

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-627
COMMON NAME: N Hackberry St. between Nolan and Hays
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: Pedestrian improvements
APPLICATION RECEIVED: November 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new sidewalks, ADA ramps, and driveway approaches and reduce the number of automobile lanes from four (4) to two (2) along N Hackberry from Hays Street to Nolan Street.

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 700-800 Block of N Hackberry is located on the north side of the Dignowity Hill Historic District. The project is located to the west of Lockwood and Dignowity Park. The streetscape features historic curbing and does not currently feature sidewalks.
- b. **SIDEWALK INSTALLATION** – The applicant has proposed to replace the existing sidewalks on the east and west sides of N Hackberry between Hays and Nolan Street with 4 and 5-foot-wide sidewalks and widen the sidewalk on the east side of N Hackberry for increased pedestrian use; this area of the project is adjacent to Lockwood and Dignowity Park. The sidewalk along the park side is proposed to be 8-feet wide. 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 proposed in-kind sidewalk replacement to be appropriate, and the widening of the sidewalk along the east side of N Hackberry to be generally appropriate given that the location is abutting a city park and not directly impacting a residential streetscape.

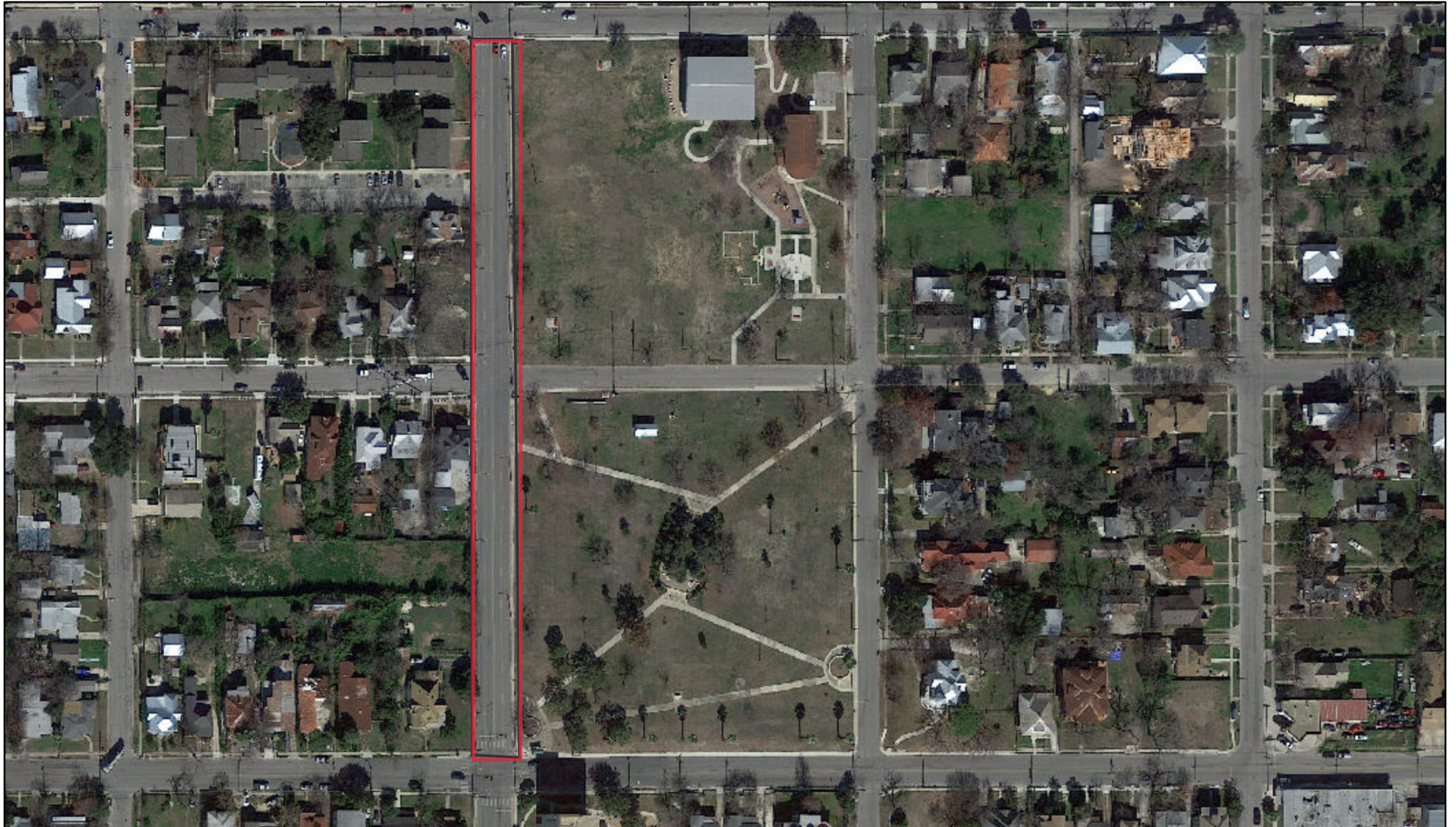
- c. DRIVEWAY APPROACH INSTALLATION – The applicant has proposed to install new driveway approaches along the project area. The Historic Design Guidelines for Site Elements state that the width and configuration of original curb cuts should be maintained when replacing historic driveways. The introduction of new curb cuts where not historically found should be avoided. 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 Nolan, Burnet, and Hays Street. 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. Staff finds that the installation of new truncated dome panels should match existing truncated dome pads in the district.
- e. LANE MODIFICATION – The applicant has proposed to reduce the number of traffic lanes along the project area, from four (4) lanes to two (2) lanes. The reduction in lanes along the project area will require a curve in the sidewalk as it approaches the street corners. Generally, staff finds that the proposed configuration of the sidewalk in these specific areas does not negatively impact the overall streetscape.
- f. 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 sidewalk improvements based on findings b through e with the following stipulations:

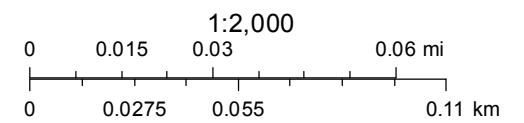
- i. That the historic curbing is retained and any curbing that requires replacement matches the existing in material, width, and profile.
- ii. That the applicant maintains the width of existing driveway approaches and walkways. Any modifications to the footprint of the existing driveway approaches and walkways will require additional review and approval by staff.
- iii. That the applicant installs truncated dome panels to match the existing truncated dome panels in the district.
- iv. The project shall comply with all federal, state, and local laws, and regulations regarding archaeology, as applicable.

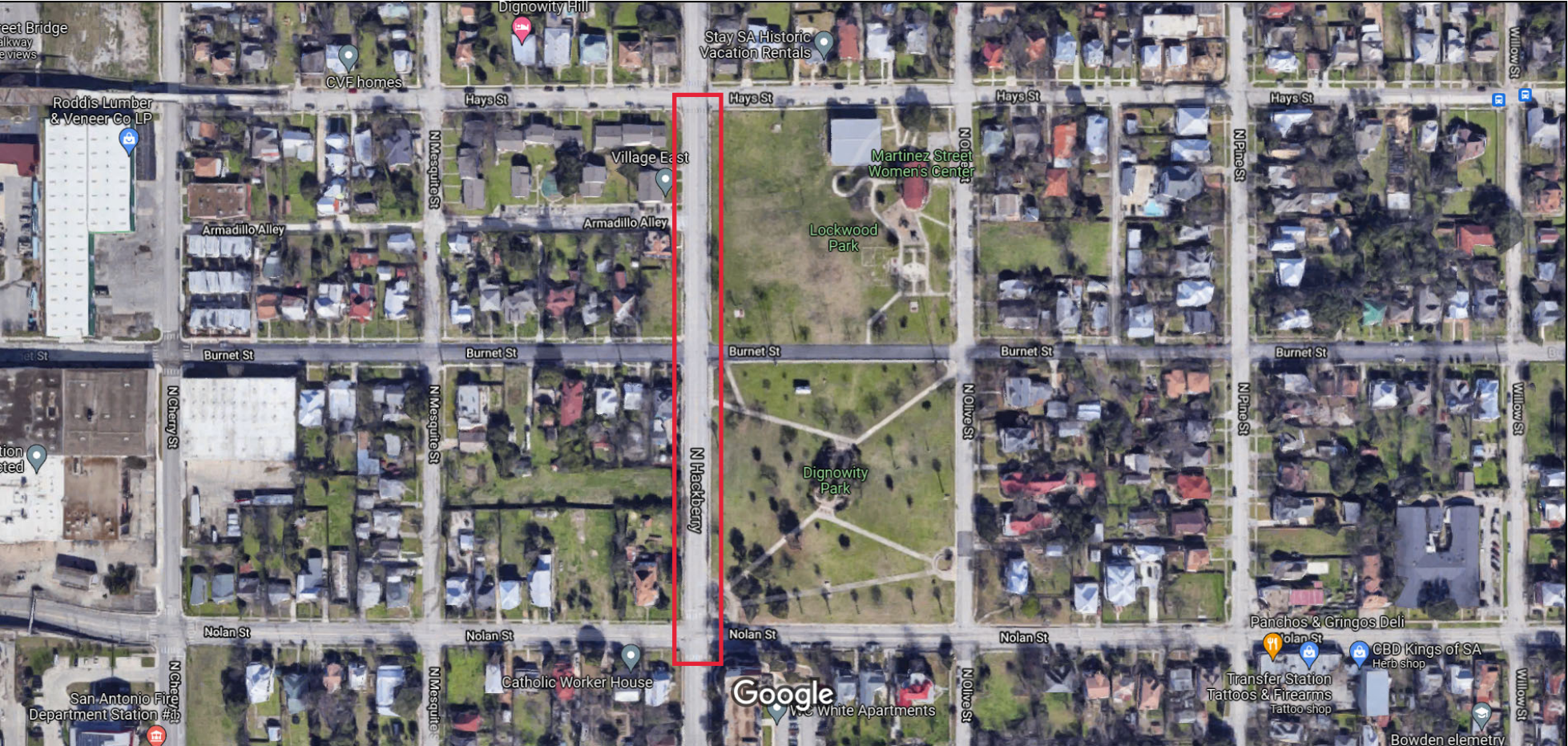
City of San Antonio One Stop



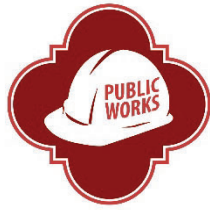
December 10, 2021

—— User drawn lines





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CITY OF SAN ANTONIO
**PUBLIC WORKS
DEPARTMENT**

November 29, 2021

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

**SUBJECT: Request for Certificate of Appropriateness
Pedestrian Improvements – N. Hackberry
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: Theresa Larson, Environmental Services Coordinator, PWD, EMD
FROM: Miranda Garrison, Architectural Historian/Environmental Project Manager, PWD, EMD
COPIES TO: Files
SUBJECT: **Pedestrian Improvements – N. Hackberry (Hays St. to Nolan St.)**
DATE: November 29, 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 and reducing the number of lanes from four to two along N. Hackberry from Hays St. to Nolan St. The driveway approaches and ADA ramps will be replaced in kind. Most of the sidewalks will be replaced in kind with the exception of widening on the park side of N. Hackberry for increased pedestrian use. Square curbs will be installed throughout the project. The proposed project has been made public to the neighborhood and received support.

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 Historic District designated by the City of San Antonio.

