



Watershed Protection Permit Application and Checklist

Property Information:

Project Name: _____ Parcel(s) Tax ID# (Required): _____
 Project Address (Location): _____ Total Acres: _____
 Previous Project Number (If Applicable): _____
 Existing Zoning: _____ # of Existing Lots: _____ # of Existing Units: _____
 Proposed Zoning: _____ # of Proposed Lots: _____ # of Proposed Units: _____

Owner Information and Authorization:

Name: _____
 Company Name: _____
 Address: _____
 Telephone: _____ Email: _____

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the “City”) is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____ Date: _____

STATE OF TEXAS COUNTY OF _____ BEFORE ME, a Notary Public, on this _____ day personally appeared _____ (printed owner’s name) the above signed, who, under oath, stated the following: “I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct.”

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20_____.

 Notary Signature (seal)



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Please note that this checklist is intended to assist staff in the review and evaluation of your Alternative Environmentally Sensitive Area Plan. Any person who proposes extraction of gas within a floodplain, an ESA or within 1200 feet of the flood pool elevation of Lake Ray Roberts or Lake Lewisville within the corporate limits or within Division 1 of the City's Extraterritorial Jurisdiction shall prepare a Watershed Protection Permit.

Items to be submitted:

- Application and Checklist.**
- Associated Fee(s):** As listed on the Development Review Fee Schedule.
- Project Narrative:** Written proposal for the project. Describe the purpose of the Watershed Protection Permit.
- Map of Area:** Maps will be drawn on a sheet size of 24" x 36". Smaller or larger sheet size may be accepted only if approved by Development Review Committee (DRC) Chair. Maps will be drawn to a scale no smaller than 1" = 60' unless otherwise approved by the DRC Chair. Legend of instruments on the Watershed Protection Permit - preferred.
- All documents** shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
- All documents required are submitted in PDF format. Each sheet will be a single item and will be uploaded into ProjectDox.**

Map Requirements:

- The date, written and graphic scale, north arrow, proposed name of the development, key map showing the location of the development in relation to existing streets and highways and dates of preparation and revisions.
- Title Block containing: Proposed name of the subdivision or lot on record, acres in platted and unplatted land and total of those acres, survey and jurisdiction (City of Denton, County of Denton, Texas, for example).
- The date of application and revision date(s).
- The name, address, phone number and email address of the property owner or owners, mineral owners, mineral lessee.
- The name, address, phone number and email address of the planners, registered engineer, surveyor or other representatives processing the Watershed Protection Permit.
- The names of the record owners of contiguous undeveloped lands.
- The name of each gas well and its operator's name.
- Any city or extraterritorial lines traversing or on the boundary of the development.
- Identify proposed erosion control practices. Compost berms that are at least 1 foot high and two feet wide, or equivalent erosion control devices, shall be installed so that all portions of the well pad that may drain off-site are contained
- Identify proposed slopes within the gas well drill sites. No gas well drill sites shall be allowed on slopes greater than ten (10) percent.
- Identify proposed waste minimization practices as established by the Railroad Commission.
- Identify any Environmentally Sensitive Areas (ESAs) located onsite and any proposed floodplain, creek, and stream crossings.



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- Identify any proposed activity/disturbance (driveway, pipelines, storage tanks....) within limits of ESAs.
- Field locate any proposed disturbance within the limits of ESAs including but not limited to:
 1. Limits of clearing and grading disturbance
 2. Centerline of any proposed driveway or road including:
 - a. Points of curvature
 - b. Points of tangency
 - c. 50' stationing
- Tree Inventory, including size (dbh) and species of all trees within 50 feet of any area to be disturbed.
 1. Any request to remove tree(s) shall be accompanied by a letter from a certified geologist or engineer that indicates why the well site cannot be located to avoid the trees.
 2. Tree mitigation for gas wells located in a floodplain fringe or other ESA shall be required and shall be calculated on a 1:1 replacement value for 100% of the dbh of trees removed from the drill site. Tree mitigation shall be accomplished by planting replacement trees, within a floodplain, on-site or off-site with similar tree species or by payment into a tree fund. Tree mitigation funds that are specific to ESAs will be kept separate from other tree funds and will only be used to either acquire wooded floodplain or riparian property that remains in a naturalistic state in perpetuity, or to purchase conservation easements within riparian or floodplain areas. Funds may be used to purchase, plant, and maintain trees on public property, as long as the public property is within a riparian area or floodplain.
 3. Tree Mitigation funds shall be paid prior to final approval of a gas well development plat in a Flood Fringe or other ESAV.
- The topography of the existing land included within the development and any major changes in topography resulting from development as shown by contour lines of two (2) foot vertical intervals. Upon prior approval of the city engineer, different contour intervals may be used.
- The identification, location, and approximate dimensions of all existing and proposed water courses, ponds, detention ponds, ditches, channels, floodway and floodplain boundaries, storm water improvements, drainage easements, or similar natural or man-made drainage facilities or features located within or outside the boundaries of the development that do or will affect or impact stormwater drainage on or across the site
- Identify the proposed source of water.
- Identify the location of proposed lease lines and well locations.
- Label distance between temporary holding ponds and floodplains.
- Provide typical well site schematics showing layout during drilling and upon completion of drilling.

Boundaries

- The development boundary lines, shown by **contiguous dark lines** of sufficient width to be easily identified.

Utilities

- Detailed information on the means by which any alternative water or sanitary sewer service is to be provided, such as be wells or septic systems.

Drainage:

- Minimal drainage requirements:
- Label and show any FEMA 1-Percent Annual Chance flood zone (a.k.a. FEMA 100-year floodplain and floodway) on the plan. Label and show centerline of any stream, creek, swale, etc.



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- Proposed top of drilling pad site elevation.
- Provide Drainage area map and supporting calculation per drainage criteria manual for all drainage areas contributing to the proposed driveway culverts and flood plain crossings
- Storage tanks or separation facilities, serving one well head, may be placed in the Flood Fringe or ESA under the following conditions:
 - These facilities shall be constructed at least 18-inches above the established Base Flood elevation plus the surcharge depth for encroachment to the limits of the floodway having a one-percent chance of being equaled or exceeded in any year.
- A hydrologic and hydraulic engineering study shall be performed by a Professional Registered Engineer. The study shall be submitted to the Engineering Department in a technical report for review by the City Engineer or his designated representative. The report shall demonstrate that the proposed facilities will have no adverse impacts on the carrying capacity of the adjacent waterway nor cause any increases to the elevations established for the floodplain. When the Special Flood Hazard Areas (SFHA) on the subject site is designated as “Zone A” on the FIRM Panel, or the SFHA is not identified on the FIRM Panel, the following approximate method may be used to evaluate the impacts from gas well development. A flow rate shall be calculated using procedures set forth in the City of Denton Drainage Criteria Manual. Using Manning's Equation with an estimate of the average slope of the stream, measurements of a single irregular cross-section geometry at the well site, and the 100-year discharge rate, the average velocity and normal depth may be calculated. Calculations shall be provided for the unaltered existing channel cross-section and for the proposed modified channel cross-section and submitted to the City for review and approval prior to construction within these areas.

In addition to the general information that must be shown on the site plan, detailed information, as it pertains to the request may be required. Staff will discuss any additional information deemed appropriate and necessary to process the application with the application based on the specifics of the application submitted.



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