



SECTION 6: PUBLIC INFRASTRUCTURE PLANS

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PUBLIC INFRASTRUCTURE CONSTRUCTION PLANS

Public Infrastructure Construction Plans Process

A Public Infrastructure Plans package is an accurately scaled plan set that illustrates the details of publicly owned/maintained facilities including, but not limited to; water, storm sewer, drainage facilities, paving and appurtenances. Public Infrastructure Plans are submitted and reviewed through the online Citizen Self Service or CSS Portal. When a construction plan package application is submitted, staff will review the request and send comments to the applicant to address. The applicant may be directed to resubmit the corrected materials and/or additional materials for staff to review for clearance. If outstanding review comments remain after the third submittal, the applicant team must meet with staff for a Comment Review Meeting before the fourth submittal will be accepted. This meeting will also be required for all subsequent resubmittals (Version 4 and beyond) if outstanding comments persist. Construction plans for projects must be approved by the City Engineer or their designee.

The applicant will be required to submit approval letters for all plans from all public and private utilities and other entities affected by the project. The approval letter shall state that service will be available to the project, where appropriate, and that there is no objection to the project. It is the responsibility of the Design Engineer to coordinate with public and private utilities to address conflicts with existing utilities. Confirmation in writing of preliminary approval by the Fort Bend County Engineer, the Fort Bend County Drainage District Engineer and any other affected agency shall be provided to the City, when a facility owned or operated by the agency is affected. All separate or special easements that may be required for construction shall be recorded in the Fort Bend County Official Records, subject to the surety/security clause requirements of the City of Sugar Land's Development Code, Chapter 5 (Subdivision Regulations).

When staff comments have been addressed, the applicant will receive a copy of the approved, stamped plans via their CSS Portal. Construction plans must be approved prior to issuance of site plan and/or building permits.



Public Infrastructure Construction Plans Checklist

Site Name/ Title:	
Date submitted:	
<input type="checkbox"/> In COSL Zoning District:	<input type="checkbox"/> In ETJ*

*All public infrastructure construction plans shall be reviewed by the county in ETJ.

Graphic Requirements – The following items shall be shown on the Public Infrastructure Plans:

1.	<input type="checkbox"/>	<u>PAVING & DRAINAGE ENGINEERED CIVIL DESIGNS</u>
	<input type="checkbox"/>	Drainage calculations for the 2 and 100 year events signed and sealed by a registered professional engineer indicating compliance with the City of Sugar Land Design Standards and Fort Bend County Drainage Criteria Manual.
	<input type="checkbox"/>	Overall area and drainage area boundaries, ponding depths, and flow per inlet
	<input type="checkbox"/>	Existing elevations and enough adjoining property elevations to ascertain the general drainage pattern and tie-in methods. Show top of pavement and curb elevations as needed.
	<input type="checkbox"/>	Address any adjoining property drainage issues that may be affected by the proposed improvements. For example, if the adjoining property is affected show how this will be handled.
	<input type="checkbox"/>	Detention pond, if applicable, to be designed by a registered professional engineer and shall be in accordance with the Fort Bend County Drainage Criteria Manual or <i>methodology approved by the City of Sugar Land</i> . Prior to the certificate of occupancy being issued by the City, a signed sealed letter of completion by the engineer is required stating that the private detention and related drainage facilities (if applicable) shall be constructed in accordance with the City approved construction plans and specifications.
	<input type="checkbox"/>	Type of pavement to be used
	<input type="checkbox"/>	Slab elevation
	<input type="checkbox"/>	All paving and drainage plans shall comply with City of Sugar Land Design Standards.
	<input type="checkbox"/>	If easements are required, they shall comply with Chapter 5, Section 5-21 of the Sugar Land Development Code.
	<input type="checkbox"/>	Driveway shall be spaced in accordance with Chapter 5, Article VII of the Sugar Land Development Code.
	<input type="checkbox"/>	Improvements shall comply with Chapter 8 and 11 of the Sugar Land Development Code
2.	<input type="checkbox"/>	<u>WATER, STORMWATER AND SANITARY SEWER ENGINEERED CIVIL DESIGNS</u>
	<input type="checkbox"/>	Overall system is shown and meets all City of Sugar Land Design Standards.
	<input type="checkbox"/>	Provide Plan and Profile drawings for all utilities.
	<input type="checkbox"/>	Show clearance between all utilities.
	<input type="checkbox"/>	Call out minimum depths of cover.
	<input type="checkbox"/>	Size and location of proposed and existing water lines and fire hydrants. Show the meter vault easement if needed. Bold line for proposed and lighter lines for existing.
	<input type="checkbox"/>	Size, type, and slope of pipe and connection to public system. (<i>The actual connection to the public system must comply with the City of Sugar Land Design Standards</i>).
	<input type="checkbox"/>	Storm sewer lines, manholes and inlets existing and proposed. Show proposed lines bolder than existing and label as well.
	<input type="checkbox"/>	Size, type, and grade of the sanitary sewer lines and any existing and proposed manholes.
	<input type="checkbox"/>	Notify the City minimum 48 hours prior to connecting to public infrastructure
	<input type="checkbox"/>	All public water and sanitary sewer, or connections to public utilities must comply with all City of Sugar Land Design Standards; <i>The actual connection to the public system must comply with the City of Sugar Land Design Standards and approved projects lists.</i>

	<input type="checkbox"/>	Include all applicable City of Sugar Land Design Standards Detail that pertain to connections to public utilities.
	<input type="checkbox"/>	Show the location of the irrigation meter.
	<input type="checkbox"/>	Show and label the fire line, if required.
	<input type="checkbox"/>	All water main intersections shall have a minimum of one (1) less valve than the number of water mains at the intersection.
	<input type="checkbox"/>	The minimum commercial sanitary sewer services lead shall be a minimum 6" pipe or larger and shall not serve more than one commercial connection. In addition, the connection shall be made at a manhole by coring method.
	<input type="checkbox"/>	All water and sanitary sewer plans shall comply with the City of Sugar Land Design Standards.
	<input type="checkbox"/>	Show all water service connections.
	<input type="checkbox"/>	Call out all valve types.
3.	<input type="checkbox"/>	ROADWAY DESIGN REQUIREMENTS
	<input type="checkbox"/>	Roadway classifications per the City's Master Thoroughfare Plan
	<input type="checkbox"/>	Street Geometric Design
	<input type="checkbox"/>	Pavement Structure Design
	<input type="checkbox"/>	Pavement Materials
	<input type="checkbox"/>	Grading Plan
	<input type="checkbox"/>	Traffic Control Plan (including sidewalks and street lighting)
	<input type="checkbox"/>	Roadway/Driveway Separations per Development Code
4.	<input type="checkbox"/>	EROSION CONTROL PLAN
	<input type="checkbox"/>	Storm Water Pollution Control Plan
5.	<input type="checkbox"/>	ADDITIONAL ITEMS
	<input type="checkbox"/>	Benchmarks and Current Flood Classifications used are noted on plans.
	<input type="checkbox"/>	All construction items used are on the City's pre-approved products list.

Note: To reduce possible clutter on all sheets, turn off any layers of the overall project that are *not* needed to describe the items being displayed. For example turn off the water and sanitary sewer layers when presenting the paving and drainage sheets.

Disclaimer:

These are examples of items to be included in Construction Plans. These are not to be construed as the only items required for approval. See the City of Sugar Land Design Standards for detailed requirements located online at www.sugarlandtx.gov on Engineering Department homepage.