

# FLOODPLAIN DETERMINATION AND PERMITTING INFORMATION

- Because Washington County participates in the National Flood Insurance Program, **development and construction activities that occur within the floodplain require a floodplain development permit.** Examples include, but are not limited to, subdivisions/replats, construction of buildings or structures, road/bridge construction, grading/excavation/mining/filling, drainage improvements, and waterway alteration (such as dredging and channel modifications). **Some exceptions apply to Agricultural Development in Special Flood Hazard Areas. General agricultural activities** conducted in a Special Flood Hazard Area such as the production, harvesting, and storage, of agricultural commodities (including livestock) are exempt from floodplain development requirements; no permit is required. In addition, **certain types of non-residential structures used solely for agricultural purposes** such as barns, sheds, grain bins, and corn cribs may be constructed using wet floodproofing in lieu of being elevated. It must be demonstrated that the structure is designed and built so that flooding results in minimal damage to the structure and its contents, and it will not create additional threats to public safety. A Floodplain Development Permit and a variance are required. **Development and construction activities that occur outside of the floodplain do not require a floodplain development permit. The landowner should contact this office** to receive information on floodplain determination/permitting procedures, and to obtain an application. Applications are not available online or from any other source. This is intended to inform the landowner of their responsibilities. The determination/permit application fee is \$100 for single-family residential, and \$200 for non-single-family residential, and is non-refundable. Permit applications expire one year from the date of application if authorization or exemption has not been issued in that time.
- The proposed development/construction **may not begin until after written authorization or exemption has been issued from this office.**
- **To inquire as to whether or not a property is in the floodplain:**
  - Property located in Washington County unincorporated areas call (979)277-6290.
  - Property located in the City of Brenham call (979)337-7200.
  - Property located in the City of Burton call (979)289-3400.
- The owner of a property located in the **unincorporated areas of Washington County** may view the floodplain maps at the Washington County Environmental Department, and/or may obtain a written floodplain determination by completing a Floodplain Determination/Permit Application.
- **Floodplain maps may also be viewed in Google Earth.** You must first have Google Earth installed on your computer before downloading and viewing the FEMA flood hazard file.
  - Go to <http://msc.fema.gov>
  - Click on “National Flood Hazard Layer (learn more)”
  - Click on “KMZ for Google Earth”
  - Download the “Stay Dry kmz” file to your computer
  - See the FEMA website for additional information and instructions
- For information on **flood insurance** contact the National Flood Insurance Program at (888)379-9531 or online at [www.floodsmart.gov](http://www.floodsmart.gov) or contact a local insurance agent.
- **Other permits may be required.** For information on wetlands determination and Section 404 permitting contact the U.S. Army Corps of Engineers, Fort Worth District at (817)886-1731.
- **Properties not in compliance with standards for development in a Special Flood Hazard Area** may be ineligible for flood insurance thru the National Flood Insurance Program, and may also be ineligible for financial assistance in the event of a disaster.

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