



Denton County Development Services

3900 Morse Street, 2nd Floor – Denton, Texas 76208

940.349.2990 phone – 940.349.2991 fax

www.dentoncounty.gov



To: Ramie Hammonds – Director / Building Official (City of Sanger)
From: Gary W. Cook, CFM – Senior Development Coordinator
Re: Mo Addition – Minor Plat
Date: January 3, 2023

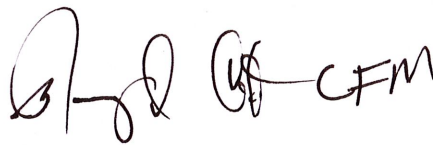
Denton County Development Services has the reviewed plat prepared by City of Sanger, for the Mo Addition – Minor Plat. The following comments should be addressed and the plat resubmitted for review:

- Each lot must have a minimum of 60' access to public ROW.
- Show floodplain boundary acreage of lot in and out of floodplain.
- Add one (1) benchmark note
- Add 30' build line note
- Add 16' utility note
- Add NAD'83 @ POB
- 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.
 - The maintenance of paving, grading and drainage improvements and/or easements show on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

- The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
- 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 show that 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 finished 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.

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

Regards,

A handwritten signature in black ink, appearing to read "G. W. Cook CFM". The signature is stylized with a large "G" and "W".

Gary W. Cook, CFM
Senior Development Coordinator
Denton County Development Services
gary.cook@dentoncounty.gov