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Drainage Plan Submittal Policy *Development Outside of a Defined Drainage District*

For proposed development within unincorporated Brazoria County where there is no defined Drainage District, drainage plans are required to be submitted for review by the Brazoria County Engineering Department for all single family residential improvements that add impervious cover greater than 5,000 square feet, for all non-single family residential improvements regardless of the amount of impervious cover added, and commercial projects.

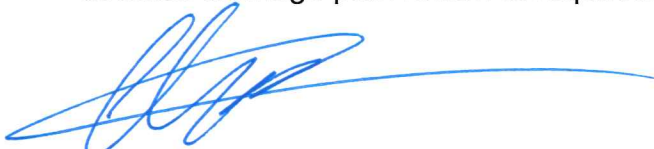
For certain development scenarios, the proposed improvements consistently do not meet the standard of drainage impact to require detention or other mitigation. As a result, the blanket requirement for submittal of drainage plans for review imposes an unnecessary hardship upon select property owners and/or developers.

At the discretion of the County Engineer, a letter of no objection may be issued waiving the requirement for drainage plan review subject to the following conditions:

- Applicant provides a simple sketch on the survey of the property indicating size of proposed improvements, known drainage features, and adjacent County road(s); proposed use of improvements; and the deed for the property confirming ownership.
- Impervious cover of existing and proposed improvements is less than 2% of total tract area.
- Improvements are not within the flood plain.
- Use of property is limited to single family residential, supplemental buildings for non-business use (barn, shop, garage, etc.), agricultural, small-scale short term lodging (bed and breakfast), or guest ranches.
- Applicant must provide a copy of an affidavit filed with the County Clerk's Office certifying the following:

- No further improvements are proposed or will be contemplated without additional approval of the Brazoria County Engineering Department and the above permitting authorities.
- Future improvements will be considered cumulatively with prior and existing structures on site for the purposes of drainage impact.
- Subsequent subdivision of the property into smaller tracts will nullify this approval and will require submittal of drainage plans for review in addition to applicable platting requirements. Detention or other mitigation may be required per proposed tract and account for existing improvements.
- Change in use of the improvements requires approval by Brazoria County and detention or other drainage mitigation may be required at that time.
- Transfer of property ownership does not release subsequent owner(s) from the obligations imposed herein.
- Proposed improvements do not negatively alter or change the flow of water on an adjacent property.

Development that may be eligible for consideration under this policy may submit a sketch of the proposed improvements on a survey of the property with existing structures, adjacent County roads, and drainage features clearly identified. The Brazoria County Engineering Department will review the sketch and determine if more detailed drainage plan review is required.



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