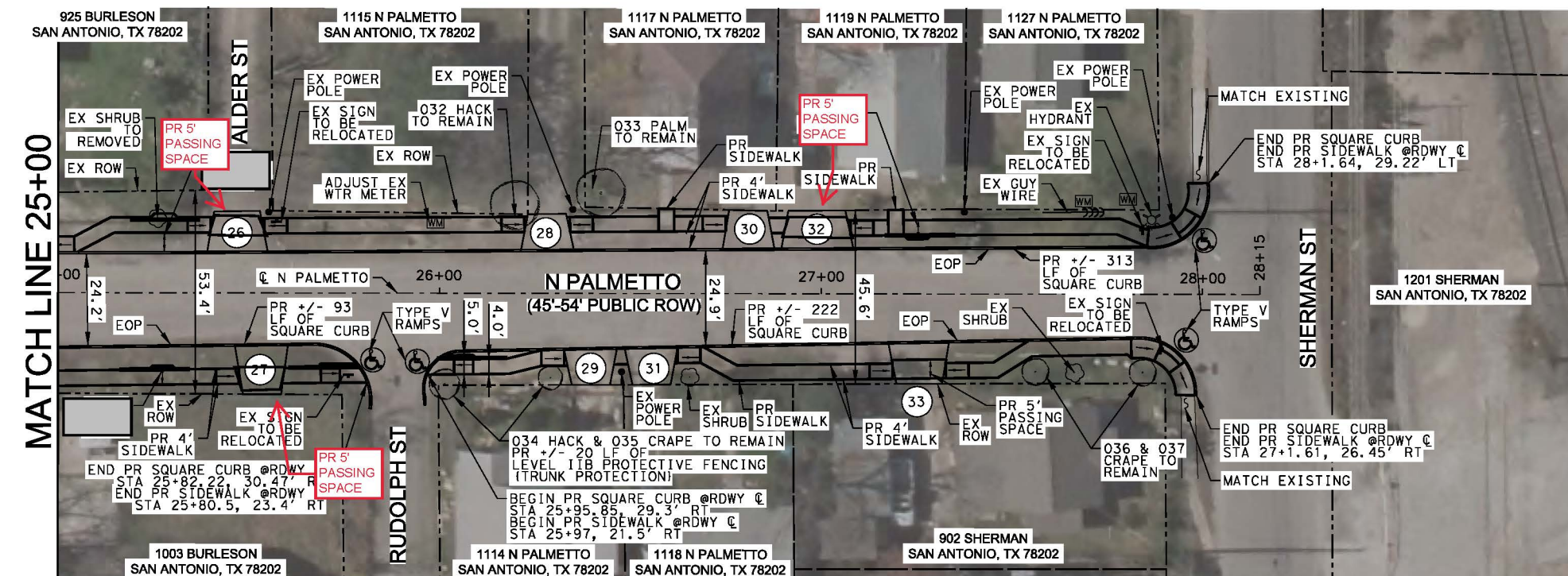
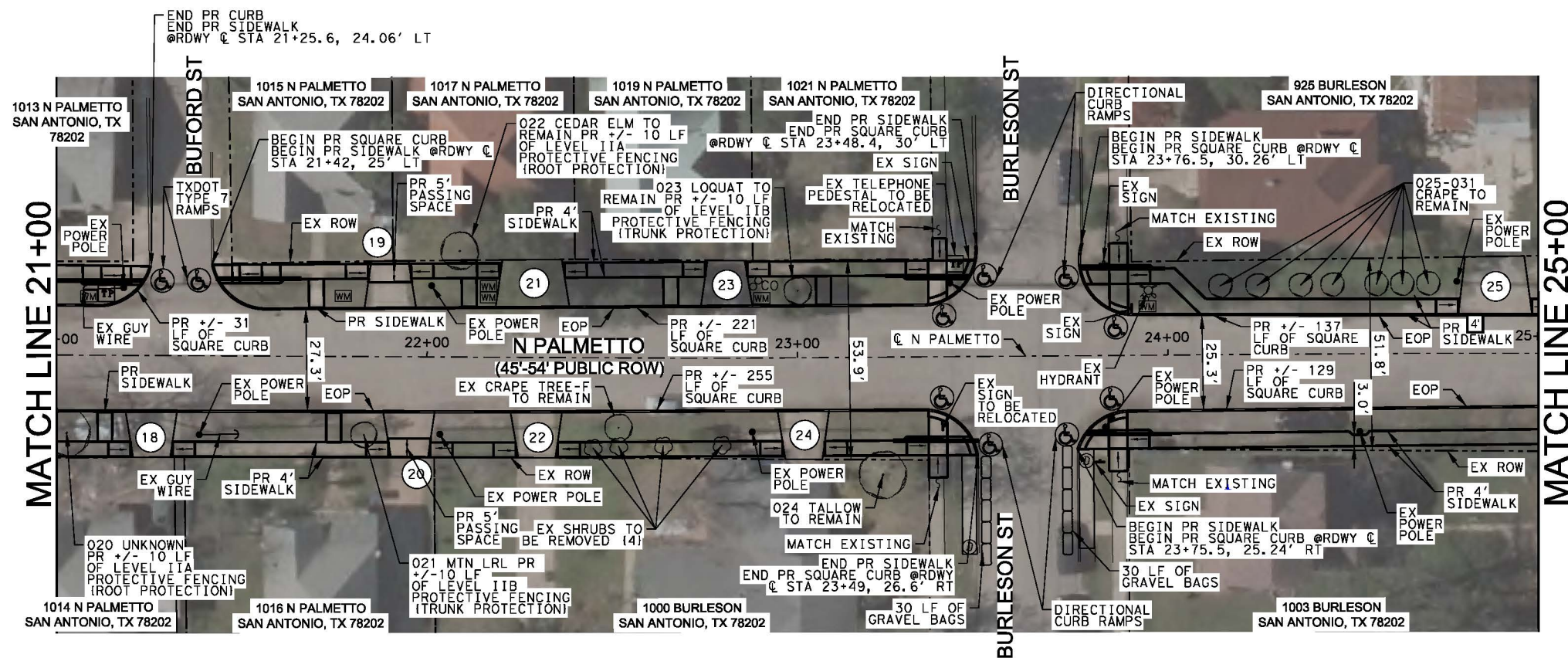
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

