



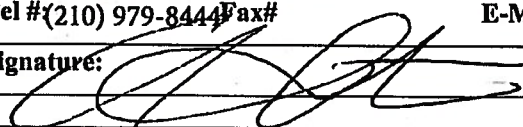
CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Graytown Road Improvements
A/P # /PPR # /Plat #	
Date:	July 12, 2017
Code Issue:	Tree Canopy Removal Within Floodplain
Code Sections:	UDC Sec 35-523 Table 523-1-B

Submitted By:	☒ Owner	☐ Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Gordon V. Hartman (President)	
Company:	Velma Development, LLC.	
Address:	1202 W. Bitters Rd. Bldg. 1 Suite 1200 San Antonio, TX	Zip Code: 78216
Tel #	(210) 493-2811	Fax# E-Mail: jaime@gordonhartman.com
Consultant:	Rick Gray, P.E., C.F.M.	
Company:	KFW Engineers & Surveying	
Address:	3421 Paesanos Parkway San Antonio, TX	Zip Code: 78231
Tel #	(210) 979-8444	Fax# E-Mail: rgray@kfwengineers.com
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☐ Other _____
- City Council District _____ Ferguson Map Grid _____ Zoning District _____
- San Antonio City Limits ☐ Yes ☐ No
- Edwards Aquifer Recharge Zone? ☐ Yes ☐ No
- Previous/existing landfill? ☐ Yes ☐ No
- Parkland Greenbelts or open space? Floodplain? ☐ Yes ☐ No

Floodplain Tree Mitigation Calculations

2017 JUL 18 PM 10:40

Previously preserved **81.49%** of canopy within the floodplain with the Approved Tree Plan dated 7-14-15 (see attached approved tree plan)

The area of the floodplain associated with the approved tree plan was **12.27 Ac.**

With the proposed drainage improvements only **75%** of the canopy could be maintained. Therefore; $81.49\% - 75\% = 6.49\%$ of the floodplain canopy needs to be mitigated.

6.49% of **12.27** = **0.796 Ac.** of canopy required

$0.796 \text{ ac } (43,560 \text{ sf/ac}) = \mathbf{34,674 \text{ SF}}$ of canopy required

The client will plant large canopy shade trees in the available location. The Shade Area value for a large canopy tree is 1200 based on Appendix E of the UDC Recommended Plant List therefore;

$$\begin{aligned} 33 \text{ Large Canopy Tree} * 1200 \text{ SF} &= 39,600 \text{ SF} \\ 39,000 \text{ SF} * 0.90\% \text{ Shade Value Credit} &= 35,640 \text{ SF} \end{aligned}$$

$35,640 \text{ SF} > 34,674 \text{ SF}$, Canopy Requirement Met



SCALE: 1" = 50'
0 30 60
FEET

ISSUE DATE:	
JOB NO. 208-1B-01	DESIGNER:
DATE: July 2017	CHECKED: R.G.
DRAWN: M.N.C.	