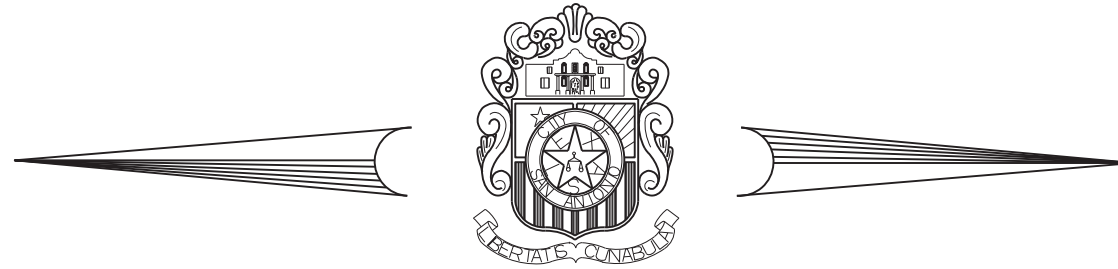
In the opinion of the PWD EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.

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

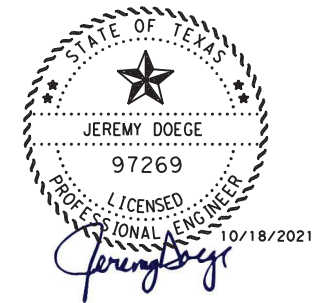
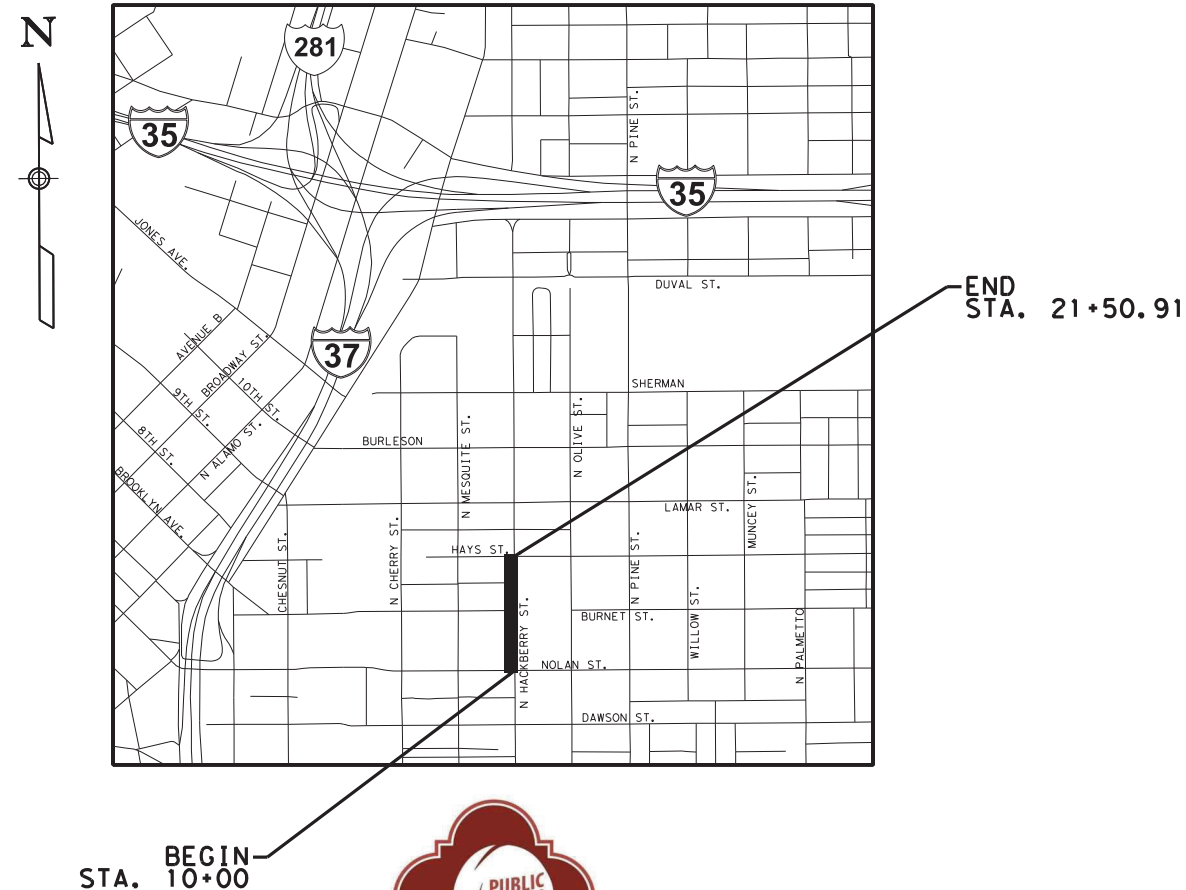


CITY OF SAN ANTONIO

PUBLIC WORKS DEPARTMENT

N HACKBERRY ST. FROM NOLAN ST. TO HAYS ST.

PROJECT NO: 23-01676B



100% SUBMITTAL



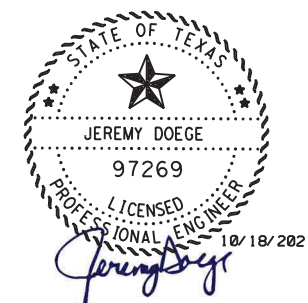
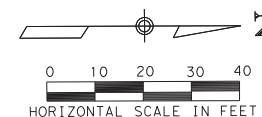
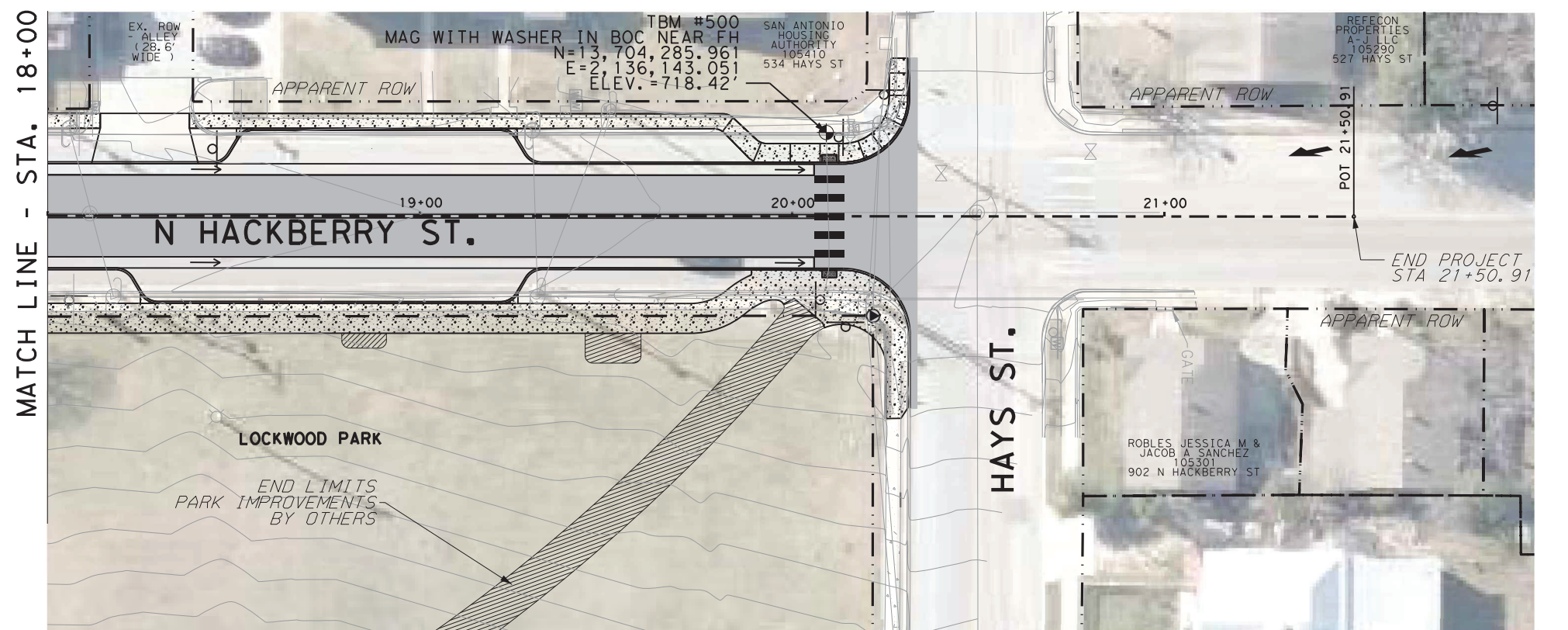
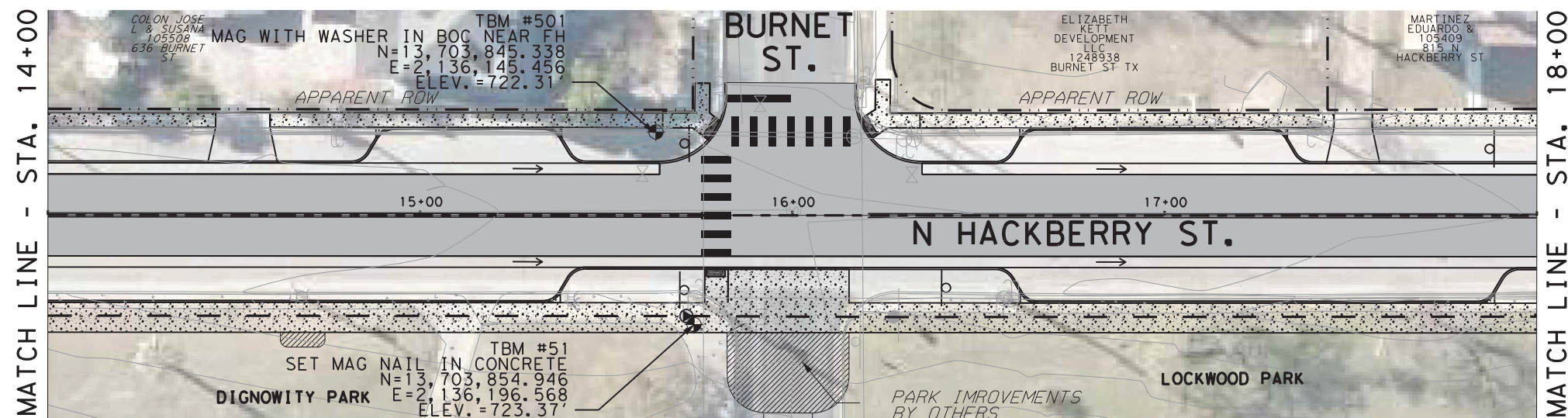
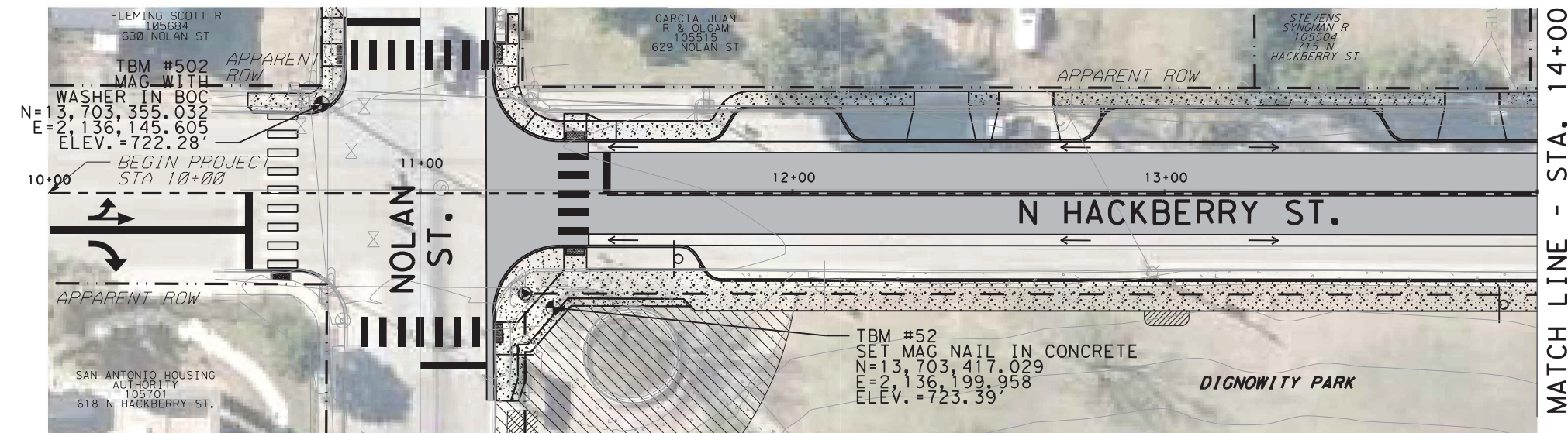
PROJECT INFORMATION



