



Fayette County Environmental and Sub Division
Adopted January 14, 2021

9. RV PARKS

A. An "RV Park" is defined as a place where more than two Recreational Vehicles occupy a given space and are connected to utilities for compensation.

a) Documentation from an approved water supply company, that sufficient water is available for the needs of this project. If public water is not available, and an on-site well is to be used, it shall be permitted through the Fayette Groundwater Conservation District and comply with TCEQ usage guidelines for RV Parks.

b) A plat prepared by a Registered Professional Engineer or Architect that delineates the layout of the proposed project showing the location and arrangement of each trailer site, interior roadways, public parks, swimming pools, and all other areas and buildings intended for common use by the public.

c) The plat should also be accompanied by a design that delineates how sewage and wastewater disposal will be addressed. This will include detailed drawing of each onsite system, including treatment plants and locations of any forced mains or disposal fields in relation to each trailer and all other structures. A Commercial On-Site Sewage facility permit will have to be obtained from Fayette County for each sewage disposal system and all system and system components will have to be installed under a licensed installer certified by the State of Texas to perform such installations. Fayette County requires all wastewater generated by an RV Park to be treated through an aerobic wastewater treatment process.

d) Approval of minimum public road frontage as set by the Fayette County Subdivision Regulations from the appropriate county commissioner or the Texas Department of Transportation that all access and egress points are acceptable and can be safely incorporated into the public roadway as per requirements and regulations set forth by the Texas Highway Department and Fayette County roadway regulations. Any public roadways constructed by the developer will have to be constructed to TXDOT or county standards as outlined by the appropriate commissioner.

e) Documentation from the designing engineer that no developed areas of the venue lie within the floodway or floodplain. This documentation must be accompanied by a valid Flood plain Permit from the Fayette County Floodplain Coordinator.

f) Documentation from the Fayette County Rural addressing coordinator that denotes the Venue Name, street address, and addresses within the venue.

g) If any part of the proposed Development is in the 100 yr floodplain: A comprehensive plan, prepared by a registered professional engineer that provides for adequate storm water drainage within the project. All must be evaluated and designed in accordance with standard engineering practices. An environmental impact study may also be required depending on the location, scale, and design of the venue.

h) A plat prepared by a Registered Professional Surveyor that describes the entire limits of the proposed project in metes and bounds, reflecting the location and arrangement of each trailer site, interior roadways, public parks, swimming pools, and all other areas and buildings intended for common use by the public. Any proposed restrictions of use of the property, if any, bearing the name of the venue for real property index records. This plat is to be filed and recorded with the County Clerk of Fayette County, Texas. The plat is subject to the filing and recording provisions of Section 12.002, Property Code, and must have attached to it, an original tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent ad valorem taxes are owed on the real property; and statement as to whether the development is in the extraterritorial jurisdiction of any municipality.