

# FORT BEND COUNTY ENVIRONMENTAL HEALTH DEPARTMENT ON-SITE SEWAGE FACILITY (OSSF) PROGRAM

## Subdivision Review Guidelines

ALL PROPOSED SUBDIVISIONS OR DEVELOPMENT PLANS, wherein the wastewater is to be disposed of by means of on-site sewage facilities (OSSF), are required to be reviewed by the permitting authority and MUST HAVE THE FOLLOWING MINIMUM INFORMATION SUBMITTED by a Registered Sanitarian or a Professional Engineer:

- An overall site plan that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by Title 30 Texas Administrative Code (TAC) Chapter 285, are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed.
- A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey map with 5 foot contour intervals). Surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision shall be indicated on the map.
- A Federal Emergency Management Agency (FEMA) 100-year flood plain map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. If a floodplain or floodway limits a lot's suitable area for an OSSF system, then a Registered Sanitarian or Professional Engineer, licensed in the State of Texas, must address the OSSF's impact during highwater events.
- A soils survey which includes:
  - (a) An original or legible copy of an existing official USDA Natural Resources Conservation Service soil survey map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must address each major soil association named by the USDA in the proposed subdivision and must be in accordance with current 30 TAC Chapter 285 rules for class and texture. If there is no official Natural Resources Conservation Service soil survey information available, then soils information as described in the current 30 TAC Chapter 285 rules must be submitted by class and texture. This includes a soil texture analysis for each different USDA soil association.
  - (b) Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientists in any official soil surveys.
- The types of OSSF disposal systems suitable for the soils in the proposed subdivision. A statement may be included to the effect that individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.
- An official county road map with directions to the proposed subdivision or a Key Map location (Page/Square).
- A fee of \$10.00 per lot and reserve.

Submittals including all of the above information will be considered administratively complete. Upon determination that the submittal is administratively complete, the Fort Bend County Environmental Health Department staff will provide a technical review of the submittal to determine compliance with 30 TAC §285 regarding individual lot size requirements and overall site suitability. Additional information may be requested by the Fort Bend County Environmental Health Department on a case-by-case basis. The Fort Bend County Environmental Health Department will provide a written response to the submitting Sanitarian or Engineer regarding approval within 45 days of receipt of administratively complete planning materials.