CLASSIFICATION: SECONDARY ARTERIAL B
EXISTING SPEED LIMIT: 30 MPH
DESIGN SPEED LIMIT: 30 MPH
SIDEWALK LENGTH: 1,150 LF
AREA OF SOIL DISTURBANCE (ACREAGE): 1.50



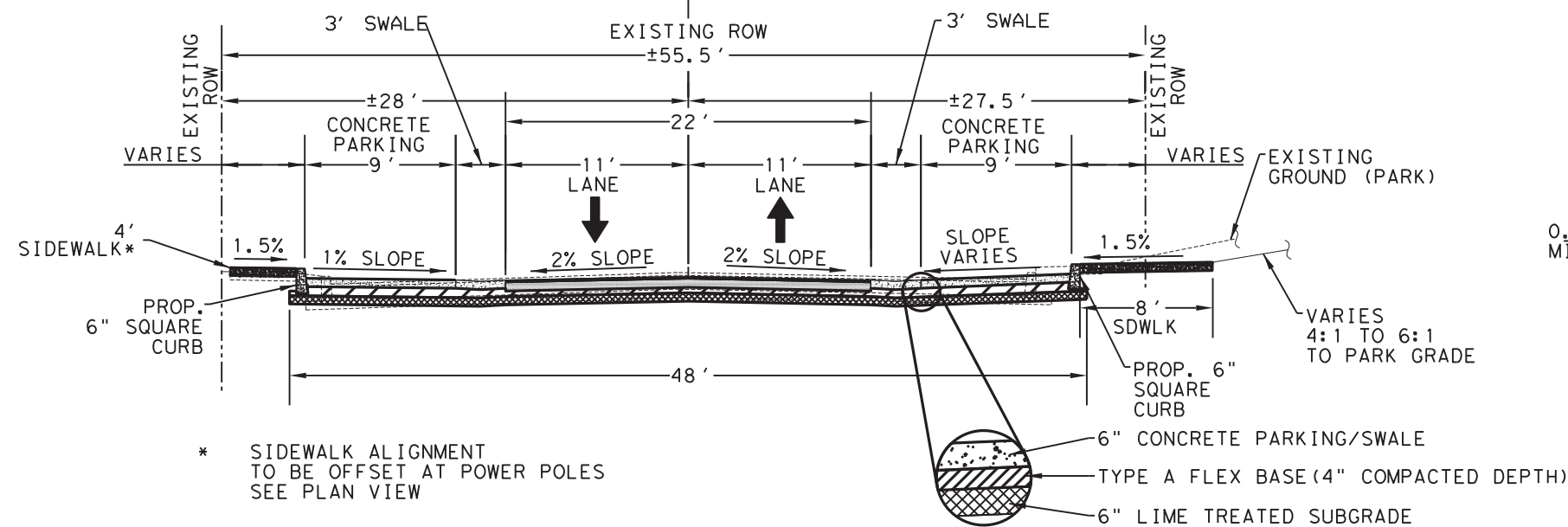
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE

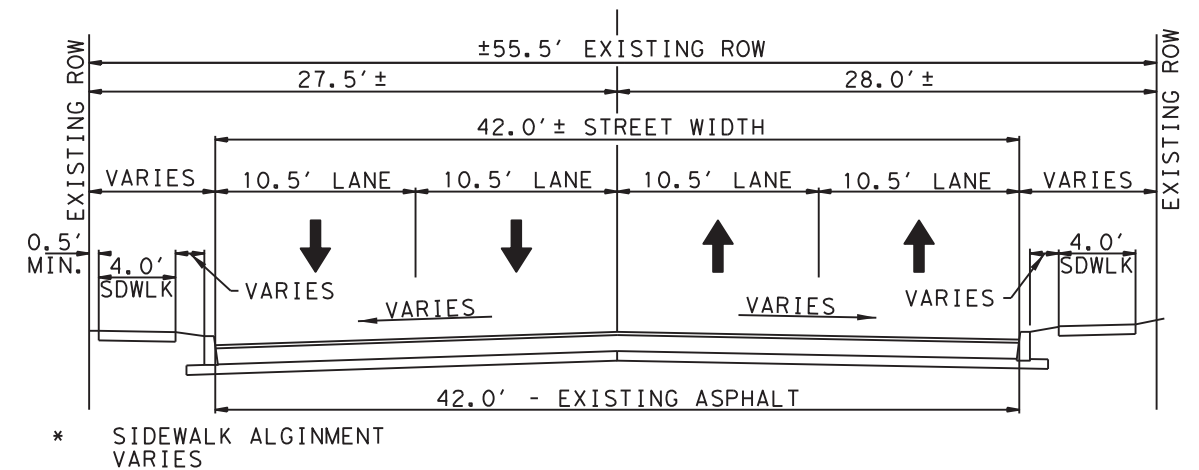


 		5710 W. HAUSMAN RD., SUITE 115 SAN ANTONIO, TEXAS 78249 FIRM NO: F-15085 210.860.9224
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
HACKBERRY ST. IMPROVEMENTS NOLAN ST. TO HAYS ST. OVERALL PROJECT LAYOUT		
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: RCW	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 6 OF 63

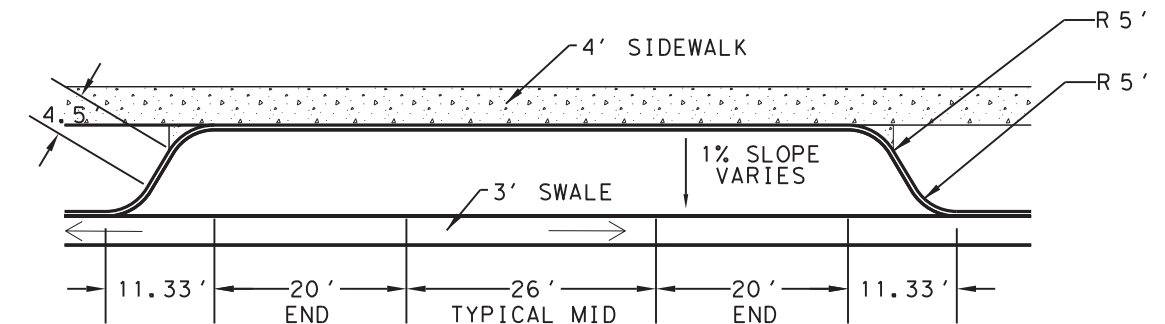
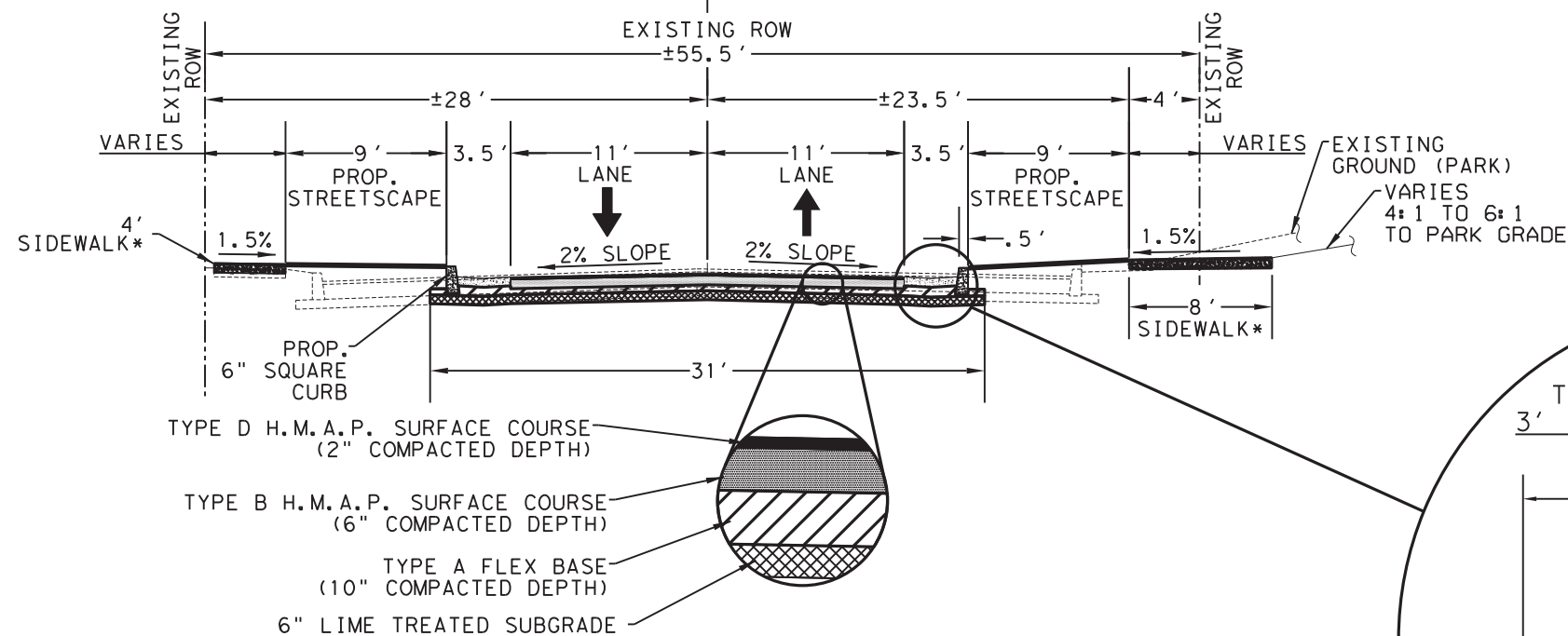
PROPOSED TYPICAL SECTION
N HACKBERRY ST. (WITH PARALLEL PARKING)
FROM NOLAN ST. TO HAYS ST.



EXISTING TYPICAL SECTION
N HACKBERRY ST. FROM NOLAN ST. TO HAYS ST.

