



## GUADALUPE COUNTY ENGINEER

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### Drainage Plan Submittal Policy

#### *Development Introducing Less Than 2% Impervious Cover*

Guadalupe County Subdivision Regulations require a drainage study to be prepared for all subdivisions of any size within or outside of the Special Flood Hazard Area (SFHA). Flood/storm waters affecting the proposed subdivision or adjacent areas shall not be allowed to drain from or pond within the area described in higher quantities or flow rates than existed under pre-development conditions. However, in certain development scenarios the proposed improvements consistently do not meet the standard of drainage impact to require detention or other mitigation. At the discretion of the County Engineer, a letter certifying negligible impact issued by the engineer of record may be accepted in lieu of a more detailed drainage study subject to the following conditions:

- Applicant includes with the plat application the size of existing and 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 SFHA,
- 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, and
- Applicant shall note the following on the plat prior to filing:
  - No further improvements are proposed or will be contemplated without additional approval of the Guadalupe County Engineer.
  - 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 a drainage study 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 Guadalupe 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. Guadalupe County will review the sketch and determine if a more detailed drainage study is required.



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Guadalupe County Engineer