



WATER UTILITIES DEPARTMENT

SUBDIVISION REVIEW CHECK LIST

All plans submitted for review and approval shall show the following:

A. GENERAL

1. MASTER PLAN SHOWING THE WATER AND SANITARY SEWER LINES AND SIZES MUST BE SUBMITTED IF THE SUBDIVISION WILL BE DIVIDED INTO PHASES. SUBMIT MASTER PLAN AT THE SAME TIME THE FIRST PHASE IS SUBMITTED FOR PRELIMINARY PLAT REVIEW. IF THE MASTER PLAN CHANGES AT ANY TIME THEN A REVISED MASTER PLAN MUST BE SUBMITTED TO WATER UTILITIES.
2. ALL SUBDIVISION PLANS MUST BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
3. ALL PLANS MUST HAVE THE CITY OF BEAUMONT WATER UTILITIES STANDARD DETAILS ATTACHED.
4. THE RELATED CITY OF BEAUMONT WATER UTILITIES STANDARD SPECIFICATIONS MUST BE INCLUDED IN THE ENGINEERS SPECIFICATION BOOKS.
5. PRIVATE SUBDIVISIONS MUST PROVIDE THE CITY OF BEAUMONT WITH 10' EXCLUSIVE EASEMENTS FOR WATER LINES AND SANITARY SEWER LINES OR IF THE LINES ARE TO BE INSTALLED WITHIN THE RIGHT-OF-WAY THEN IT MUST BE LABELED AS A RIGHT-OF-WAY AND ACCESS EASEMENT OR UTILITY EASEMENT.
6. SHOW ALL OTHER UTILITIES; IE., ENTERGY, TIME WARNER CABLE, SBC TELEPHONE, CENTERPOINT GAS, ETC.... IN THE PLAN AND PROFILE OF THE PRELIMINARY CONSTRUCTION PLANS, CONSTRUCTION PLANS AND ALSO ON THE FINAL PLAT.

7. IN THE CASE OF A SUBDIVISION BEING REPLATTED AND ANY OF THE LOT LINES CHANGE, THE FOLLOWING WILL APPLY: IF ANY WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED TO BE RELOCATED, THEN IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY ANY NECESSARY COST FOR RELOCATING THE SERVICE LINES.
8. PROVIDE A CD OF THE FINAL PLAT, INCLUDING THE AS-BUILT WATER LINES, SANITARY SEWER LINES AND ALL OTHER UTILITIES TO DIANE NEWSOME, 1350 LANGHAM ROAD OR EMAIL TO: dnewsome@ci.beaumont.tx.us

B. WATER

1. ALL EXISTING WATER LINES MUST BE FIELD VERIFIED AND SHOWN ON THE PLANS.
 - a. SHOW THE SIZE AND LOCATION OF THE EXISTING LINES.
 - b. ALL PROPOSED WATER LINES MUST BE SHOWN ON THE PLANS.(PROVIDE ALL INFORMATION NECESSARY FOR THE DESIGN OF WATER ON THE PLANS).
 - c. SHOW THE SIZE OF THE PROPOSED WATER LINES.
 - d. SHOW FLUSH-OUTS, FIRE HYDRANTS AND VALVES (TAKE OFF VALVES AND ISOLATION VALVES WILL BE REQUIRED ON ALL WATER LINES).
 - e. WATER LINES ARE TO BE 7' FROM BACK OF CURB AND DIMENSIONED AS SUCH ON THE PLANS.
 - f. WATER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF PAVEMENT FROM SANITARY SEWER LINES.
 - g. WATER SERVICE LINES ARE TO BE SHOWN 5' TO THE RIGHT OF THE CENTER LINE OF THE LOT. INCLUDE THE SIZE OF THE SERVICE LINE TO BE INSTALLED.
 - h. SHOW PROPOSED SANITARY SEWER, WATER (3' COVER) AND STORM SEWER IN THE PROFILE.
 - i. IF A WATER MAIN IS BETWEEN TWO LOTS, THEN THE WATER MAIN MUST BE CASED AND A 10' EXCLUSIVE WATER LINE

EASEMENT SHALL BE DEDICATED. IF THE WATER MAIN IS NOT CASED THEN A 20' EXCLUSIVE WATER LINE EASEMENT MUST BE DEDICATED. THE WATER LINE SHALL BE LOCATED IN THE CENTER OF THE EASEMENT.

