



# Washington County

## ENVIRONMENTAL HEALTH DEPARTMENT

### Subdivision/Development

#### Requirements for Floodplain and On-Site Sewage Facility Review

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

#### Resources:

- When preparing the site drawing, the maps on the Washington County Appraisal District website [www.washingtoncad.org](http://www.washingtoncad.org) and Google Earth [www.google.com/earth](http://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](http://www.co.washington.tx.us). Under the "County Departments" drop-down menu, click on "Environmental Health"; then scroll down to "Floodplain Determination/Development Permitting".

#### Floodplain Review

- ❖ The purpose of the floodplain review is to identify Special Flood Hazard Areas, and to reduce hazards, loss of life, and property damage within flood-prone areas.
- ❖ Requirements for the floodplain review are as follows:

#### **If the subdivision/development IS NOT located in a Special Flood Hazard Area:**

- Provide the FIRM Map No. and map date for the subject property. There are no additional floodplain requirements.

#### **If the subdivision/development IS located in a Special Flood Hazard Area:**

- Provide the FIRM Map No. and map date for the subject property.
- Proposed subdivisions or other developments (including manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is less; must include base flood elevation data. This applies to all areas of special flood hazard within the jurisdiction of Washington County. Re-plats must meet the requirements of new subdivisions.
- The developer must establish one or more permanent elevation benchmarks in the development in a public area and in a visible location (developments over 40 acres or 1500 feet in distance require additional benchmarks as determined by the floodplain administrator).
- Benchmark disks must be mounted in concrete 3 feet deep by 1 foot in diameter, and each benchmark must be permanently engraved with a unique number assigned by Washington County and with its elevation (in feet NAVD 1988).
- Minimum elevations for the top of the bottom floor (finished floor) must be provided for each lot within the floodplain and must be shown on the plat.
- As notice to any future buyer or transferee, include a SFHA statement on all property record documents such as deeds/plats. Example statement – "Lots X,Y,Z are located/are 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 lots X,Y,Z."

## OSSF Review

- ❖ The purpose of the OSSF review is to evaluate the overall suitability of lots that will use OSSFs for sewage disposal.
- ❖ Planning materials are required for proposed residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that will use OSSFs for sewage disposal.
- ❖ A platted or unplatted subdivision where one tract is divided into four or fewer parts; where each tract is five acres or larger; and each tract is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, is exempt from submitting OSSF planning materials.
- ❖ Requirements for the OSSF review are as follows:
  - The planning materials must be prepared by a P.E. or R.S. (Engineer or Sanitarian)
  - An overall site plan (drawing) must be included.
  - Existing and proposed property lines and lot sizes must be shown.
  - All lots must meet minimum size requirements based on the source of water and the number of existing and proposed habitations on each lot (this also applies to Manufactured Home Rental Communities).
    - A. With one habitation per lot:
      - 1. If served by a public water supply and not served by a water well, minimum required lot size is 1 acre.
      - 2. If served by a water well, minimum required lot size is 1.5 acres.
    - B. With 2 or more habitations per lot:
      - 1. If served by a public water supply and not served by a water well, minimum required lot size equals the number of habitations times 1 acre.
      - 2. If served by a water well, minimum required lot size equals the number of habitations times 1.5 acres.
  - The sources of water (private well and/or public water system) must be identified, and the locations of existing and proposed water wells must be shown. If a public water system, the system name must be stated.
  - Existing structures served by OSSFs along with their use (residential, commercial, food establishment, other) must be shown.
  - The locations of existing OSSFs must be shown, and the types of systems must be identified.
  - The locations of easements and right-of-ways must be shown; minimum separation distances must be demonstrated to be adequate, and easements must be identified as underground or overhead.
  - The locations of existing and proposed streams, ponds, lakes, rivers, creeks, retention/detention ponds, or other bodies of water must be shown.
  - A topographic map with a maximum contour interval of 10 feet must be included.
  - If any part of the subdivision/development is located in a Special Flood Hazard Area, the 100-year floodplain must be clearly delineated on the plat.
  - A soil survey with groundwater and USDA soil class and texture information must be included.
  - A comprehensive drainage plan must be included.
  - If the proposed subdivision/development creates conditions that limit any lot's suitable area for an OSSF to less than that available on typical lots meeting minimum size requirements, the initial and replacement OSSF areas on impacted lots must be shown on the planning materials and minimum separation distances must be demonstrated to be adequate.
  - A report indicating the various types of OSSFs suitable for the property based on the planning materials must be included.
  - If the proposed subdivision/development includes food establishments the planning materials must show a reserve land area at least equal in size to the land area used by the OSSF serving the food establishments.

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