



GAS WELL DEVELOPMENT SITE PLAN CHECKLIST

REQUIREMENTS SPECIFIC TO A GAS WELL DEVELOPMENT SITE PLAN

Any person proposing or amending a Drilling and Production Site on a tract of land located within the City of Denton shall prepare and submit a completed Gas Well Development Application along with a Gas Well Development Site Plan Checklist form. The Site Plan may be contingent on approval of a corresponding Specific Use Permit (SUP) or Watershed Protection Permit (WPP), if required for the site.

The following must be included in each application package submitted to the City for review.

1. Gas Well Development Application;
2. Completed Gas Well Development Site Plan checklist;
3. Appropriate application fee(s);
4. Exhibits A through J below*; and
5. Proof of required Insurance and Surety.

*Each Exhibit shall be submitted or uploaded as a separate sheet. Include the word 'Exhibit' and the corresponding letter in the prefix of the document title, e.g., Exhibit A – Cover Page and Project Info.

Check
box as
Provided

- Exhibit A:** Cover page that includes a vicinity map of the Drilling and Production Site; a Sheet Index that identifies the number of Exhibits with titles for each (exhibit titles shall begin with the word 'Exhibit' and include the respective letter); the Drilling and Production Site Name (aka: Project Title); the date of preparation; the preparer's, Operator's, and property owner's names; City project number; and a signature block for both the Gas Well Administrator and the City Secretary. Add a note to the Cover Page stating the reason for amendment, if applicable.
- Exhibit B:** A mapping exhibit with an accurate legal description of the Drilling and Production Site that was prepared and certified by a Registered Professional Land Surveyor of the State of Texas. Provide closure sheet of bearings and distances used in legal description. The exhibit shall include exact location, dimension, and description of all existing public, proposed, or private easements, and public right-of-way within the lease area, intersecting or contiguous with its boundary, or forming such boundary. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. Provide proposed pipeline route—note that a separate application may be necessary if the proposed route encroaches onto any public easement, right-of-way or land owned by the City of Denton.
- Exhibit C:** A map showing the distance from the boundaries of the Drilling and Production Site from all Protected Uses and Residential Subdivisions. The measurement shall be computed in accordance with DDC Section 35.5.10.2.D. If the separation distance(s) from Protected Uses and Residential Subdivisions do not meet the setback requirements of DDC Section 35. 5. 10. 2, the application also must include a copy of the waivers approved pursuant to DDC Section 35.5.10.6.A, or the approval of a setback variance approved by the Board of Adjustment pursuant to DDC Section 35.5.10.6.B. If the Operator seeks to qualify the proposed Drilling and Production Site for an administrative waiver pursuant to DDC Section 35. 5. 10. 6. C, the information therein required shall be submitted with the application for site plan approval.
- Exhibit D:** A site plan of the Drilling and Production Site, capable of being recorded, showing clear site boundary lines and the location of all on-site improvements and equipment, including: tanks, pipelines, compressors, separators, and other appurtenances in relation to the boundaries of the site.



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- Exhibit E:** Erosion and Sediment Control Plan. Exhibit must include contact information; a physical site description including: land uses, general vegetation and surface water in near proximity; topography/contour lines both pre- and post-construction; hydrologic analysis including: stormwater directional flow, outfalls, water well related structures and water sources; receiving waters; soils; project narrative with general timeline; well pad site plan including: fueling areas, waste disposal containers, hazardous materials storage, and product and condensate storage tanks ; soil stabilization and erosion control measures including: list of selected stormwater measures, site map of selected stormwater measures locations and final stabilization plans; solid waste management plan, septic/portolet location; and maintenance plan for stormwater controls including schedule and transfer of ownership provision. See Gas Well Erosion and Sediment Control Plan Guidance Document for details.
- Exhibit F:** An Access and Transportation Plan identifying the points of access and routes to be followed on the road network supporting gas well development on the Drilling and Production Site over time, and the internal circulation plan for the property containing the proposed site, including provisions to protect vehicle access to Neighborhood Streets. The Plan shall contain specifications for construction of the access road(s) and on -site fire lanes that meet the standards for emergency access set forth in DDC Section 35.22.2.E. A map showing transportation route and road for equipment, supplies, chemicals, or waste products used or produced by the gas well operation shall be included. The map shall illustrate the length of all public roads that will be used for site ingress and egress. Note that site access via a Neighborhood Street, as defined in the DDC, is not permitted. The water source proposed for both the drilling and fracturing stages shall be identified in the Plan, together with a designation whether the water is to be hauled or piped to the site.
- Exhibit G:** Landscape Plan. The project review planner will determine if a buffer is required based on the adjacent land use(s). If Planner determines buffer is required, then a landscape plan must be submitted in accordance with the City of Denton’s Landscape Plan Checklist. Not every Drilling and Production Site requires a landscape plan.
- Exhibit H:** A Tree Inventory and a Preservation Plan and Mitigation Plan pursuant to DDC Section 35.13.7.
- Exhibit I:** A Noise Management Plan, prepared in accordance with DDC Section 35.22.2.F.2.
- Exhibit J:** Proof of issuance of Notice of Activities pursuant to DDC Section 35.22.7.

