



Washington County

ENVIRONMENTAL HEALTH DEPARTMENT

Subdivision Variance Request

Requirements for Floodplain and On-Site Sewage Facility Review

Please contact the Environmental Health Dept. if you have questions or need assistance.

Purpose:

- The purpose of the floodplain review is to identify Special Flood Hazard Areas (SFHA), and to reduce hazards, loss of life, and property damage within flood-prone areas.
- The purpose of the on-site sewage facility (OSSF) review is to evaluate the overall suitability on lots that will use OSSFs for sewage disposal.

Resources:

- When preparing the site drawing, the maps on the Washington County Appraisal District website www.washingtoncad.org and Google Earth www.google.com/earth are two sources that may be useful in identifying the location of existing features.
- OSSF permit records, including as-built drawings, are available at the Environmental Health Dept.
- The current Flood Insurance Rate Map (FIRM) is available at the Environmental Health Dept., and also online at www.co.washington.tx.us. Under the "County Departments" drop-down menu, click on "Environmental Health"; then scroll down to "Floodplain Determination/Development Permitting".

Required Information:

The following information may be provided by the subject property owner (seller/developer). Each variance is considered on a case by case basis. Additional information may be required.

1. Will the subject property be served by a public water system and not have an on-site water well?
 Yes – Minimum lot size is 1.0 acres. Provide the name of the public water system.
 No – Minimum lot size is 1.5 acres.
2. Provide an overall site drawing of the subject property that shows the following information:
 - Proposed property lines and lot sizes.
 - SFHAs
 - Locations of water wells.
 - Locations of structures and their use (residential, commercial, agricultural, etc.).
 - Locations of existing OSSFs and system type (standard, LPD, aerobic spray, etc.).
 - Locations of easements and right-of-ways (identify easements as underground or overhead).
 - Locations of streams, ponds, lakes, rivers, creeks, retention/detention ponds, and other bodies of water.
3. Is the subject property located in a SFHA?
 Yes – Provide the FIRM Map No. and map date for the subject property. Complete no. 4.
 No – Skip no. 4. Submit documents/information for review.
4. Can development on the subject property be accomplished outside the SFHA?
 Yes – Include a SFHA statement on all property record documents such as deeds/plats. Example statement – "This property is located/is partially located in a Special Flood Hazard Area. Contact the Washington County Floodplain Administrator for Floodplain Permit requirements before beginning any development or construction on this property." Submit documents/information for review.
 No – A SFHA statement may be insufficient, and there may be additional requirements. Submit documents/information prepared to date for review.

Washington County Courthouse Annex
105 West Main Street, Suite 100
Brenham, Texas 77833
Phone 979-277-6290 Fax 979-277-6291
www.co.washington.tx.us