PEDESTRIAN MOBILITY IMPROVEMENTS-DISTRICT 2
N. PALMETTO
PLAN SHEET
STA 17+00 TO STA 21+00

SHEET: 7

100 % SUBMITTAL	PROJECT NO.: 23-01572	DATE: 08/17/2021
DRWN. BY: MAS	DSGN. BY: MAS	CHKD. BY: JN
SHEET NO.: 7 OF 18		

N. PALMETTO COSA 2021 SIDEWALK PROJECT			
ESTIMATED QUANTITIES			
ITEM	DESCRIPTION	UNIT	QTY
103.1	REMOVE CONCRETE CURB (700 LF < X < 10,000 LF)	LF	350
103.3	REMOVE CONCRETE SIDEWALKS & DRIVEWAYS (>10,000 SF)	SF	2310
500.4	CONCRETE SQUARE CURB (> 1,000 LF)	LF	1370
502.1	CONCRETE SIDEWALKS (150 SY < X < 1,000 SY)	SY	590
503.1	PORTLAND CEMENT CONCRETE DRIVEWAYS (100 SY < X < 10,000 SY)	SY	287
540.8	SAND BAGS FOR EROSION CONTROL(6")	LF	60
801.2	LEVEL IIA PROTECTIVE FENCING TREE ROOT PROTECTION	LF	20
801.3	LEVEL IIB PROTECTIVE FENCING TREE TRUNK PROTECTION	LF	40
SUP 2	REMOVE AND RELOCATE SIGN	LF	5
SUP 3	RELOCATE TELEPHONE PEDESTAL	EA	1
SUP 4	EX WATER METER ADJUSTMENTS	EA	1

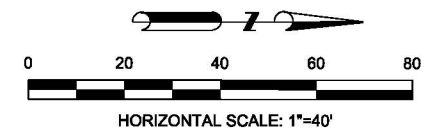


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100% SUBMITTAL




LEONARD DALE YOUNG, P.E.




















08/17/2021
DATE




JAIME NORIEGA, P.E.

8/17/2021
DATE

LEGEND

- | | |
|---|------------------------|
|  | RIGHT OF WAY |
|  | EDGE OF PAVEMENT |
|  | PROPOSED CURB |
|  | PROPOSED 5' SIDEWALK |
|  | PROPOSED DRIVEWAY |
|  | PR ACCESSIBLE ROUTE |
|  | DRIVEWAY NUMBER |
|  | EX WATER METER BOX |
|  | EX SIGN |
|  | EX POWER POLE |
|  | PR RETAINING WALL |
|  | EX FENCE |
|  | EX TREE |
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CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

PEDESTRIAN MOBILITY IMPROVEMENTS-DISTRICT 2

N. PALMETTO PLAN SHEET

STA 21+00 TO END

SHIFT: 8

100 % SUBMITTAL		PROJECT NO.: 23-01572		DATE: 08/17/2021	
DRWN. BY: MAS		DSGN. BY: MAS		CHKD. BY: JN	
				SHEET NO.: 8 OF 18	

1017 N Palmetto

