



***Denton County***  
***Development Services***

3900 Morse Street, 2<sup>nd</sup> Floor – Denton, Texas 76208  
940.349.2990 phone – 940.349.2991 fax  
[www.dentoncounty.gov](http://www.dentoncounty.gov)



To: Ramie Hammonds – City of Sanger  
From: Gary W. Cook, CFM – Senior Development Coordinator  
Re: Lakeside Estates – Preliminary Plat  
Date: July 3, 2023

Denton County Development Services has the reviewed plat prepared by Barton Chapa Surveying, LLC, for the Lakeside Estates – Preliminary Plat. The following comments should be addressed:

- Add NAD'83 @ POB
- Add floodplain to plat
- Add the following standard notes:
  - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department."
  - All utility providers' names, addresses and phone numbers or will serve letters.
  - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
  - No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies showing the development will not increase the Base Flood Elevation (BFE) more than one foot in the floodplain or in the floodway no rise in the Base Flood Elevation (BFE) will result; that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two-foot above the 100-year flood elevation.
  - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
  - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Add the following Lake Ray Roberts Planning and Zoning requirements:
  - For those properties located within the **Lake Ray Roberts Planning and Zoning Jurisdiction**, the following note must be added: "These properties are located within the Lake ray Roberts Land Use Ordinance jurisdiction and are subject to the ordinance. This property is zoned R-2." All setbacks must be shown on the plat.
    1. Minimum Lot Area – 2 acres
    2. Minimum Lot Width – 125 feet
    3. Minimum Lot Depth – 100 feet
    4. Minimum Front Yard – 30 feet
    5. Minimum Side Yard – 15 feet (minimum side yard at corner – 20 feet)
    6. Minimum Rear Yard – 30 feet
    7. Maximum Height – 35 feet
    8. Maximum Coverage – 20 percent
- **Comments from Fire Division:** Fire has concerns regarding dead end streets with no complying turn-a-rounds on the east and west streets. Either, Fire Code complying turn-a-rounds or continue roadways to McReynolds Road.

Should you have any questions, please give us a call at 940-349-2990.

Regards,

A handwritten signature in black ink, appearing to read 'Gary W. Cook' followed by 'CFM'.

Gary W. Cook, CFM  
Senior Development Coordinator  
Denton County Development Services  
[gary.cook@dentoncounty.gov](mailto:gary.cook@dentoncounty.gov)