- j. WHEN CROSSING A DRAINAGE DITCH, THE WATER LINE MUST BE CASED THE FULL WIDTH OF THE RIGHT-OF-WAY. IN CERTAIN SITUATIONS WHEN THE PIPE CAN NOT BE BORED THEN THE USE OF 45° BENDS WILL BE REQUIRED.
 - k. WATER MAINS CROSSING DRAINAGE DITCHES MUST HAVE 4' OF COVER AT POINT OF CROSSING OR IF CROSSING ANOTHER ENTITIES DITCH/CANAL; ie: LNVA, DD#6,....., THE COVER SHALL BE 4' OR AS REQUIRED BY ENTITY WHICHEVER IS GREATER.
 - l. IF PRO RATA FEES APPLY TO EXISTING PRO-RATA WATER MAINS, THEN THIS FEE MUST BE PAID BY THE OWNER BEFORE WATER TAPS OR TESTING WILL BE MADE BY THE CITY. IT WILL BE THE RESPONSIBILITY OF THE CONSULTING ENGINEER TO NOTIFY THE OWNER OF THE PRO-RATA FEE.
 - m. MUST MAINTAIN A SEPARATION DISTANCE BETWEEN WATER AND SANITARY SEWER MAINS IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. SHOW THE REGULATION (CHAPTER AND ARTICLE NUMBER) FOR WHICH THE MAINS WERE DESIGNED ON THE PLAN AND PROFILE SHEETS.
 - n. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO SIZE THE SERVICE LATERAL ACCORDING TO CITY STANDARDS PER DETAIL.
 - o. SHOW ALL DESIGN CALCULATIONS FOR THE WATER MAINS ON THE PLANS WITH ASSUMPTIONS AS NEEDED.
2. THE DESIGN ENGINEER MUST FIELD VERIFY ELEVATION OF WATER LINES AT TIE-IN POINTS OF EXISTING CITY FACILITIES.
 3. **WATER UTILITIES DEPARTMENT SHALL NOT BE HELD RESPONSIBLE FOR ELEVATION DISCREPANCIES OR CONFLICTS.**
 4. FIRE FLOW REQUIREMENTS SHALL BE INVESTIGATED BY A PROFESSIONAL ENGINEER. (WHEN REQUIRED BY THE FIRE MARSHALL).

5. LOCATION OF FIRE HYDRANTS TO BE DETERMINED BY CITY FIRE MARSHALL.
6. ALL WATER MAINS TO BE INSTALLED TO CITY SPECIFICATIONS AND TESTED PRIOR TO CITY ACCEPTANCE.
7. PROVIDE A NOTE STATING THAT THE FINAL WATER MAIN TIE IN WILL BE BY CITY FORCES AT THE CONTRACTOR'S EXPENSE.
8. CITY FORCES WILL MAKE THE TAP ON THE EXISTING WATER MAIN AND INSTALL A VALVE AT THE EXPENSE OF THE CONTRACTOR.

