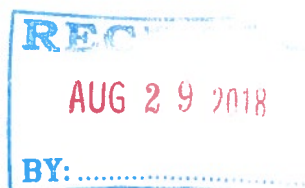




4350 Lockhill Selma Road, Suite 100  
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www.jonescarter.com



2018 AUG 29 AM 10:32

August 27, 2018

Variance Request Review  
ATTN: Herminio Griego  
City of San Antonio  
Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204

Re: Lot 4 Ivy Lot Subdivision - FMC Technologies  
A/P # 2337301  
Plat 160597  
UDC Codes §35-477 & §35-523  
Environmental Variance

Dear Development Services Department,

The purpose of this letter is to request variance approval of the updated Tree Preservation Plan for the FMC Technologies Development (AP #2337301). Due to a recent remapping of the floodplain within the project boundary (LOMR), the site is being replatted (Plat # 160597) and requires an updated Tree Preservation to receive plat approval. The updated Tree Preservation complies to the UDC Code §35-523 (Tree Preservation), and the items submitted are in accordance with UDC Code §35-477 (Tree Permits).

Please see attached updated Tree Preservation Plan for the FMC Technologies Development. The project was completed and constructed in 2014-2015. However, during construction, many of the trees in the original (approved) Tree Preservation Plan were accidentally removed. This updated plan addresses this issue, by providing an updated mitigation requirement to supplement the loss of these trees.

Per the updated Tree Preservation Plan, 100% of the trees in the 100-Year Floodplain (3270 square feet) and 30-foot floodplain barrier (3460 square feet), will be mitigated, as well as for 785 square feet of tree cover outside of these two areas (to bring the outside area up to the 35% cover minimum), in accordance with UDC Code §35-523. See the attached Tree Preservation Summary for details.

The updated mitigation plan includes changes to the floodplain per the recently approved LOMR, easements and TxDOT ROW reservation request. It is also important to note, that the site was constructed with a landscape plan, that featured new trees, shrubs and bushes that were planted throughout the site. These trees are a significant improvement to the existing trees that were removed.

The FMC facility understands that as a condition of the new Tree Preservation Plan, the mitigation balance will be paid into the tree mitigation fund. The full mitigation balance is \$28,674.12, per the attached Mitigation Cost table.

In my professional opinion, the proposed 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".



Ross T. Corder  
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03/13/18

For questions or concerns, please contact me at (210) 494-5511 or [RCorder@jonescarter.com](mailto:RCorder@jonescarter.com).

Sincerely,

Ross T. Corder, PE  
Site Development Department Manager

RTC/nic

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Ross T. Corder  
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## IVY LOT TREE MITIGATION CALCULATIONS – 08/27/2018

TREE PRESERVATION SUMMARY			
Gross Tract Area =	1,579,485 SF		
25% Gross Tract Area =	394,871 SF		
<u>Inside 100-Year Flood Plain</u>			
Existing Tree Canopy to Remain	0 SF		
Existing Tree Canopy to be Removed	3,270 SF		
Existing Tree Canopy Total		3,270 SF	
Percentage of Area Preserved*	0.0%		
* See Mitigation Table to the right for mitigation summary			
<u>Inside 30-Foot Floodplain Buffer</u>			
Existing Tree Canopy to Remain	0 SF		
Existing Tree Canopy to be Removed	3,460 SF		
Existing Tree Canopy Total		3,460 SF	
Percentage of Area Preserved*	0.0%		
* See Mitigation Table to the right for mitigation summary			
<u>Outside Area Remaining</u>			
Existing Tree Canopy to Remain	246,886 SF		
Existing Tree Canopy to be Removed	460,745 SF		
Existing Tree Canopy Total		707,631 SF	
Percentage of Area Preserved	34.9%		
* See Mitigation Table to the right for mitigation summary			

MITIGATION COST				
Inside 100-Year Floodplain			3270 sf	
Inside 30-Foot Floodplain Buffer			3460 sf	
Not in floodplain or buffer			785	
Total			7515 sf	
Shade Values (sf) R (inches)	# of Trees	Diameter (in)	Cost @ \$200/in	
875	16.69	8.59	143.37	28674.12
NOTE: Mitigation is 100% for floodplain and floodplain buffer and 35% for all other areas, per City requirements.				

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