



June 15, 2016

Ms. Deborah Viera  
City of Denton  
221 N Elm Street  
Denton, TX 76201

RE: **ESA16-0007 Alternative ESA Plan for Ryan Meadows  
Denton, Texas**

To Whom It May Concern:

We are submitting this Alternative Environmentally Sensitive Area Plan for Ryan Meadows to propose alternate mitigation for the impacts to the existing ESA as approved as part of ESA14-0008. The exhibit included in this submittal shows the proposed features of the alternative plan. The proposed Creekdale Drive extension, as required by the City Mobility Plan, as part of the Ryan Meadows development will impact a total of 0.47 acres of the total 5.17 acres of ESA currently on the site. Table 1 shows the impacts to each ESA type on the site. The areas shown in Table 1 are total area for each ESA type and does not account for overlap of the areas.

**Table 1: ESA Impacts by Type**

ESA Type	Existing Area	Area Impacted
Water Related	0.22 Ac.	0.07 Ac.
Riparian Buffer	3.36 Ac.	0.41 Ac.
Undeveloped Floodplain	4.69 Ac.	0.38 Ac.

Because this area is located within a floodplain and is subject to the previously approved CLOMR, we propose to mitigate these impacts through tree plantings outside of the floodplain area. Any tree plantings within the floodplain would cause a revision to the CLOMR requiring reapproval by FEMA. Therefore, we propose planting twenty-five (25) three-inch (3") caliper trees in the open spaces surrounding the ESA, thereby increasing the vegetated area, as shown on the Alternative ESA Plan.

The disturbed areas are limited to only what is shown on the Alternative ESA Plan and all areas within these impacts will be restored with native vegetation. There will be no tree removal or areas of disturbance outside of the impact areas shown.

Please contact me at (972) 335-3580 or [thomas.fletcher@kimley-horn.com](mailto:thomas.fletcher@kimley-horn.com) should you have any questions.

Sincerely,

Thomas L. Fletcher, P.E.  
Associate