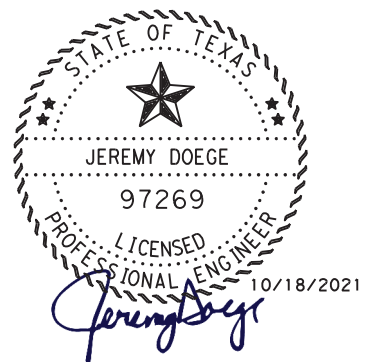
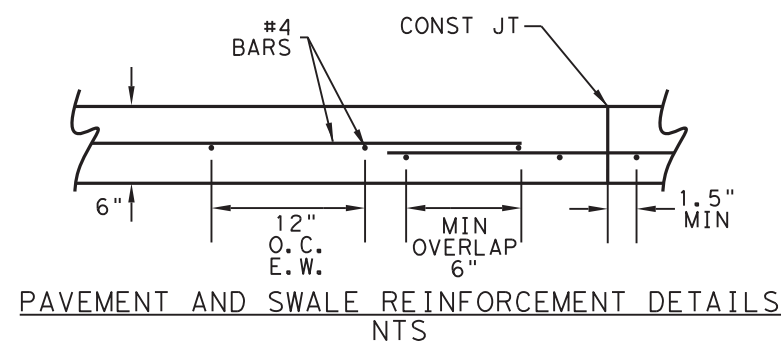
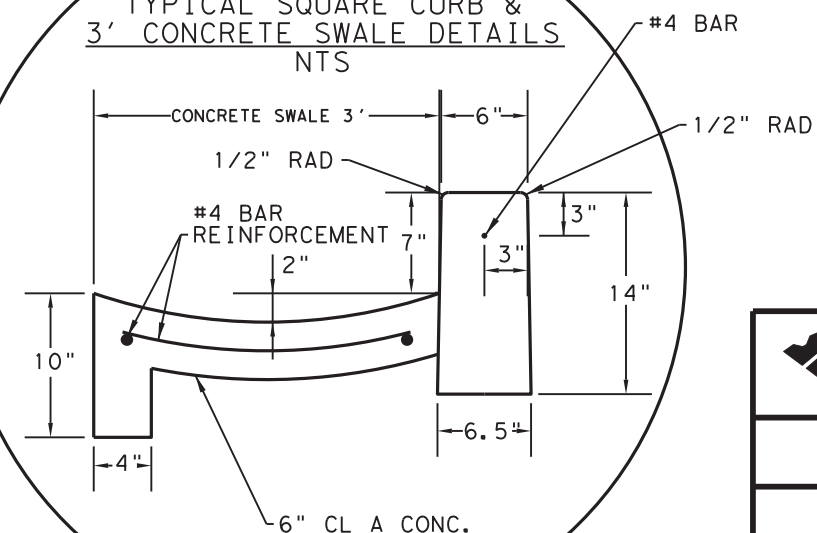


PROPOSED TYPICAL SECTION
N HACKBERRY ST. (NO PARALLEL PARKING)
FROM NOLAN ST. TO HAYS ST.

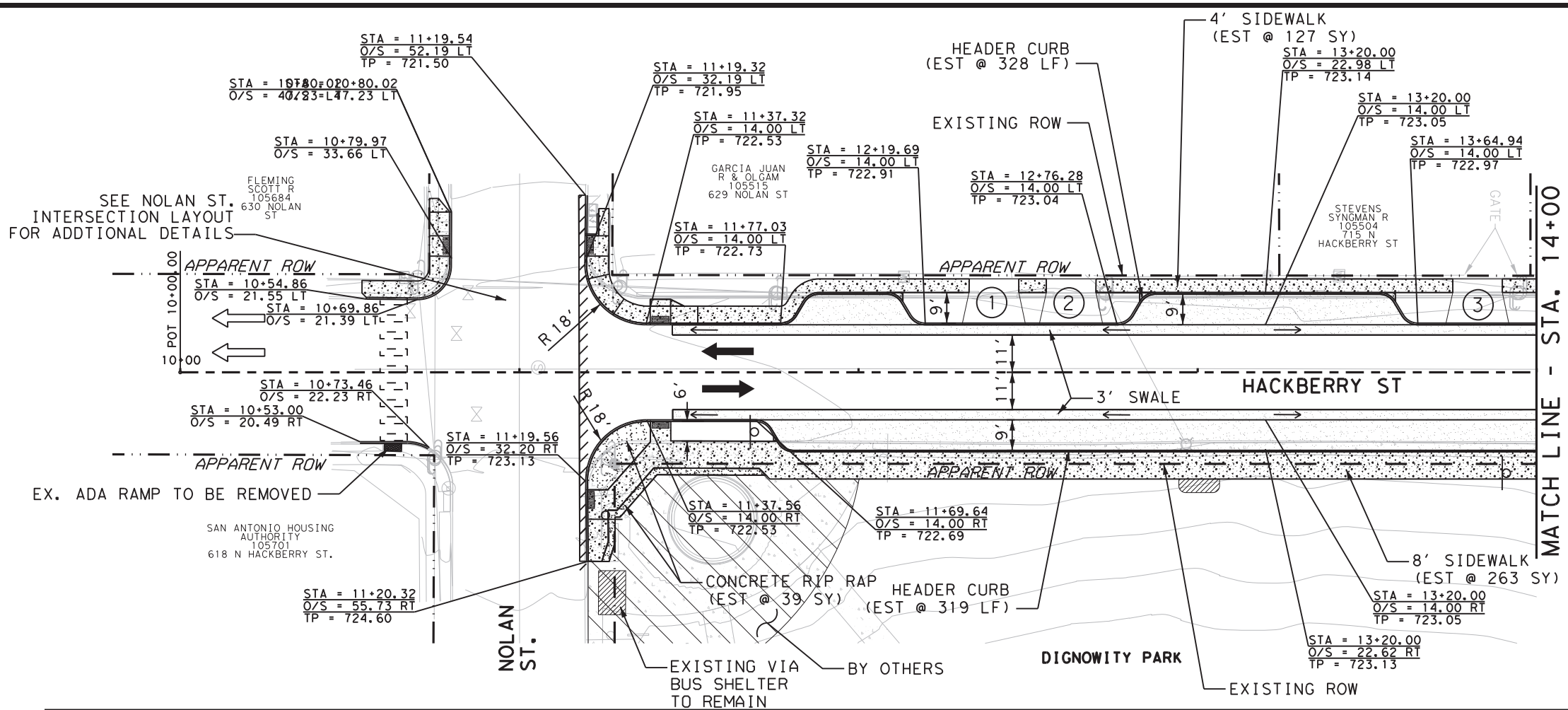


TYPICAL PARKING DETAIL
NTS

TYPICAL SQUARE CURB &
3' CONCRETE SWALE DETAILS
NTS

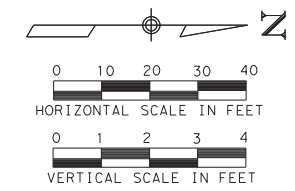


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CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
HACKBERRY ST. IMPROVEMENTS NOLAN ST. TO HAYS ST. TYPICAL SECTIONS		
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: JA	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 7 OF 63



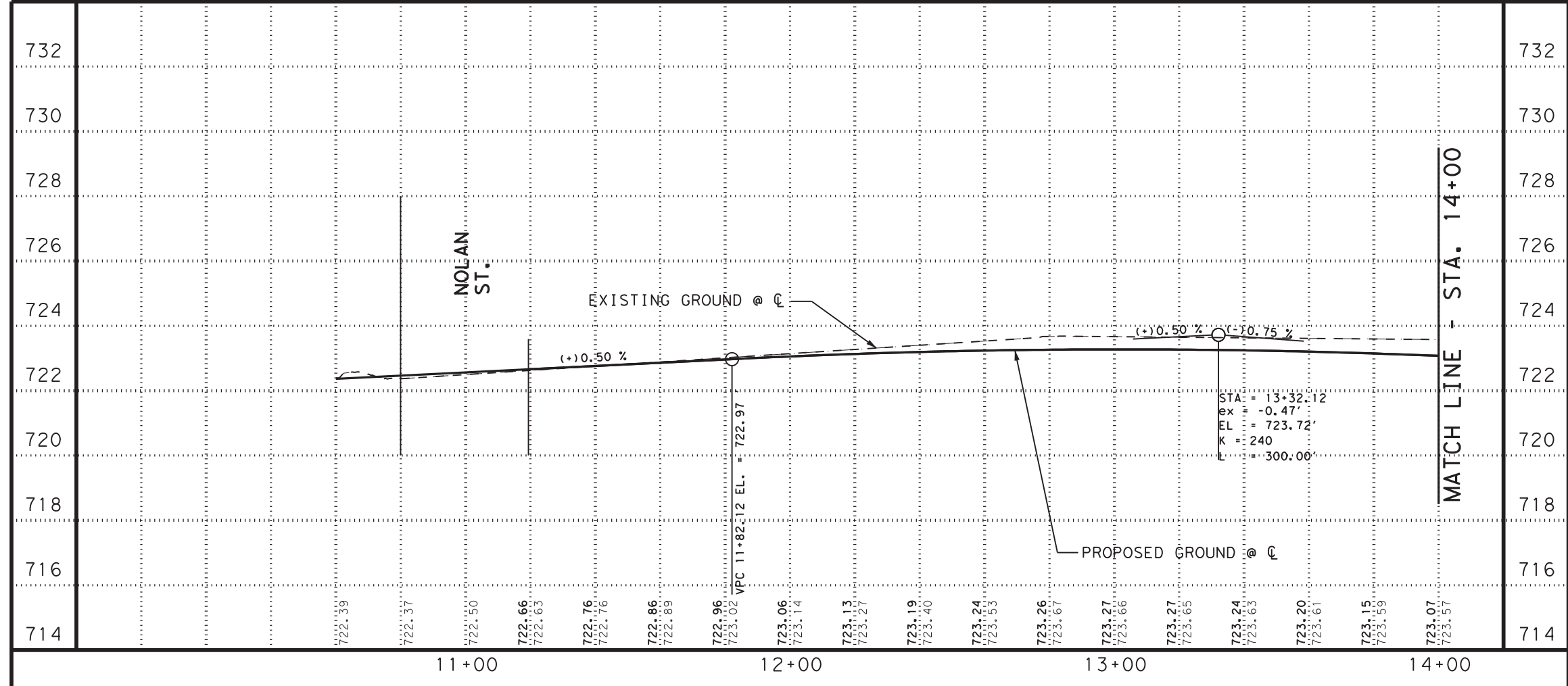
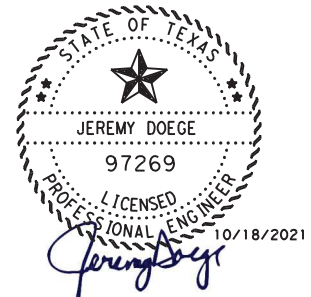
ITEM	DESCRIPTION	UNIT	QUANTITIES
103.1	REMOVE CONCRETE CURB (700 LF < X < 10,000 LF)	LF	674
103.3	REMOVE SIDEWALKS AND DRIVEWAYS (>10,000)	SF	560
104.1	STREET EXCAVATION (> 1,000 CY)	CY	888
108.1	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	SY	1,244
200.1	FLEXIBLE BASE (4" COMPACTED DEPTH)	SY	510
200.1	FLEXIBLE BASE (10" COMPACTED DEPTH)	SY	734
203.1	TACK COAT	GAL	74
205.2	HOT MIX ASPHALTIC PAVEMENT TYPE B (6" THICKNESS)	SY	734
205.4	HOT MIX ASPHALTIC PAVEMENT TYPE D (2" THICKNESS)	SY	734
209.1	REINFORCED CONCRETE PAVEMENT (6" THICK)	SY	510
500.1	CONCRETE HEADER CURB (>1,000 LF)	LF	714
502.1	CONCRETE SIDEWALKS (1,000 SY < X < 10,000 SY)	SY	419
503.1	PORTLAND CEMENT CONCRETE DRIVEWAYS - RESIDENTIAL	SY	73
505.1	CONCRETE RIPRAP (5" THICK)	SY	39
523.1	ADJUSTING VEHICULAR GATES	EA	2



- NOTES:
- TRUNCATED DOMES FOR ADA RAMP ARE TO BE GRAY PER HISTORIC DISTRICT GUIDELINES.
 - USE CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC AND UNDERGROUND GAS UTILITIES.