SHEET: 2 OF 2

GRAYTOWN ROAD IRRIGATION PRELIMINARY PLANS

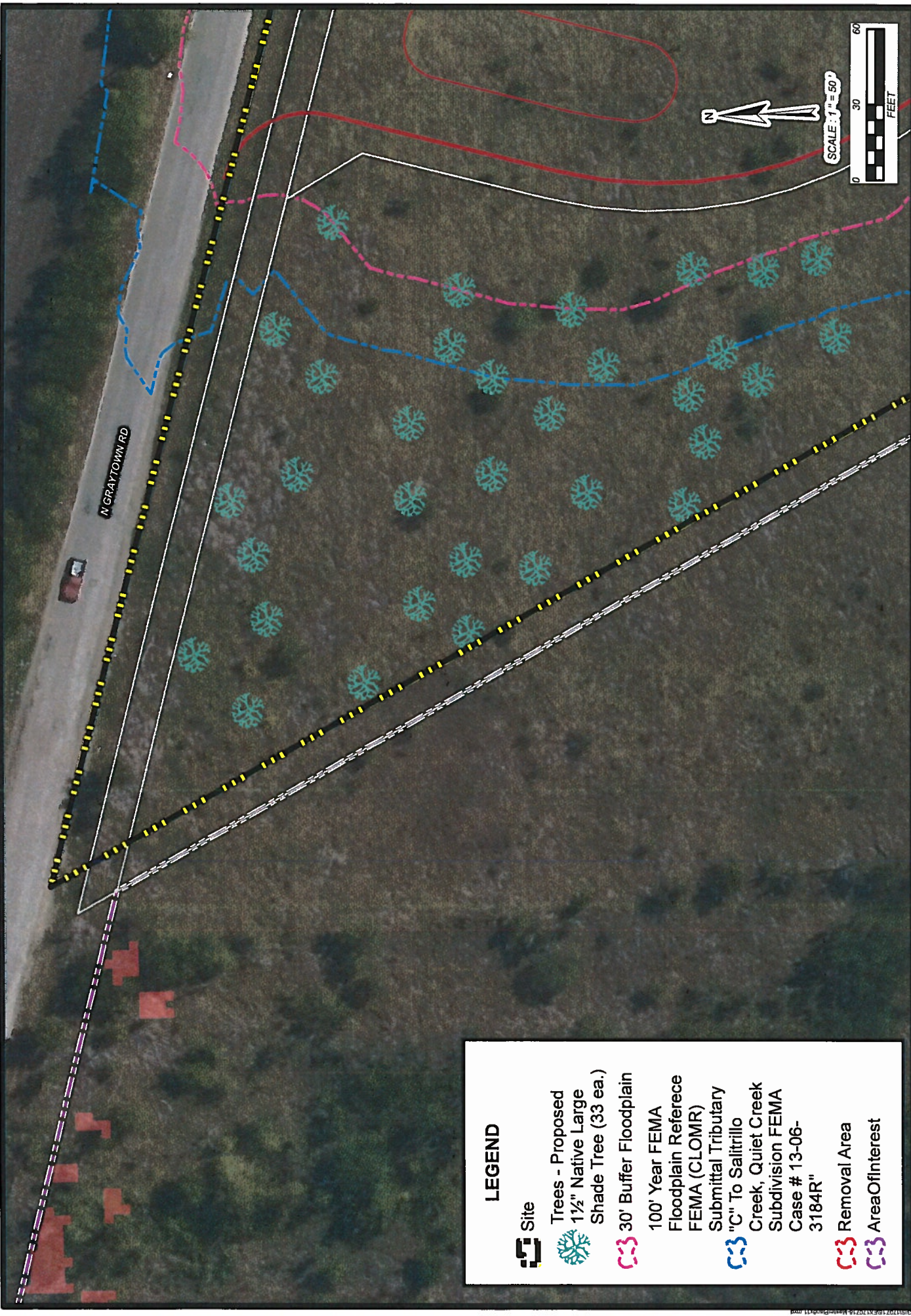
LEGEND

- Site
- Proposed Bubbler Heads
- Proposed Irrigation Line
- 30' Buffer Floodplain
- 100' Year FEMA Floodplain Reference FEMA (CLOMR)
- Submittal Tributary "C" To Saltrillo Creek, Quiet Creek Subdivision FEMA Case # 13-06-3184R"
- Removal Area
- AreaOfInterest

Install 33 irrigation bubbler heads an irrigation lines (to be designed by others)

KFW
ENGINEERS + SURVEYING
3421 PAGESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE (210) 978-8444
FAX (210) 978-8441

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LEGEND

-  Site
-  Trees - Proposed 1 1/2" Native Large Shade Tree (33 ea.)
-  30' Buffer Floodplain
-  100' Year FEMA Floodplain Reference FEMA (CLOMR) Submittal Tributary "C" To Salitrillo Creek, Quiet Creek Subdivision FEMA Case # 13-06-3184R
-  Removal Area
-  AreaOfInterest

GRAYTOWN ROAD TREE MITIGATION PLAN

REVISIONS:	ISSUE DATE:
JOB NO. 205-18-01	DESIGNER:
DATE: JULY 2017	CHECKED: R.G.
DRAWN: M.N.C.	

SHEET: 1 OF 2

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