
Sec. 125-5.9. Improvement plans and acceptance of the subdivision improvements.

125-5.9.1. No master plan or plat described in this section shall be approved by the planning and zoning commission and no permit shall be issued for construction of any improvement intended for public use or for the use of purchasers or owners of lots or tracts within the subdivision, and no improvement intended for public use shall be accepted by the city unless such subdivision and public improvements comply with the standards and specifications in this article.

125-5.9.2. All improvements shall be inspected by the design engineer of record or his designate.

125-5.9.3. Requirements for improvements in subdivisions are as follows:

- (a) *Street pavement and drainage.* Street pavement and drainage will be required adjacent to newly created building lots. The city engineer may require improvements to extend beyond new lots where such improvements are necessary to eliminate problem areas as gaps in roads, pavement or drainage systems.
- (b) *Street Lighting.* Street lighting shall be provided on all streets, shall conform to all applicable city design and installation standards and policies and shall be approved by the City prior to construction. All necessary easements for street light installation and maintenance shall be shown on the final plat. Each owner/developer will be responsible for 100% of the cost to the installation of streetlights. Ownership and maintenance responsibilities for streetlights, if not otherwise provided for, shall transfer to the City upon final acceptance of the project by the City.
- (c) *Canals, marinas and other bodies of water.* Canals, marinas, and other bodies of water that are created by dredging or removing land from existing land and connecting ultimately to navigable water must be a minimum of 50 feet from property that abuts the property from which the land is being removed. The distance of 50 feet may be lessened with consent of the abutting land owner and subsequent approval of the planning and zoning commission.
- (d) *Payment of costs.* The applicant shall pay all costs for providing the subdivision with streets, streetlights, and water, wastewater, drainage facilities and traffic control devices in accordance with the plans and specifications.
- (e) *Seal on construction drawings.* All construction drawings are to bear the seal and signature of a state-licensed professional engineer.
- (f) *Construction plans.* Construction plans for infrastructure to be installed for a development shall be prepared by a licensed professional engineer and submitted to the city. No infrastructure shall take place until and unless such plans have been received and approved by the city engineer, a public improvement permit has been issued, and applicable fees paid.
- (g) *Filing time.* The minimum time required to review and process public improvement construction plans shall be 14 days with a maximum of 21 days.
- (h) *Construction standards and specifications adopted.* There are hereby adopted by reference and made part of this article the "General Design and Construction Standards," which shall be controlling in design, construction, and installation of public infrastructure within the city. Said standards and specifications may be amended by the city engineer. Amendments, if any, shall become effective on the first day of a given month so long as the amended standards and specifications manual is published in its entirety for public inspection no less than 60 days prior to the effective date.
- (i) *Construction plan form and content.* Construction plans shall be prepared and submitted to the city engineer to be distributed for review. For review, the developer's engineer shall submit an electronic copy of the proposed construction plans. Plans shall be drawn to an engineering scale that legible

conveys all information on 24-inch by 36-inch sheets. Plans that are not legible will be returned to the developer's engineer with a request to revise the scale and improve its legibility. Specific information to be included on the construction plans shall include the following:

- (1) Proposed subdivision name and location, the name and address of the owner(s), and the name and seal of the civil engineer preparing the plans.
- (2) Date, approximate north arrow and graphic scale, actual datum and City bench marks along with temporary bench marks.
- (3) Vicinity map drawn at a minimum scale of one to 500 feet;
- (4) *Topography.* For developments of 50 acres or less, contours shall be shown at a minimum of one-foot intervals and indicate the direction of surface water. For developments greater than 50 acres, contours shall be shown at a minimum of two-foot intervals and indicate the direction of surface water.
- (5) *Easements.* All easements shall be clearly labeled. No trees shall be permitted to remain or be planted within an easement.
- (6) *Street system.* Plan information for curb and gutter, sidewalks, crosswalks, and commercial driveways. Plan and profiles of all streets (public and private) and alleys.
- (7) *Street drainage.* All street rights-of-way, widths, grades, and distances shall be indicated. Runoff summary shall be indicated on the outlet and inlet side of all drainage ditches and storm sewers and at all street intersections. All drainage easements shall be indicated. Open drainage ditches are not allowed alongside newly constructed public or private streets.
- (8) *Water system.* Plans of the sizes and types of all lines, fittings, valve boxes, and the location of fire hydrants. The plan shall show the existing mains to which the system will be connected. The city engineer may require plan and profile of watermains;
- (9) *Sanitary sewer system.* Plans and profile drawings of the existing and proposed sanitary infrastructure shall indicate sizes, types, flow line grades and depths, and their locations within the system.
- (10) *Storm drainage system and detention.* Prior to approval of a subdivision, a topographic map of the existing drainage conditions and a proposed drainage plan shall be submitted and approved by the city engineer. An adequate drainage system, including necessary pipes, culverts, intersections drains, drop inlets, bridges, and other improvements shall be provided for the proper drainage of all surface water as approved by the city engineer. Open ditches are not allowed along newly constructed public or private streets. The 100-year floodplain and 500-year floodplain shall be delineated based upon conditions of the projected ultimate development of the subdivision. When a drainage channel, retention/detention facility, or storm sewer is proposed, completed plans, profiles, and specifications shall be submitted showing complete construction details. Open ditches may be considered in a planned unit development.