LEGEND

- POWER POLE TO REMAIN
- LIGHT POLE TO REMAIN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CONCRETE FLATWORK
- CONCRETE PARKING/SWALE
- RIGHT OF WAY
- FLOW DIRECTION
- TRAVEL DIRECTION
- DRIVEWAY NUMBER



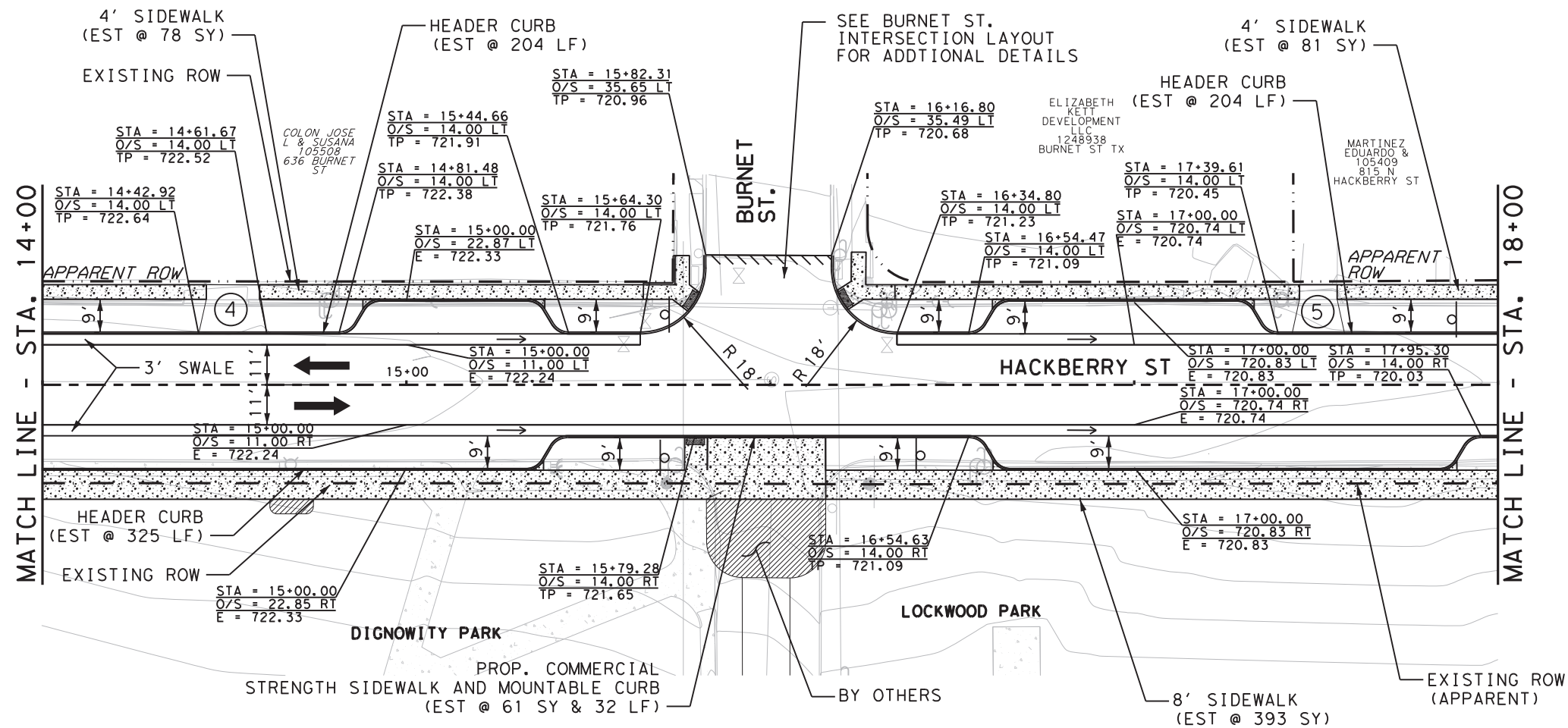


5710 W. HAUSMAN RD.,
SUITE 115
SAN ANTONIO, TEXAS 78249
FIRM NO: F-15085
210.860.9224

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

N HACKBERRY ST. IMPROVEMENTS
NOLAN ST. TO HAYS ST.
PLAN AND PROFILE
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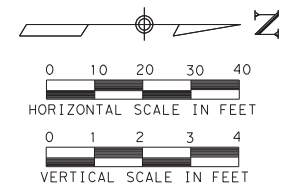
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: RCW	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 15 OF 63



ITEM	DESCRIPTION	UNIT	QUANTITIES
103.1	REMOVE CONCRETE CURB (700 LF < X < 10,000 LF)	LF	750
103.3	REMOVE SIDEWALKS AND DRIVEWAYS (>1,000)	SF	4,388
104.1	STREET EXCAVATION (> 1,000 CY)	CY	1,356
108.1	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	SY	1,747
200.1	FLEXIBLE BASE (4" COMPACTED DEPTH)	SY	650
200.1	FLEXIBLE BASE (10" COMPACTED DEPTH)	SY	1,097
203.1	TACK COAT	GAL	110
205.2	HOT MIX ASPHALTIC PAVEMENT TYPE B (6" THICKNESS)	SY	1,097
205.4	HOT MIX ASPHALTIC PAVEMENT TYPE D (2" THICKNESS)	SY	1,097
209.1	REINFORCED CONCRETE PAVEMENT (6" THICK)	SY	673
500.1	CONCRETE CURB (<1,000 LF)	LF	9
500.1	CONCRETE MOUNTABLE CURB	LF	32
500.1	CONCRETE HEADER CURB (>1,000 LF)	LF	733
502.1	CONCRETE SIDEWALKS (1,000 SY < X < 10,000 SY)	SY	491
503.1	PORTLAND CEMENT CONCRETE DRIVEWAYS - RESIDENTIAL	SY	42
503.2	PORTLAND CEMENT CONCRETE DRIVEWAY - COMMERCIAL	SY	61

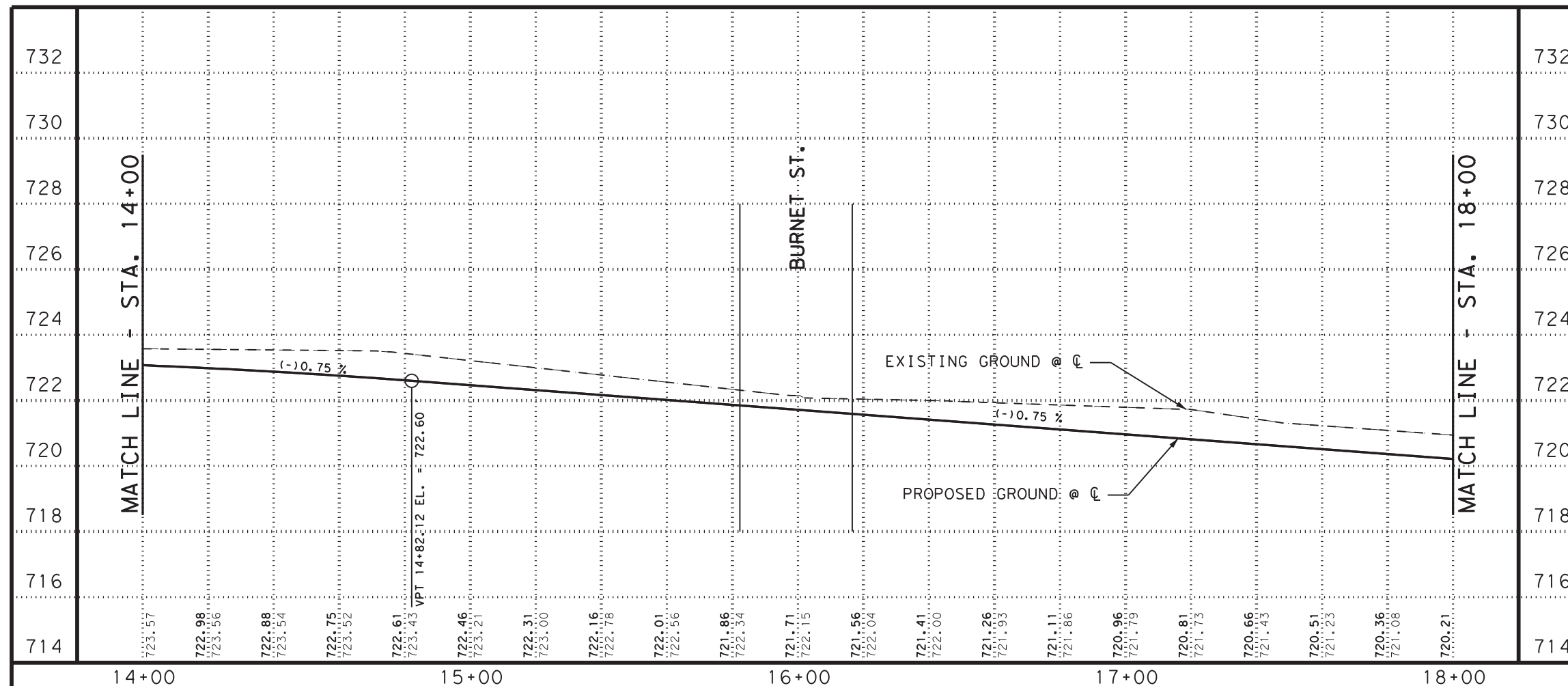
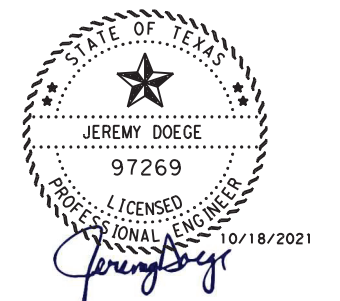
NOTES:

1. TRUNCATED DOMES FOR ADA RAMP ARE TO BE GRAY PER HISTORIC DISTRICT GUIDELINES.
2. USE CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC AND UNDERGROUND GAS UTILITIES.



LEGEND

- POWER POLE TO REMAIN
- LIGHT POLE TO REMAIN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CONCRETE FLATWORK
- RIGHT OF WAY
- FLOW DIRECTION
- TRAVEL DIRECTION
- DRIVEWAY NUMBER



TBG

WGL
WGL Inc.

5710 W. HAUSMAN RD.,
SUITE 115
SAN ANTONIO, TEXAS 78249
FIRM NO: F-15085
210.860.9224

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

N HACKBERRY ST. IMPROVEMENTS
NOLAN ST. TO HAYS ST.

