



City of Boerne  
Development Services  
447 N. Main Street  
Boerne, TX 78006  
(830) 248-1538

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## **DRAINAGE TIER REQUIREMENTS**

### **TIER 1 DEVELOPMENT**

1. Site exhibit showing existing and proposed flow arrows for drainage patterns, site boundary, existing structures, proposed improvements. Show adjacent drainageway protection zones, 1% annual chance local and FEMA floodplain, if applicable.
2. A signed letter **from the owner/developer** stating that the project does not adversely impact adjacent or downstream properties.
3. A Floodplain Development Permit approved by the Development Services Department if local or FEMA floodplain is within the platted limits.

Upon review of a Tier 1 Submittal, the City Engineer may require a Tier 2 or 3 submittal if the proposed improvements are located in an area with known flooding problems as determined by the City Engineer, or if they are adjacent to a street or drainage structure with known flooding problems.

### **TIER 2 DEVELOPMENT**

1. Brief project summary including location and contact information (e.g., name, address, phone number, property location)
2. Site exhibit showing existing and proposed flow arrows for drainage patterns, site boundary, existing structures, proposed improvements. Show adjacent drainageway protection zones, 1% annual chance local and FEMA floodplain, if applicable.
3. A signed letter **prepared by a professional engineer** registered in the State of Texas stating that the project will have no adverse impact on adjacent properties.
4. A Floodplain Development Permit approved by the Development Services Department if local or FEMA floodplain is within the platted limits.

Upon review of a Tier 2 Submittal, the City Engineer may require a Tier 3 submittal if the proposed improvements are located in an area with known flooding problems as determined by the City Engineer, or if they are adjacent to a street or drainage structure with known flooding problems.

### **TIER 3 DEVELOPMENT**

Submittals for Tier 3 applications require a complete Drainage Study for both existing and fully developed conditions, for the entire watershed drainage area upstream of the lowest points(s) in the subdivision. The drainage study shall be prepared by a professional engineer registered in the State of Texas and include Stormwater Management Features to mitigate any increases in runoff.

Note: a signed letter of conformance with an existing drainage study may be provided, if applicable. This letter must be prepared by a professional engineer registered in the State of Texas.

Please see the Engineering Design Manual Section 1.7.7(C) for more information.

### **TIER 4 DEVELOPMENT**

A Tier 4 application is required for any development or redevelopment that does not qualify as a Tier 1, Tier 2, or Tier 3 Application.

Please see the Engineering Design Manual Section 1.7.7(D) for more information.