



PLAN REVIEW CHECKLIST

Single-Family Residential (WS&D)

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NOTE:

The plan review checklist is intended as a starting guide only to assist the developer's engineer in preparing a plan set that generally meets the District's requirements. The items noted in the plan review checklist are minimum requirements and do not fully reflect all items we considered during our review. Additional comments may be included on the redlined plans when returned to the developer's engineer, but they are not included in this checklist.

Engineer's Signature

Project Name: _____

Project Address: _____

Date of Plan Review Submission: _____

I, _____, a Professional Engineer duly
Licensed to practice in the State of Texas, have signed and sealed this development set of plans to serve the
referenced project and certify that the plan submission complies with this checklist of requirements as provided
by Bridgestone Municipal Utility District.

Engineer's Seal:

Engineer Company Name (if applicable): _____ Date: _____

Engineer Name (Please Print): _____

Engineer Signature: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ E-mail: _____

General

Provided			Requirement/Description
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A copy of the recorded plat for the tract must be provided.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Civil site plan submittals must include completed approval sheets from the Harris County Engineering Department and the Harris County Flood Control District. While County and City of Houston approvals are required for final plan approval, plans can be submitted to the District before obtaining these approvals.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide utility signatures for local electricity, internet, and/or gas services.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bridgestone Municipal Utility District's General Construction Notes must be shown on the plans. A copy of the General Construction Notes is enclosed in this checklist for your reference.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All sheets showing waterlines, sanitary sewer lines, or accompanying fixtures are subject to the District Engineer's review and approval and must include the District Engineer's signature block provided in Bridgestone's General Construction Notes. The signature block should also be shown on the cover sheet if possible.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All civil site and interior plumbing sheets must be signed and sealed by a licensed Professional Engineer in the State of Texas, including the Firm Registration number. A licensed Professional Engineer, Landscape Architect, or Landscape Irrigator may sign landscape and irrigation plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The coversheet must include the site address, vicinity map, and sheet index.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All applicable civil site, interior plumbing, landscape, and irrigation plans must be included in a single submittal before review.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed utilities and fixtures must match the civil site, interior plumbing, irrigation, and landscape plans, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suppose the development must pay an Existing Infrastructure Fee ("EIF"), as outlined in the development's feasibility study. In that case, the EIF must be paid to the District before plan approval will be issued.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed easement encroachments, including, but not limited to, trees, shrubs, landscaping, paving, and monument signs, will need to be reviewed and approved by the District. An 11x17 encroachment exhibit, which clearly outlines, identifies, and labels all the proposed encroachments to the District's easements, must be submitted for the District's approval at their Board meeting. If the proposed encroachments are approved, an easement encroachment agreement must be prepared and executed before the encroachments are constructed or the Owner/Developer receives water and sewer service from the District. The cost associated with obtaining and recording any easements or encroachment agreements will be the full responsibility of the Owner/Developer. Once fully executed, the District's attorney will record the encroachment agreement and provide you with copies for your records. A deposit of \$4,000 made payable to Bridgestone Municipal Utility District is required from the Owner to prepare and record the encroachment agreement. Without the deposits, the encroachment agreement will not be prepared.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suppose the development must pay a Park Contribution Fee ("PCF"), as outlined in the development's feasibility study. In that case, the PCF must be paid to the District before plan approval will be issued.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If a proposed utility encroaches on another entity's easement, provide a recorded encroachment agreement with approval from the entity and recording information.

Civil Sheets

Provided			Requirement/Description
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed facilities must meet the latest City of Houston and Harris County design criteria.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plans must clearly show all proposed pipe materials, line sizes, and flow line elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing public water and sanitary sewer facilities must be clearly labeled as "Existing," "Public," and owned by "Bridgestone MUD."
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed private water and sanitary sewer facilities must be labeled "Proposed" and "Public."
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and label all existing or proposed easements, including recording information.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development's connection to the District's existing waterline must be a TS&V connection and be performed "by the District's Operator at the owner's expense."
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A sanitary sewer tie-in to Bridgestone's sanitary sewer collection system must be at an existing manhole, or a new manhole must be proposed. If a new manhole is proposed, it must be installed using the doghouse method if Bridgestone's sanitary sewer line exists.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a complete plan set including overall proposed water & sanitary sewer layout, grading plans, drainage plans, and plan and profile drawings.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan and profile drawings must match the overall proposed water & sanitary sewer layout.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide minimum covers of waterlines and sanitary sewer lines per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waterlines must be in public waterline easements when possible.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer lines must be in public sanitary sewer easements when possible.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed water system must have two separate TS&V connections to the District's water supply system to satisfy the City of Houston's current "waterline loop" requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valves and hydrants should be placed along waterlines per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dead-end waterlines are prohibited. The proposed water system must not have any dead-end water lines to satisfy the City of Houston's current "waterline loop" requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use restrained joint pipe for waterlines 20 inches (20") in diameter and smaller with less than 4 feet (4') or more than 8 feet (8') of cover per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waterlines along cul-de-sacs must be extended along both sides of the streets and loop.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify and label all storm and sanitary sewer manholes on both plan and profile sheets and overall utility layouts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label the flowlines of the storm and sanitary sewer manholes on the plan and profile sheets.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show grades of proposed sanitary sewer lines. Sanitary sewer grades must be per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide and place manholes along sanitary sewer lines per the most recent City of Houston Infrastructure Design Manual.

Provided			Requirement/Description
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A single 6-inch (6") sanitary sewer service lead should be located at the property line between two adjoining lots to serve two (2) single-family residences, with a wye placed at the end of the service line. Sanitary sewer service leads 6 inches (6") in diameter shall not serve more than the equivalent of two (2) single-family lots or other types of small land tracts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each lot should have a proposed sanitary sewer service lead.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The minimum pipe diameter for a public sanitary sewer shall be 8 inches (8").
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The vertical clearances between all water, sanitary sewer, and storm utilities must be at least 2 feet (2') at a crossing. Vertical clearances must be per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and label all existing or proposed easements, including recording information.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The minimum horizontal clearance between water and sanitary sewer utilities is 9 feet (9'). Horizontal clearances must be per the most recent City of Houston Infrastructure Design Manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The minimum horizontal clearance between the water and other utilities, except for sanitary sewer utilities, is 4 feet (4'). Horizontal clearances must be per the most recent City of Houston Infrastructure Design Manual.

Landscaping & Irrigation

Provided			Requirement/Description
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and label all existing or proposed easements, including recording information.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No trees, shrubs, landscaping, paving, or monument signs are proposed inside an existing or proposed easement unless the Board has approved an encroachment request, and an encroachment agreement has been executed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The irrigation water meter must be located within an existing public waterline easement, public street right-of-way, or a public water meter easement dedicated to the District.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation waterlines must include a reduced pressure zone backflow preventer.