PLAN AND PROFILE
STA 14+00-18+00

100% SUBMITTAL

PROJECT NO.: 30184109.00

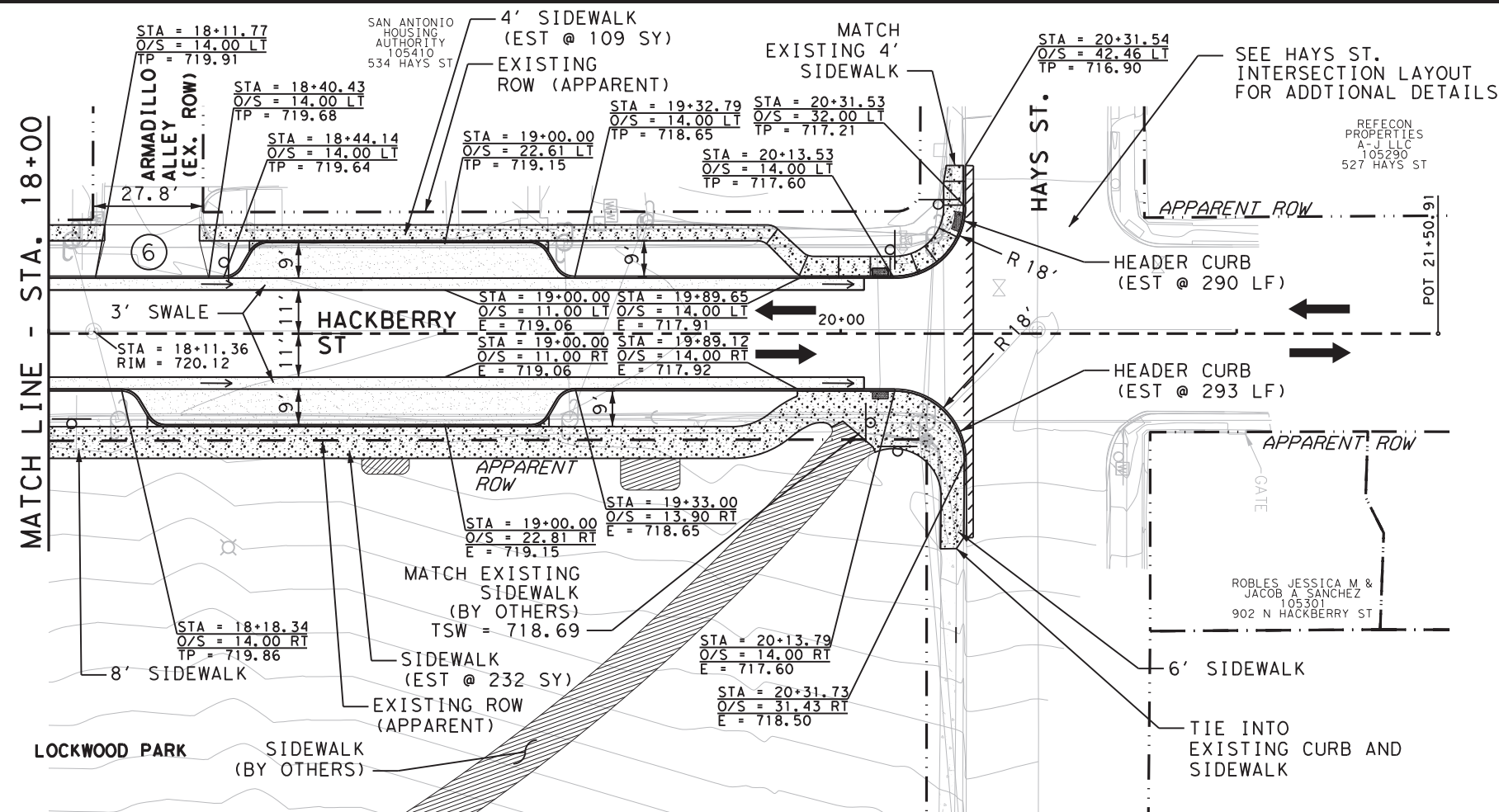
DATE: 10/18/2021

DRWN. BY: RCW

DSGN. BY: JA

CHKD. BY: JD

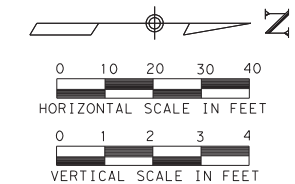
SHEET: 16 OF 63



ITEM	DESCRIPTION	UNIT	QUANTITIES
103.1	REMOVE CONCRETE CURB (700 LF < X < 10,000 LF)	LF	469
103.3	REMOVE SIDEWALKS AND DRIVEWAYS (>1,000)	SF	2,653
104.1	STREET EXCAVATION (> 1,000 CY)	CY	758
108.1	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	SY	943
200.1	FLEXIBLE BASE (4" COMPACTED DEPTH)	SY	323
200.1	FLEXIBLE BASE (10" COMPACTED DEPTH)	SY	620
203.1	TACK COAT	GAL	62
205.2	HOT MIX ASPHALTIC PAVEMENT TYPE B (6" THICKNESS)	SY	620
205.4	HOT MIX ASPHALTIC PAVEMENT TYPE D (2" THICKNESS)	SY	620
209.1	REINFORCED CONCRETE PAVEMENT (6" THICK)	SY	323
500.1	CONCRETE HEADER CURB (>1,000 LF)	LF	561
502.1	CONCRETE SIDEWALKS (1,000 SY < X < 10,000 SY)	SY	348
503.2	PORTLAND CEMENT CONCRETE DRIVEWAY - COMMERCIAL	SY	39

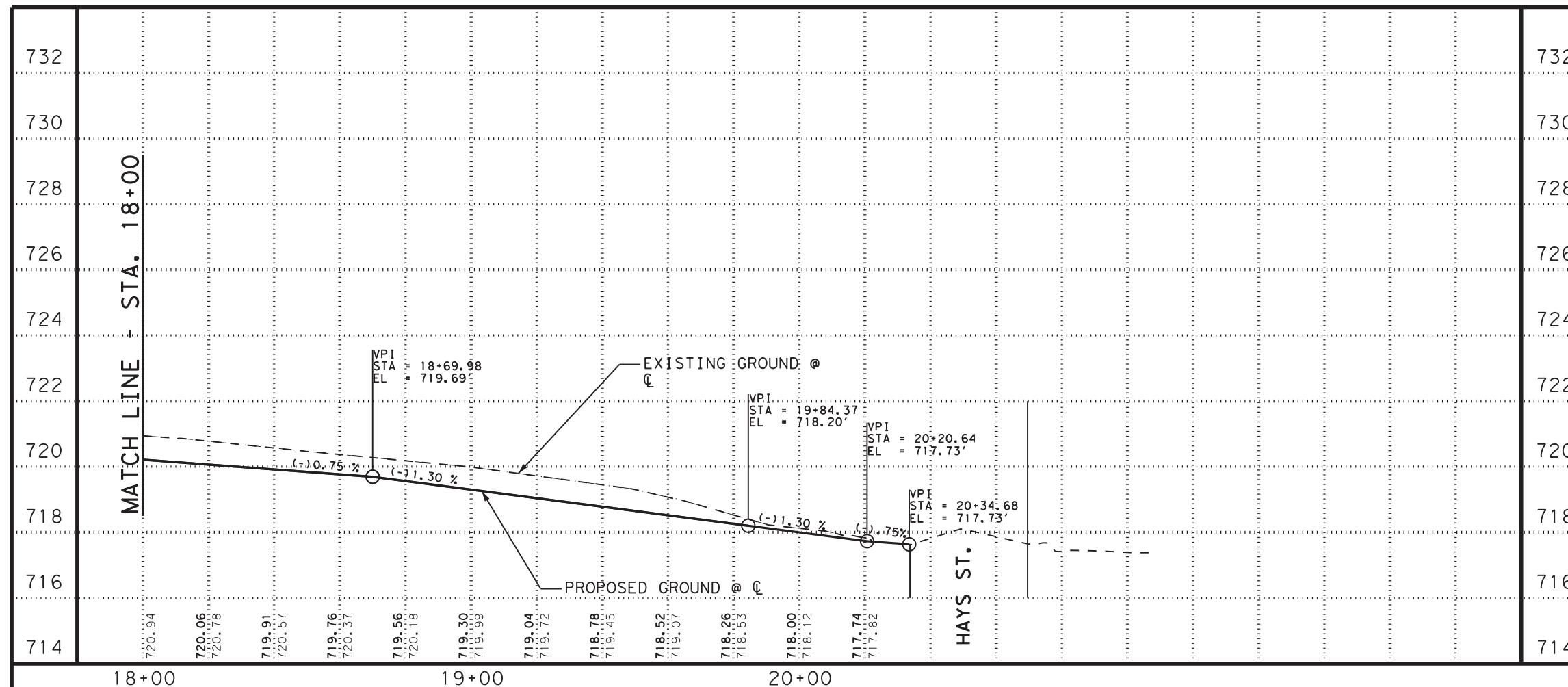
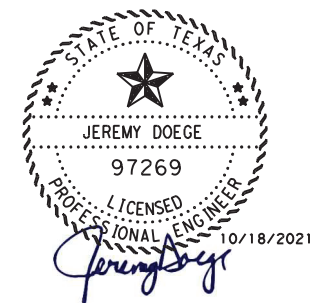
NOTES:

1. TRUNCATED DOMES FOR ADA RAMP ARE TO BE GRAY PER HISTORIC DISTRICT GUIDELINES.
2. USE CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC AND UNDERGROUND GAS UTILITIES.



LEGEND

- POWER POLE TO REMAIN
- LIGHT POLE TO REMAIN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SIGN TO REMAIN
- CONCRETE FLATWORK
- CONCRETE PAVING/SWALE
- RIGHT OF WAY
- FLOW DIRECTION
- TRAVEL DIRECTION
- DRIVEWAY NUMBER



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CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

N HACKBERRY ST. IMPROVEMENTS
NOLAN ST. TO HAYS ST.

PLAN AND PROFILE
STA 18+00-END

100% SUBMITTAL

PROJECT NO.: 30184109.00

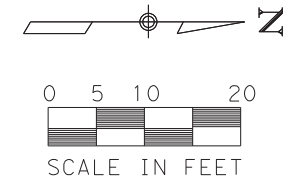
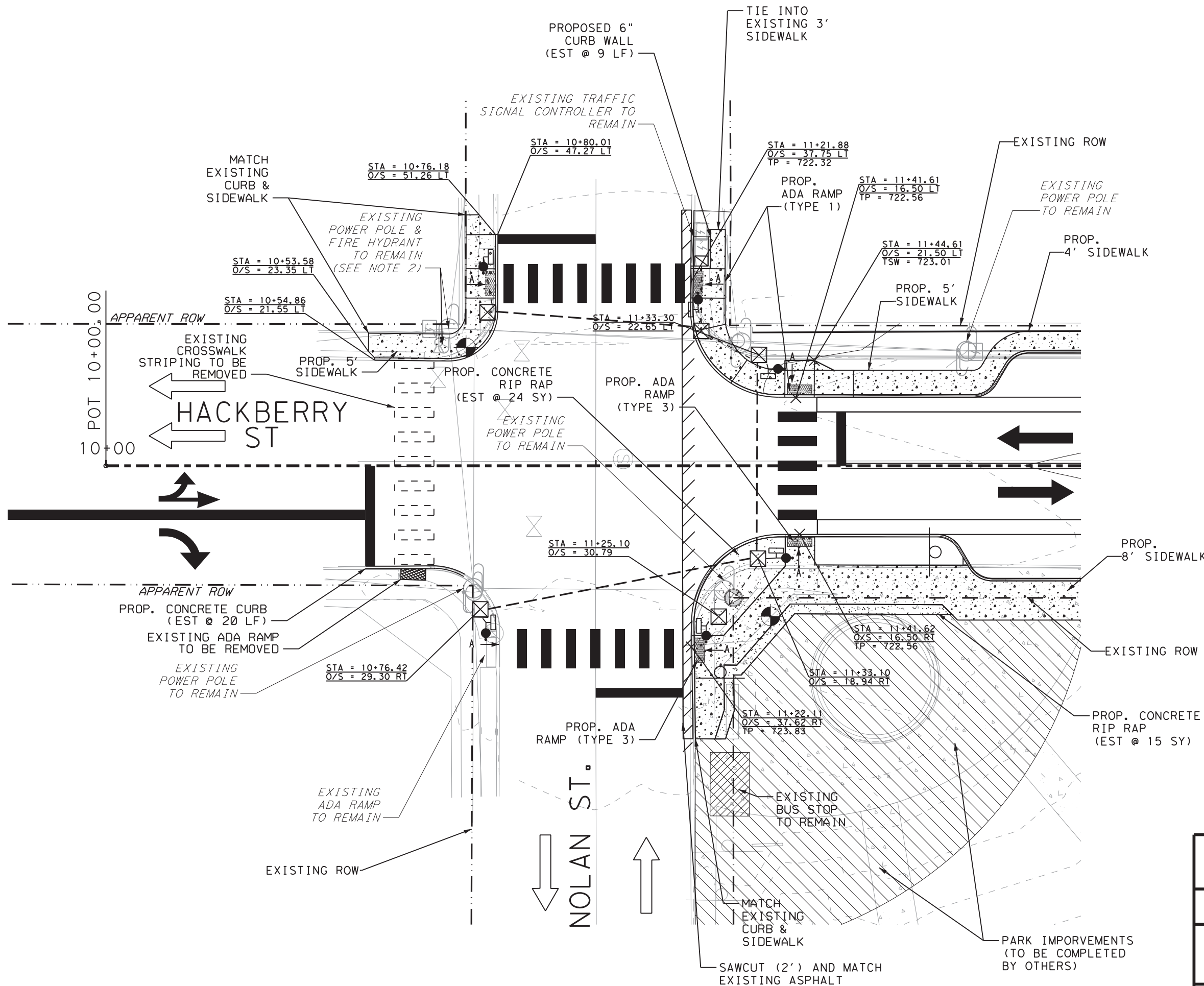
DATE: 10/18/2021

