



**WASHINGTON COUNTY  
ENGINEERING AND DEVELOPMENT SERVICES  
Environmental Health Division**

3650 Hwy 36 N, Brenham, Texas 77833  
Phone 979-277-6290 Fax 979-277-6242  
[www.co.washington.tx.us/page/washington.environmental](http://www.co.washington.tx.us/page/washington.environmental)

**Subdivision Variance Request**

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

Please contact the Environmental Health Division 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](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 are available from the Environmental Health Office.
- The current Flood Insurance Rate Map (FIRM) is available online at [www.co.washington.tx.us/page/washington.environmental](http://www.co.washington.tx.us/page/washington.environmental) under the "Floodplain Determination - Development Permitting" drop-down menu.

**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.