
**Brookshire Municipal Water District
District Development Policy Packet**

5. Policy Regarding Subdivision Requirements

**BROOKSHIRE MUNICIPAL WATER DISTRICT
SUBDIVISION REQUIREMENTS**

Purpose:

The Board of Directors ("Board") of the Brookshire Municipal Water District (the "District") has adopted the following requirements for the subdivision and all land within the boundaries of the District or that is being considered for annexation ("Subdivision"). Such requirements shall apply to all property owners, developers of land and their authorized representatives ("Developers").

General Requirements:

The following requirements shall apply to all Subdivisions:

1. Developers shall request in writing and receive a copy of the District's Subdivision Regulations and full development packet from the District's Office.
2. Developers shall be responsible for submitting all information required in the Development Packet, including but not limited to, preliminary subdivision plat and utility plans for the Subdivision, to the District's Office.
3. Once all requisite information is submitted, such information shall be provided by the District's General Manager to the District's Engineer and Operator for review.
4. The District's Engineer will review the information submitted by the Developer and coordinate with the Developer as needed for any additional information required for review of the Subdivision.
5. The District's Engineer will prepare a report determining the feasibility of serving the Subdivision and water/wastewater capacity required for the Subdivision (the "Capacity Report") and submit such to the Board for review and approval.
6. Developers shall be given notice of the Board meeting where the Capacity Report will be reviewed by the Board. The Developer is entitled to attend such meeting to discuss the Subdivision. If the Board approves the Capacity Report, the Developer shall receive a commitment for water and wastewater service to the Subdivision (the "Utility Commitment"). Such commitment is subject to the Developer's acceptance of the Capacity Report, payment of all requisite fees to the District and compliance with the requirements herein.
7. Upon approval by the Board of the Capacity Report, the District's General Manager shall execute the necessary consent forms required by the City of Brookshire (the "City") for the issuance of building permits necessary for the Subdivision.

8. If it is determined that the Subdivision requires the construction of additional water and sewer facilities necessary to serve the Subdivision, such facilities shall be described in the Capacity Report. Requirements for financing and construction of Facilities necessary to serve the Subdivision shall be set forth by separate agreement between the District and the Developer.
9. The District will coordinate with the Developer to schedule the required inspection(s) pursuant to the District's Rate Order.
10. Upon approval of the Subdivision's final plat by the City, the Developer will provide the District with evidence of same.

Construction Requirements:

Upon confirmation of completion of nos. 1 - 9 above, the Developer may then proceed with construction of the water and sewer facilities (the "Facilities") within the Subdivision in strict conformance with the plans and specifications of the Subdivision, as approved by the District's Engineer, and in compliance with the requirements of all other entities with jurisdiction.

The District's Engineer will observe the construction of the Facilities on behalf of the District. However, the Developer and his engineer will be responsible for ensuring that the Facilities conform to the plans and specifications approved by the District's Engineer and, in compliance with the requirements of all other entities with jurisdiction.

After completion of such construction, the District's Engineer will, when applicable, advise the Board that the construction of Facilities is completed.

Costs and Fees:

In addition to all construction, testing, engineering, surveying, inspection, permitting, and other Subdivision-related costs, the Developer will be responsible for the following costs and fees payable to the District:

- a. **District Administration Costs:** All legal and engineering costs incurred by the District, are payable to the District as the costs are incurred. (These costs do not relieve the Developer and his engineer of the responsibility for ensuring that the Subdivision and the Facilities conform to the District's requirements set forth herein and comply with the requirements of all other entities with jurisdiction.)
- b. **Impact Fees:** See the District's office for additional information.
- c. **Connection charges:** See the District's office for this information.

Platting, Easement and Deed Restriction Requirements:

- a. No subdivision plat or replat may be recorded until such plat has been approved the Board.
- b. Subdivision plats and replats must include language dedicating right-of-way and easements in a manner that is satisfactory to the District.
- c. Where wastewater lines are located within easements at the rear of a property, subdivision plats and deed restrictions for the Development must clearly indicate that:
 1. All fencing includes six-foot (6') wide gates in the side fences at the rear of each property. Such gates must be lockable with pad locks to which the District has a master key.
 2. No trees or shrubbery with a mature height greater than three feet (3') may be planted or grown in such easements.

Bonds: All construction contracts for construction of Facilities to the Subdivision shall include a Payment Bond, Performance Bond and Maintenance Bond (for one (1) year following completion and District acceptance of construction).

Construction Standards. All Facilities shall meet or exceed the following requirements and specifications.

- a. **General.** All Subdivisions shall have Service connected to the District's system. All Facilities shall meet the current requirements of the Texas Commission on Environmental Quality (TCEQ).