DRWN. BY: RCW

DSGN. BY: JA

CHKD. BY: JD

SHEET: 17 OF 63

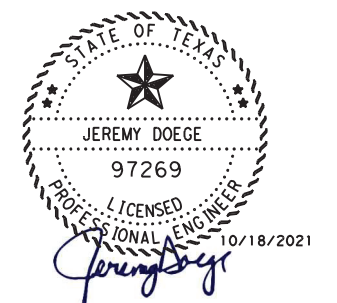


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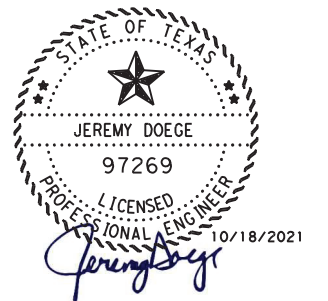
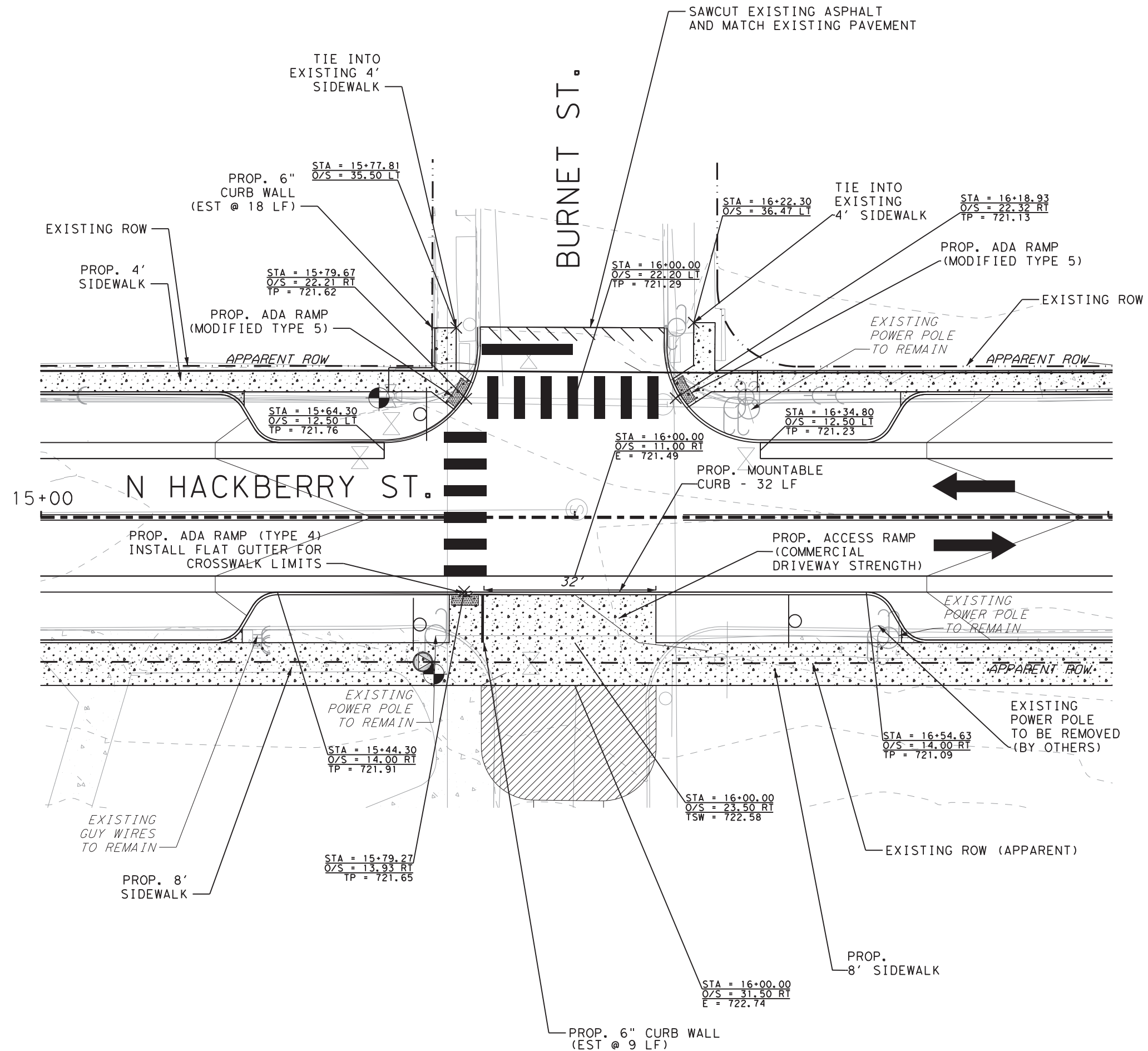
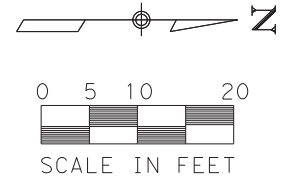
- TRAFFIC SIGNAL PULL BOX
- 10' PEDESTRIAN POLE
- ACCESSIBLE PEDESTRIAN STATION (APS)
- PEDESTRIAN SIGNAL HEAD



NOTES:

- REFERENCE PEDESTRIAN SIGNAL LAYOUT - NOLAN ST. FOR PEDESTRIAN SIGNAL IMPROVEMENTS
- SEE MISCELLANEOUS DETAIL SHEET FOR SIDEWALK DETAILS



<p>5710 W. HAUSMAN RD., SUITE 115 SAN ANTONIO, TEXAS 78249 FIRM NO: F-15085 210.860.9224</p>		
<p>CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT</p>		
<p>N HACKBERRY ST. IMPROVEMENTS NOLAN ST. TO HAYS ST. INTERSECTION - NOLAN ST.</p>		
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: RCW	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 18 OF 63



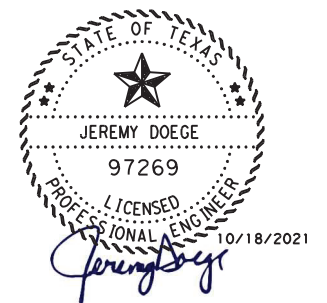
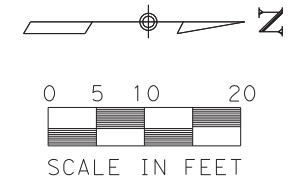
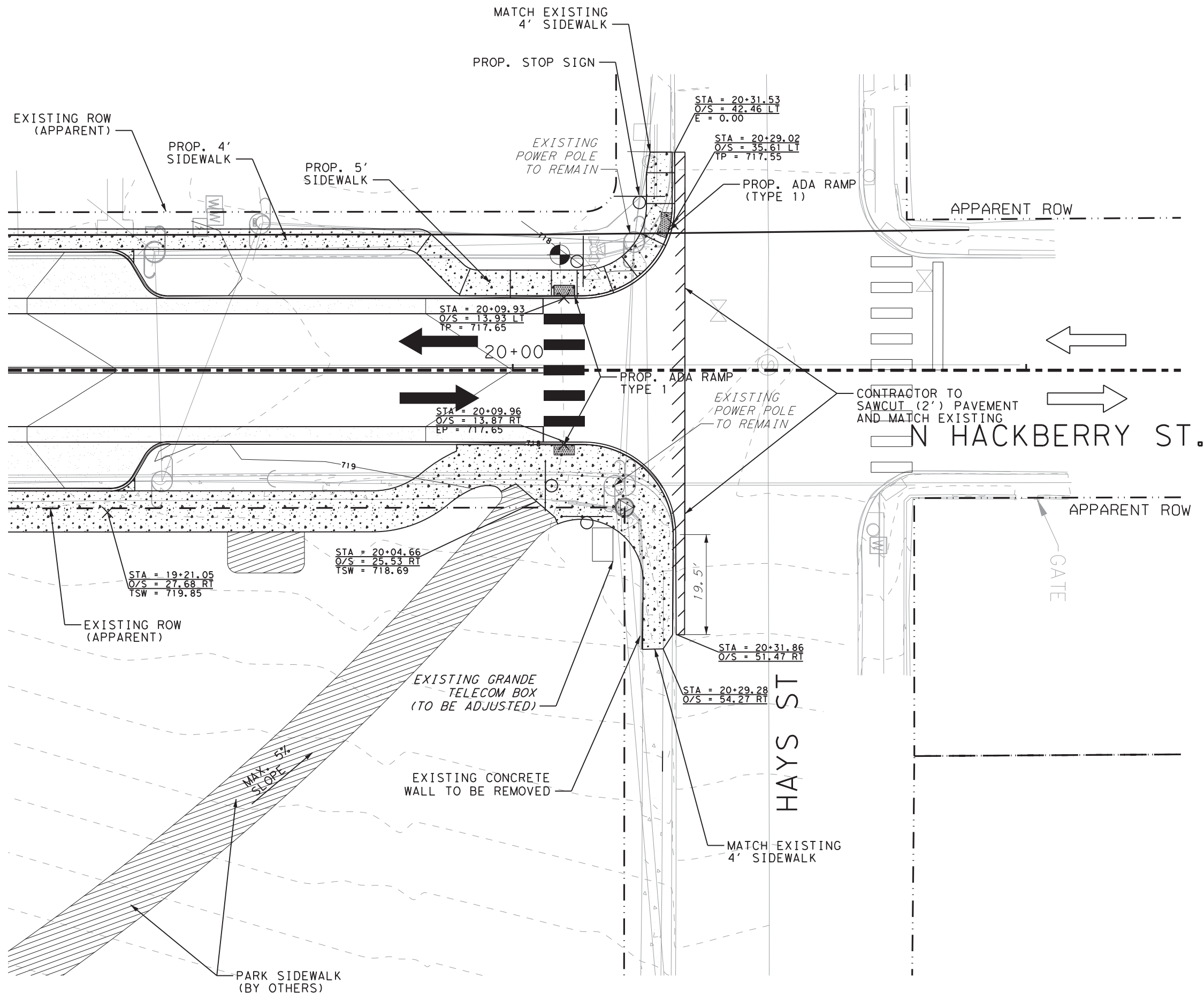