I REVIEWED THE CHECKLIST AND ALL SUBMITTALS FOR COMPLETENESS AND ACCURACY.

 Signature

 Date



GAS WELL DEVELOPMENT APPLICATION

**PROJECT APPLICATION WILL BE REVIEWED IN ACCORDANCE WITH CITY OF DENTON ORDINANCE NUMBER 2015-233,
UNLESS ACCOMPANIED WITH A VESTED RIGHTS PETITION SUBMITTED PURSUANT TO DDC SECTION 35.3.8.**

Development Application Type* (circle one) **Site Plan **** **Plat **** **Amendment**

* Additional applications may be required based on proposal, to include: Watershed Protection Permit (WPP), ESA Assessment, or Specific Use Permit (SUP)
** Development Site Plan submitted for sites within the City of Denton and Development Plat applications shall be submitted for sites in the City's ETJ.

DRILLING AND PRODUCTION SITE INFORMATION

Site Location (circle one): **COD** **ETJ**

Drilling and Production Site Name: _____

Distance (in feet) to nearest Protected Use (See Site Plan Checklist for Computing Distance): _____

Setback Reduction Distance (if applicable): _____ Date of Ambient Noise Study: _____

911 Address: _____ DCAD Property ID Number: _____

Site Acreage: _____ Parent Project No. (If amendment): _____

Reason for Amendment (if applicable): _____

OPERATOR INFORMATION

Company: _____ Name of Co. Representative: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone Number: _____ Email Address: _____

REGISTERED COMPANY AGENT TO RECEIVE NOTICE (must be a Texas resident)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone Number: _____ Email Address: _____

APPLICANT INFORMATION (provide only if different from Operator or Agent Information)

Applicant Name: _____ Company: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone Number: _____ Email Address: _____

SURFACE OWNER INFORMATION

Surface Owner Name: _____

Address: _____ City: _____ State: ____ Zip: _____



GAS WELL DEVELOPMENT APPLICATION

*****NOTE*****

GAS WELL DEVELOPMENT APPLICATIONS:

WILL BE REVIEWED FOR COMPLETENESS OF THE CITY'S TECHNICAL REQUIREMENTS RELATING TO FORM AND CONTENT WITHIN TEN (10) BUSINESS DAYS. THE CITY WILL PROVIDE WRITTEN NOTICE TO THE APPLICANT, NOT LATER THAN THE TENTH (10TH) BUSINESS DAY, STATING EITHER THAT THE APPLICATION IS COMPLETE OR THAT THE APPLICANT FAILED TO PROVIDE NECESSARY DOCUMENTS OR OTHER INFORMATION. THE CITY'S NOTICE WILL SPECIFY THE DOCUMENTS OR OTHER INFORMATION NECESSARY FOR THE APPLICATION. IN ADDITION, THE CITY WILL INDICATE THE DATE THE APPLICATION WILL EXPIRE IF THE NECESSARY DOCUMENTS OR OTHER INFORMATION IS NOT PROVIDED. THE EXPIRATION DATE WILL BE ON OR AFTER THE FORTY-FIFTH (45TH) DAY AFTER THE DATE THE APPLICATION IS FILED.

I certify that the information submitted is correct and complete. I further certify that I have read, understand, and will comply with the Denton Development Code.

Operator's Signature

Printed Name

State of Texas

County of _____

Before me, _____ (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

(SEAL)

 Notary Public Signature

FEE SCHEDULE

- | | |
|---|-----------|
| 1. Gas Well Development Site Plan/Gas Well Site Plan Amendment: | \$3960.00 |
| 2. Gas Well Development Plat/Gas Well Plat Amendment: | \$2880.00 |