

**AN ORDINANCE OF WHARTON COUNTY, TEXAS, CREATING THE DRAINAGE
FEE**

WHEREAS, the Commissioners Court has determined that it is important that Engineering Plans be reviewed for compliance with Federal, State and County Ordinances and requirements to minimize flood risk and reduce future flood damages;

WHEREAS, it is important that detail drainage review be performed;

WHEREAS, this ordinance replaces all previous Drainage Review Ordinances;

WHEREAS, this fee will be in addition to the Wharton County Development Permit Fee, and compliance to this ordinance is necessary for issuance of a Wharton County Development Permit;

WHEREAS, Wharton County Commissioners Court reserves the right to grant a variance to this ordinance, as deemed appropriate;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF WHARTON COUNTY

SECTION 1: That it is hereby determined to be in the best interests of Wharton County, Texas and its inhabitants to adopt the following Drainage Plan Review Fee:

Single Family Residential:

This category is for all single family residential use lots.

- a. \$2,000 drainage review fee for additions greater than 6 lots and less than 100 lots. Add \$10 for each additional lot in excess of 100 lots.
- b. \$1,000 drainage review fee will apply to single lots or properties with main structures having a total footprint area greater than 12,000 S.F.
- c. The initial review fee includes up to two rounds of reviews. The same fees for the initial review may apply for major modifications to the original submittal.
- d. \$500 for the third, and each subsequent review of plans and submittals.
- e. Duplex properties are considered "single family residential" for purposes of this ordinance.
- f. Note: An additional review fee will be levied in the event an additional review for Minor Creek Crossing, Major Creek Crossings, Drop Pipes, and/or Letter of Map Revision (LOMR) is necessary. The review fee for these additional activities will be in addition to the fee for Single Family Residential as stated above.

APPROVED BY WHARTON COUNTY
COMMISSIONERS COURT IN
SESSION ON 12-9-13

Commercial / Industrial:

Improvements in this category are defined as any proposed improvement to the property including structures, paving, driveways, drainage features and other miscellaneous new construction.

- a. \$100 for drainage review of improvements up to 12,000 square feet to determine if further engineering studies are required.
- b. \$250 for drainage review of improvements from 12,001 square feet up to 43,560 square feet.
- c. \$500 for drainage review of improvements from 43,561 square feet to 120,000 square feet.
- d. \$1,500 for drainage review of improvements from 120,001 square feet to 400,000 square feet.
- e. \$2,000 for drainage review of improvements 400,001 square feet and larger, and less than 20 acres. An additional \$100 shall be paid for each additional acre in excess of 20 acres.
- f. The initial review fee includes up to two rounds of reviews. The same fees for the initial review may apply for major modifications to the original submittal.
- g. \$500 for the third, and each subsequent review of plans and submittals.
- h. Apartment Complex developments are considered "commercial" property for purposes of this ordinance.
- i. Note: An additional review fee will be levied in the event reviews of the following are required with any Commercial/Industrial projects: Minor Creek Crossing, Major Creek Crossing, Drop Pipes, and/or Letter of Map Revision (LOMR). The review fee for these additional activities will be added to the fee for Commercial / Industrial projects.

Minor Creek Crossings (Low Water Crossings) Projects:

- a. The definition of Minor Creek Crossing (Low Water Crossing) is subject to the opinion of County Staff.
- b. \$500 for the initial review of low-water crossing design.
- c. The initial review fee includes up to two rounds of reviews. The same fees for the initial review may apply for major modifications to the original submittal.
- d. \$500 for the third, and each subsequent review of plans and submittals.

Major Creek Crossings (Bridge, Culvert, and/or Pipeline Crossing) Projects:

- a. \$2,000 for the initial review of major creek crossing design.
- b. The initial review fee includes up to two rounds of reviews. The same fees for the initial review may apply for major modifications to the original submittal.
- c. \$500 for the third, and each subsequent review of plans and submittals.

Letter of Map Revision (LOMR) Review:

This would be a review of the submittal package to ensure consistency between hydraulic models, work Maps, and FIRM maps and also that sufficient information has been provided for submittal to FEMA.

- a. \$2,000 for the initial drainage plan review. This fee is for the average project size and final determination of fee will be at the discretion of the Commissioner's Court.
- b. \$500 for each subsequent review. Major modifications may require another initial review fee.

Linear Petroleum / Industrial Pipeline Projects

- a. \$2,000 for initial review of any petroleum or industrial pipeline project.
- b. The initial review fee includes up to two rounds of reviews. The same fees for the initial review may apply for major modifications to the original submittal.
- c. \$500 for the third, and each subsequent review of plans and submittals.
- d. Note: An additional review charge will be levied in the event an additional review of Minor Creek Crossing, Major Creek Crossing, Valve Structure and/or Letter of Map Revision (LOMR) is necessary. The review charge for these additional activities will be in addition to the fee for Linear Petroleum / Industrial Pipelines.

The following general requirements shall apply:

- a. 90% plans shall be submitted for review. Plans shall include all necessary information as noted in "Wharton County Drainage Criteria Manual".
- b. Developer to provide copies of any and all associated on-site drainage background information to include plans or studies for the review with the initial submission.
- c. Current drainage requirements shall apply. There shall be a 6 month period for the use of criteria from the date of the initial submittal for review.
- d. All review comments shall be addressed with subsequent submittals. The Design Engineer shall provide written responses to all disputed comments.
- e. All previously reviewed plans shall be submitted with each subsequent review.
- f. County Staff will help resolve issues.