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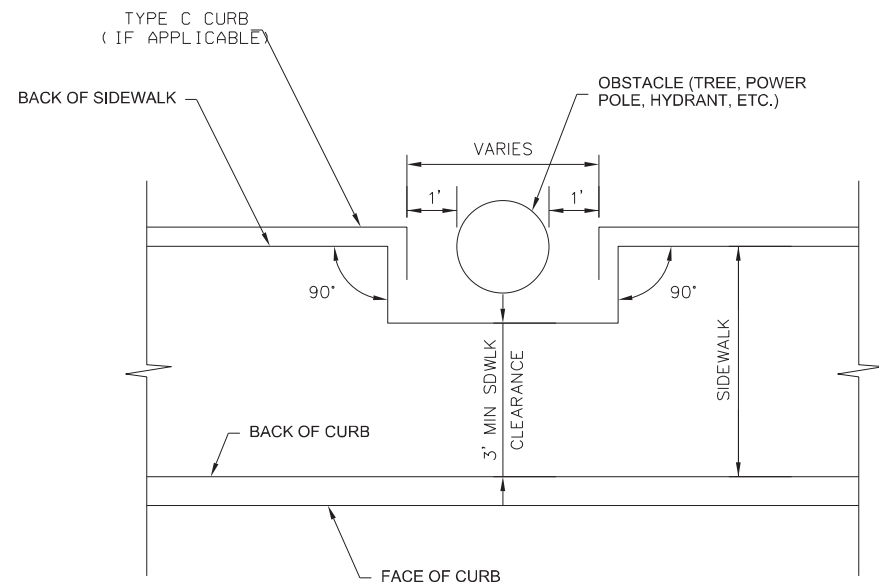
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

N HACKBERRY ST. IMPROVEMENTS
NOLAN ST. TO HAYS ST.
INTERSECTION - BURNET ST.

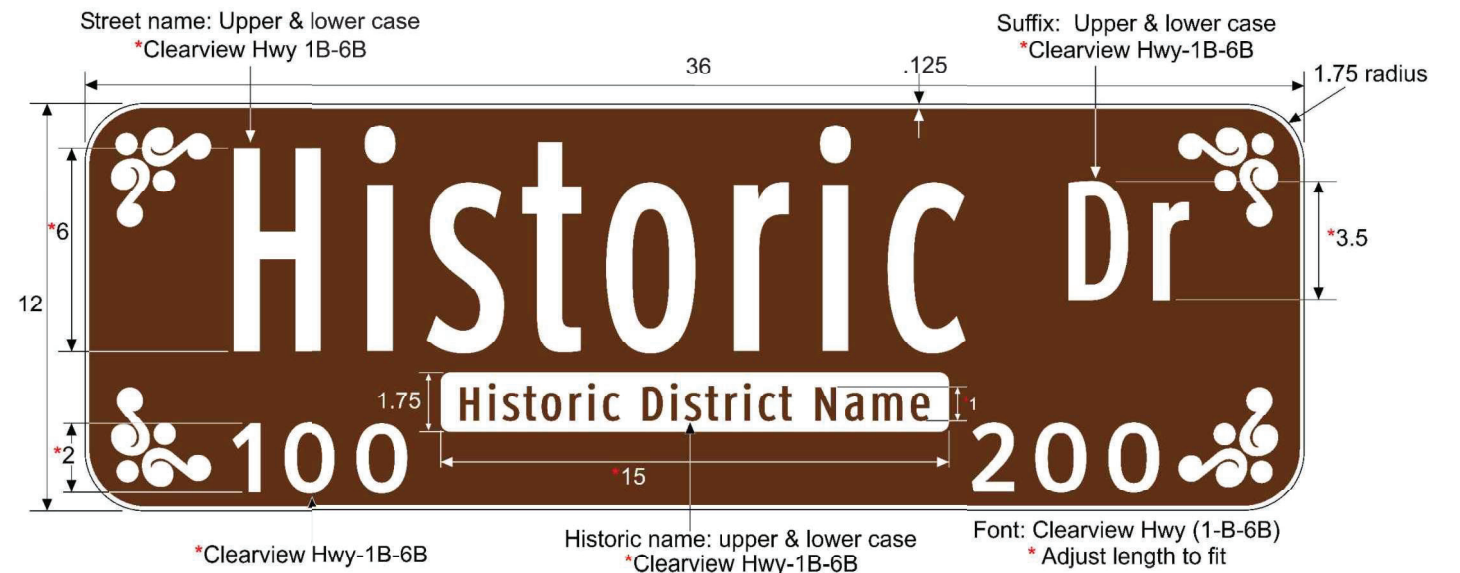
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: RCW	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 19 OF 63



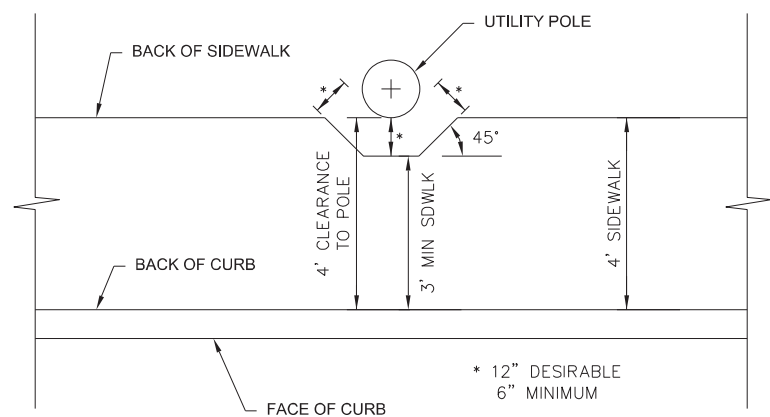
 		5710 W. HAUSMAN RD., SUITE 115 SAN ANTONIO, TEXAS 78249 FIRM NO: F-15085 210.860.9224
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
N HACKBERRY ST. IMPROVEMENTS NOLAN ST. TO HAYS ST. INTERSECTION - HAYS ST.		
100% SUBMITTAL	PROJECT NO.: 30184109.00	DATE: 10/18/2021
DRWN. BY: RCW	DSGN. BY: JA	CHKD. BY: JD
		SHEET: 20 OF 63



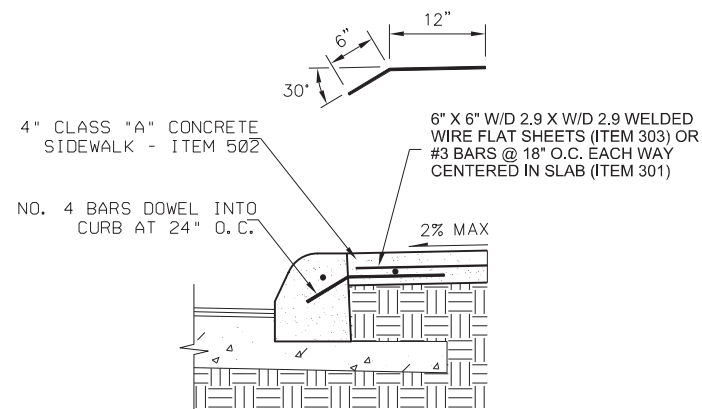
CONCRETE SIDEWALK @ PRESERVED TREE/OBSTACLE DETAILS
NOT TO SCALE



D3-1SA-H HISTORIC SIGN DETAIL
ITEM 502
NOT TO SCALE

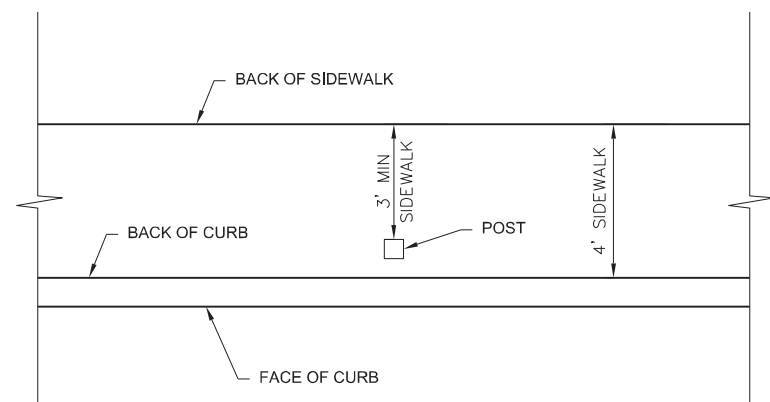


SIDEWALK CUTOUT DETAIL
ENCROACHMENT AT UTILITY POLE
NOT TO SCALE

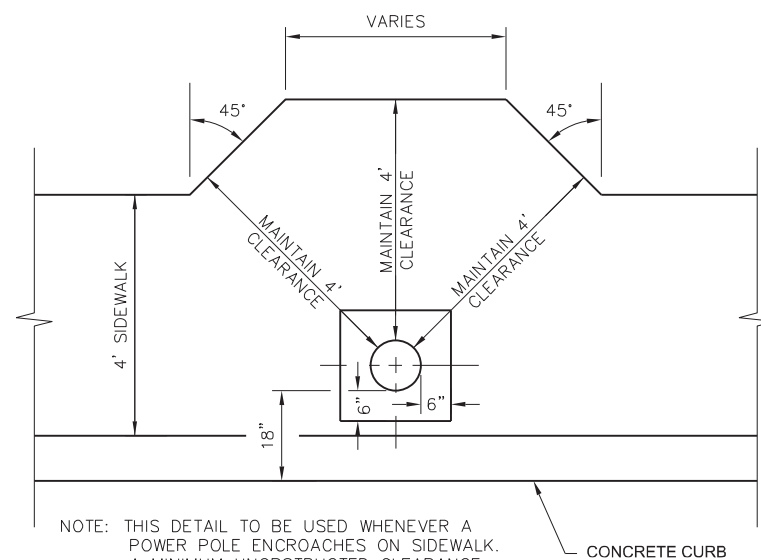


CONCRETE SIDEWALK ABUTTING CURB SECTION
ITEM 502
NOT TO SCALE

GENERAL NOTE
CONTRACTOR TO COORDINATE PLACEMENT OF
EXPANSION JOINTS AT OFFSETS FOR OBSTACLES.

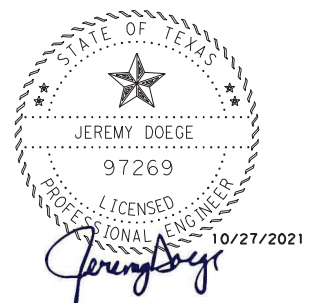




MAILBOX/SIGN PLACEMENT
(WITHIN SIDEWALK)
NOT TO SCALE



NOTE: THIS DETAIL TO BE USED WHENEVER A
POWER POLE ENCLOSES ON SIDEWALK.
A MINIMUM UNOBSTRUCTED CLEARANCE
OF 4' IS TO BE MAINTAINED AROUND
THE POLE AT THE LOCATIONS.

CONCRETE SIDEWALK @ UTILITY POWER POLE DETAIL
(WITHIN SIDEWALK)
NOT TO SCALE



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CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
N HACKBERRY ST. IMPROVEMENTS NOLAN ST. TO HAYS ST. MISCELLANEOUS DETAILS		
100% SUBMITTAL	PROJECT NO.:	30184109.00
DRWN. BY: N/A	DSGN. BY: N/A	CHKD. BY: JD
DATE: 10/27/2021		SHEET: 27 OF 63