C. SANITARY SEWER

1. ALL EXISTING SANITARY SEWER LINES MUST BE FIELD VERIFIED AND SHOWN ON THE PLANS.
 - a. SHOW THE SIZE AND LOCATION OF THE EXISTING LINES.
2. ALL PROPOSED SANITARY SEWER LINES MUST BE SHOWN ON THE PLANS. (PROVIDE ALL INFORMATION NECESSARY FOR THE DESIGN OF THE SANITARY SEWER ON THE PLANS).
 - a. SHOW THE SIZE AND TYPE OF THE PROPOSED SANITARY SEWER LINES.
 - b. SHOW HOW PROPOSED WILL TIE INTO EXISTING MAIN.
 - c. SHOW THE SANITARY SEWER SERVICE LINES , INCLUDE THE SIZE OF THE SERVICE LINE TO BE INSTALLED.
 - d. SHOW THE PERCENT OF GRADE.
 - e. SHOW CLEAN-OUTS AND MANHOLES (FIBERGLASS MANHOLES ARE TO BE USED, UNLESS OTHERWISE APPROVED BY THE WATER UTILITIES ENGINEER).
 - f. SANITARY SEWER LINES ARE TO BE 7' FROM BACK OF CURB AND DIMENSIONED AS SUCH ON THE PLANS.
 - g. SANITARY SEWER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF PAVEMENT FROM WATER LINES.

- h. SHOW PROPOSED SANITARY SEWER, WATER (3' COVER) BELOW FINISHED GRADE AND STORM SEWER IN THE PROFILE.
 - i. ALL CLEAN OUT BOXES WILL BE INSTALLED BY CITY FORCES AND ARE TO BE INSTALLED ON PRIVATE PROPERTY NEAR THE PROPERTY LINE (NOT IN ALLEYS OR CITY EASEMENTS). ALL SANITARY SEWER LINES IN CITY RIGHT-OF-WAY WILL BE INSTALLED IN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
 - j. IF PRO RATA FEES APPLY TO EXISTING PRO-RATA SANITARY SEWER MAINS, THEN THIS FEE MUST BE PAID BY THE OWNER BEFORE WATER TAPS OR TESTING WILL BE MADE BY THE CITY. IT WILL BE THE RESPONSIBILITY OF THE CONSULTING ENGINEER TO NOTIFY THE OWNER OF THE PRO-RATA FEE.
 - k. MUST MAINTAIN A SEPARATION DISTANCE BETWEEN WATER AND SANITARY SEWER MAINS IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. SHOW THE REGULATION (CHAPTER AND ARTICLE NUMBER) FOR WHICH THE MAINS WERE DESIGNED ON THE PLAN AND PROFILE SHEETS.
 - l. SHOW ALL DESIGN CALCULATIONS FOR THE SANITARY SEWER MAINS ON THE PLANS WITH ASSUMPTIONS AS NEEDED.
3. THE DESIGN ENGINEER MUST FIELD VERIFY ELEVATION OF SANITARY SEWER AT TIE-IN POINTS OF EXISTING CITY FACILITIES.
4. **WATER UTILITIES DEPARTMENT SHALL NOT BE HELD RESPONSIBLE FOR ELEVATION DISCREPANCIES OR CONFLICTS.**
5. **NOTES TO BE INCLUDED ON THE PLANS FOR SANITARY SEWER.**
- a. ALL WATER AND SANITARY SEWER MAINS AND APPURTENANCES ARE TO BE SHOWN ON THE PLANS AND INSTALLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

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- b. CITY FORCES WILL MAKE TAPS AND SET METERS AT THE EXPENSE OF THE CONTRACTOR.

- c. 24 HOURS NOTICE IS REQUIRED PRIOR TO CONSTRUCTION OF WATER AND SANITARY SEWER LINES, INSPECTIONS, AND TESTING (if applicable), CALL THE WATER UTILITIES PROJECT MANAGER.
 - (1) SANITARY SEWER: STEVE ROBERTS - 409-785-3017
 - (2) WATER: BLAIN DISHMAN - 409-785-3001

OTHER REQUIREMENTS MAY BE NECESSARY BUT WILL BE DETERMINED ON AN INDIVIDUAL BASIS.

If you should have any questions or to schedule a meeting regarding any comments, you may call Charles Nicholas, Water Utilities Project Manager at 409-785-3018 or Diane Newsome, Water Utilities Project Manager at 409-785-3015.