If conflicts occur between the requirements of the District, the Developer's drawings (plans) and specifications, and any other applicable code, the conflict shall be resolved so as to provide the outcome most favorable to the District as determined by the District's Engineer. (The Developer must include this statement in his construction contract.)

All crossings of existing roads, streets, and paved driveways must be done by boring or tunneling.

- b. **Water System:**

- 1) **Main Lines:**

- (a) Minimum diameter - Eight inches (8"). See (d) below.
- (b) Minimum Depth - Three feet, six inches (3' 6") of cover below final grade.

- (c) Material - Type: Polyvinyl chloride pipe; AWWA C- 900; DR 18. Field test per American Water Works Association Specification C-605. Manufactured within the United States.
 - (d) Location - In street right-of-way. Mains shall be looped, with no dead end pipe serving more than four (4) lots. Said dead end may be six-inch (6") pipe. Mark with blue two-inch (2") wide conductive tracer tape located one foot (1') below finished grade.
- 2) Valves:
- (a) Locations - At tees: Two (2) valves. At crosses: Three (3) valves. At each connection to the District's Water System: One (1) valve.
 - (b) Type - Nam-rising stem, 0-ring seals, Mueller or American-Darling brand, CCW opening, M.J. joints.
- 3) Fire Hydrants:
- (a) Locations - At each street intersection and cul-de-sac end. Single-Family Residential Subdivision six hundred foot intervals, approximately. Multi-family Residential or Commercial Subdivision, including restricted or unrestricted reserves dedicated by plat: three hundred foot intervals.
 - (b) Type - Mueller Improved, or American-Darling, 3-way, CCW opening. M J. joints; nozzles shall match Brookshire VFD hose standard.
- 4) Fittings:
- (a) Material - Ductile iron, cement lined, M.J. concrete blocked.
 - (b) Pressure rating - 250 pounds per square inch.
- 5) Services:
- (a) Corporation stop - Mueller H-15000
 - (b) Curb stop - Mueller H-15275, in approved concrete meter box. (One (1) required per future customer.)
 - (c) Pipe material - Type K soft copper
 - (d) Size - Single: three fourths (3/4") inch diameter. Double: one-inch (1") diameter, with tee at end.
 - (e) Location - Extend to right-of-way line (property line) on each side of street.

6) **Bedding and Backfill:**

- (a) Pipe bedding - Hand Tamped sand or select granular material under pipe and on both sides of pipe in 4-inch (4") loose layers until the bedding is one foot (1') above the top of the pipe.
- (b) Backfill - under streets - 1.0 sack cement per cubic yard stabilized sand. Other locations - compacted to 90% Standard Proctor density.

c. **Sanitary Sewer System:**

1) **Main Lines:**

- (a) Minimum diameter - Eight inches (8").
- (b) Minimum depth - Four feet, zero inches (4' 0").
- (c) Future extensions - Where sewer pipes may be extended in the future to serve other properties, they shall be of a size as determined by the District and as deep as circumstances allow.
- (d) Air test - Per TCEQ requirements.
- (e) Location - within 20 foot (20') wide easement at rear of lots, five feet (5') off of easement line. May be located in public right-of-way for unusual situations; however, an extra easement along such right-of-way may be required.

2) **Manholes:**

- (a) Minimum size - Four feet (4') inches inside diameter.
- (b) Spacing - Three hundred feet (300') maximum.
- (c) Material - Reinforced concrete
- (d) Minimum wall thickness - Six inches (6").

3) **Services:**

- (a) Pipe diameter - Four inches (4").
- (b) Material - Same as main lines.
- (c) Fittings required - Wye, bend, and plug.
- (d) Location - Extend from sanitary sewer main to outside boundary of easements on each side of main line (or to right-of-way line on each side of the street where sanitary sewer is in street).
- (e) Stack required - Where sewer depth exceeds six feet (6').
- (f) Marking - "As built" plans required showing locations. Also mark each service using a marker satisfactory to the District.

4) **Bedding and Backfill.** Same as for water system.

5) **Lift Stations and Force Mains.**

(a) **Lift Stations:** In the event the District's Engineer determines that a lift station is necessary for a Subdivision, it shall be so located and designed to serve the maximum undeveloped area surrounding the subdivision. Lift stations shall meet such design and construction criteria as the District's Engineer finds to be appropriate for the Subdivision.

(b) **Force Mains:**

Material - DR 26 minimum wall thickness, PVC pressure pipe approved by N. S. F., for potable water service. Field test same as water mains.

Depth - Minimum three-foot, six-inch (3'-6") cover.

Marking - Two-inch (2") wide brown conductive tracer tape buried twelve inch (12") below finished grade.

Backfill - Same as for water system.