6S ENGINEERING, INC.
TBPE F-18435

June 18, 2018

Administrative Exception / Variance Request Review[1]
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Overlook Town Center – Off-site Sanitary Sewer
        A/P # 2321303
        UDC Code Section 35-532 Tree Preservation – Table 523-1A

☑   Administrative Exception

☐   Environmental Variance

☐   Subdivision Platting Variance – Time Extension

Dear COSA DSD,

The purpose of this letter is to support an administrative exception/variance request for the proposed off-site sanitary sewer system required to service the Overlook Town Center development. The project site is located in northern Bexar County within the City of San Antonio ETJ and northwest of the intersection of Wilderness Oak and Bulverde Road. The project consist of approximately 960 linear feet of sanitary sewer pipe and three manholes which would tie into a SAWS manhole near Bulverde Road just north of the subject tract of land.

Due to the terrain within the Overlook property and location of the existing sanitary sewer located within proximity of the site, the alignment shown on the proposed plans was the most feasible location to tie into an existing manhole with a gravity main, and maintain minimum cover beneath Elm Waterhole creek which runs through the Overlook property near Bulverde Road. This alignment is located within the 100yr floodplain of Elm waterhole creek. The design of the system meets both TCEQ and SAWS requirements. The construction of the main would require removal of significant trees within the proposed and temporary easements. A tree survey and preservation plan was prepared and provided to the City for review. With the current alignment approximately 70% of trees would be preserved, however, this is below the 80% required under Table 523-1A, UDC section 35-523(Floodplains).

The proposed sanitary sewer would be located within a permanent sewer easement, which upon completion of construction would be conveyed to SAWS. The permanent and temporary easements were purchased by the developer from Belterra Subdivision Property Owners Association (POA) and Bexar County. As part of purchasing the strip of land for the easement from Belterra Subdivision POA, the developer paid additional funds of $1,500 for landscaping and planting of trees within the open space/park adjacent to the site. Additional care was taken

into consideration during design to preserve as many trees as possible in both the proposed temporary and permanent easement for the sanitary sewer line. Tree protection details have been incorporated with the tree plan for the contractor to use during construction and protect the existing trees to remain. Trenchless methods of construction such as pipe boring will be utilized to minimize the impact to the root zone for a heritage tree located adjacent to the easement, and areas of disturbed soil will be seeded with a native seed mix to reestablish vegetation. For areas of clearing/tree removal within the sanitary sewer easement which can't be preserved, the owner will be paying a fee-in-lieu of mitigation in the amount of $20,200.

In conclusion the location of the sanitary sewer line is necessary to provide a tie-in location that can serve the entire Overlook Town Center Tract. The design considerations to minimize impact to existing significant and heritage trees were incorporated into the plan. In my professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Jose A. Cantu, PE
Vice President
6S Engineering, Inc.

Attachment(s)

    A. Tree Preservation Plans
    B. Sanitary Sewer Construction Plans

For Office Use Only: AEVR #:	Date Received:

DSD – Director Official Action:

☐ APPROVED   ☐ APPROVED W/ COMMENTS   ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

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