



August 16, 2018

Administrative Exception / Variance Request Review (Revision 2)
c/o Development Services Staff
Development Services Department (DSD)
City of San Antonio (COSA)
1901 S. Alamo
San Antonio, Texas 78204

**Re. San Antonio Water System E-19: Seguin Road to Nacogdoches Road – Segment 1
Unified Development Code (UDC) 35-523
Administration Exception / Variance Request Review Letter (Revision 1)**

Dear COSA DSD,

The San Antonio Water System (SAWS) will be constructing the proposed E-19 Segment 1 project that consists of a sanitary sewer line beginning at Seguin Rd. crossing Binz Engleman Rd. and following Holbrook Rd. crossing Rittiman Rd. For the limits of the construction areas, refer to sheet TP-14 in the Tree Inventory Plan Sheets attached. Segment 1 consists of approximately 16,250 LF of 78" sanitary sewer line. The Segment 1 site is approximately 11.5 acres and is expected to advertise through the end of November.

Design efforts were made to limit Segment 1's impact to Significant trees and Heritage trees such as tunneling and boring to avoid the removal a large number of significant and heritage trees between Stations 16+50 to 70+50 and Stations 121+50 to 128+00. However, given that the project is comprised of the replacement of an existing SAWS pipeline, certain impacts were unavoidable.

Acknowledging the 2010 Tree Preservation Ordinance – Unified Development Code (UDC) 35-523, E-19 Segment 1 project is under the minimum tree preservation requirements as displayed in the following table:

Environmentally Sensitive Area (30 ft Floodplain Buffer)		100-yr Floodplain		Uplands	
Significant	Heritage	Significant	Heritage	Significant	Heritage
84.50%	100.00%	76.9%	58.4%	92.0%	93.3%
Preserved	Preserved	Preserved	Preserved	Preserved	Preserved
80% Required	100% Required	80% Required	100% Required	25% Required	100% Required

SAWS is requesting a variance for the ability to mitigate 500 inches with payment of approximately \$100,000.00 to the mitigation fund as seen in the Mitigation Fund Schedule above. The mitigation fees are calculated separately for significant trees, heritage trees, environmentally sensitive areas, 100-year floodplain areas, and the uplands areas. The environmentally sensitive area is defined as a 30-ft buffer from the floodplain. Mitigation credit is obtained for all preserved un-protected native trees larger than 2.5 inches DBH and from every inch of DBH of protected native trees preserved over the required preservation limit. Floodplain, environmentally sensitive areas (30 foot buffer off 100 year floodplain), and uplands are calculated separately, as required per correspondence with the City of San Antonio. Refer to Sheet TP-1 of the attached Tree Inventory Sheets for the Tree Preservation Summary table that details the mitigation requirements for this project.





In addition, the project will propose to reseed all disturbed areas within the limits of construction with native mix approved by the City of San Antonio.

SAWS is requesting to defer the mitigation fund payment until the end of construction upon a final tree inspection. It is the intent of SAWS and with direction to the Contractor to minimize impacts to trees and, where possible, preserve additional trees initially identified to be removed in an effort to increase overall preservation of trees and reduce the amount of mitigation to be paid from the total \$100,000.00 initially estimated.

In our 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. For additional information or questions, contact Joel D. Valdez, P.E. at jvaldez@cpyi.com or 210.494.8004.

Respectfully,


Joel D. Valdez, PE, CFM

<u>For Office Use Only:</u> AEVR #: _____		Date Received: _____
<u>DSD – Director Official</u>		
APPROVED	APPROVED W/ COMMENTS	DENIED
Signature: _____	Date: _____	
Printed Name: _____	Title: _____	
Comments: _____	_____	

