



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: Marley Meadows – Preliminary Plat

Date: January 24, 2023

Denton County Development Services has the reviewed plat prepared by City of Sanger, for the Marley Meadows - Preliminary Plat. The following comments should be addressed and the plat resubmitted for review:

- Northeast Property information
- Lot A1 in 150' sanitary easement ???
- Adjacent land owner information needs to be bolder
- Change "Maintenance" statement to read "DOES NOT constitute ..."

ENVIRONMENTAL COMMENTS:

Do you know:

1. If any of the existing structures will stay?
2. If the existing gravel drives will stay and/or if they are/will become easements?

Additionally:

1. Block A Lot 1 appears to be encumbered by the sanitary control easement for the public water well. There will be very limited, if any, options for any on-site sewage facility.
2. Block B Lots 1 & 2 encompass an existing on-site sewage facility. The facility will need to be fully on one lot if the intention is for the system to remain. Required setbacks, as per applicable on-site sewage facility rules, will be necessary. A permit will be required through this office to alter the on-site sewage facility.

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 the letters "CFM".

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