



GAS WELL INSPECTIONS DIVISION
DEVELOPMENT SERVICES DEPARTMENT
City Hall West: 221 North Elm Street | Denton, Texas 76201
(940) 349-8372 | www.cityofdenton.com/gaswellinspections
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
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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