Where a subdivision is traversed by a watercourse, drainage way, natural channel or stream, an easement or right-of-way which substantially conforms to the limit of such water course, plus and additional 20-foot width to accommodate maintenance need shall be provided. Drainage easements shall be reviewed on a case-by-case basis and shall be approved by the city engineer both as to location and width.

- (11) *Construction pollution prevention plan.* The developer's engineer shall submit a storm water pollution prevention plan (SWPPP) with the construction plans, which shall be implemented and maintained by the developer as outlined in the approved permit throughout the duration of development construction.

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- (12) *Specifications.* Use the most recent edition of the City of League City General Design and Construction Standards and generally accepted construction practices.
 - (13) *Plan detail.* The plan detail sheet shall be a composite of all details which concern the above or any other details necessary to show the extent of construction of all improvements.
 - (14) *Record drawings.* Upon completion of field construction, the developer shall furnish the city engineer a digital copy of certified record drawings on a CD. Such record drawings shall show the actual field locations based on information provided by the developer's contractor, the city's construction inspector, and the engineer of record. The engineer of record shall also submit a certified list of permanent control monuments used for the construction of the development, inclusive of location and USGS elevations.
 - (15) *Approval.* All construction plans shall be subject to approval by the city engineer, which shall be in writing.

125-5.9.4. *Inspection of construction.*

- (a) The city engineer or his duly authorized representative inspect all phases of the construction of the improvements for subdivision.
- (b) No sanitary sewer, water, recycled water, or storm sewer pipes shall be covered without approval of the city engineer, or his duly authorized representative.
- (c) No flexible base material, asphalt base material, sub-grade material, or stabilization shall be applied to the street sub-grade without approval of the city engineer, or his duly authorized representative.
- (d) No concrete or asphalt may be poured or placed to the base without approval of the city engineer or his duly authorized representative.
- (e) The city engineer may at any time cause any construction, installation, maintenance or location of improvements to cease when, in his judgement, requirements of this section or the standards or specifications have been violated and may require such reconstruction or other work as may be necessary to correct any such violation.
- (f) Should an owner/developer disagree as to the acceptability of required improvements only as it related to the published general design and construction standards, such owner/developer may, at his expense, submit such engineering tests, reports, and/or data necessary to substantiate that the improvements meet or exceed the city standards.
- (g) Engineering services and construction inspection fees shall follow requirements noted in ordinance 2016-23 and its subsequent updates.

125-5.9.5. *General design and construction standards.* All infrastructure described in this section shall be constructed in accordance with the City Code, and policies, design criteria, standards and specifications promulgated by the City.

125-5.9.6. *Final city acceptance.*

- (a) Upon approval by all appropriate city inspectors, the city engineer will issue a final acceptance letter for the development. All warranties, except warranties for streets, shall start at the time of final city acceptance. Street warranties shall start upon 90 percent of build-out.
- (b) No final acceptance shall be granted until the following documents have been submitted and approved by the city engineer:
 - (1) A formal acceptance request letter by the developer or his designee;

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- (2) An engineer's certificate of completion. The certificate should include at a minimum the name of the development, the owner of the development, the contractors, engineering company, and a statement certifying that the engineer of record provided inspection during construction. The certificate shall be signed by the engineer of record;
 - (3) A summary of public infrastructure cost. This summary shall provide construction and engineering costs for all public infrastructure installed within the development;
 - (4) A complete set of reproducible copies of record plans accompanied by a letter from the engineer certifying that the work required by the subject contract has been completed in general conformance with the approved plans and technical specifications; and
 - (5) Maintenance bond for public infrastructure with a two-year term.

(Ord. No. 2020-25, § 1(Exh. A), 9-29-2020; Ord. No. 2022-25, § 22, 8-9-2022)