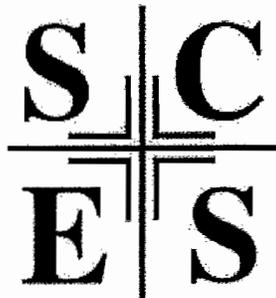


RECEIVED
MAY 01 2007
WATER PROTECTION PROGRAM

**City of Weldon Spring, Missouri
Small Municipal
Separate Storm Sewer System (MS4)
Revised Plan**

April 2007

Prepared by:



St. Charles Engineering and Surveying, Inc.

Form K - Section 6.00 and 6.10

CITY OF WELDON SPRING, MISSOURI

OUTFALL IDENTIFICATION TABLE

#	ID	Receiving Water	1st Classified	TWP	Range	Section/Survey	1/4	1/4	Latitude	Longitude	USGS Quad	County
1	CC-1	Trib to Crooked Creek	Dardenne Creek	46 N	3 E	Sur 1669			38D 43' 41" N	90D 41' 06" W	Weldon Spring	St. Charles
2	CC-2	Crooked Creek	Dardenne Creek	46 N	3 E	Sur 1669			38D 43' 35" N	90D 41' 06" W	Weldon Spring	St. Charles
3	CC-3	Trib to Crooked Creek	Dardenne Creek	46 N	3 E	Sur 1669			38D 43' 29" N	90D 40' 22" W	Weldon Spring	St. Charles
4	CC-4	Trib to Crooked Creek	Dardenne Creek	46 N	3 E	Sur 57			38D 43' 44" N	90D 39' 54" W	Weldon Spring	St. Charles
5	DC-1	Trib to Dardenne Ck	Dardenne Creek	46 N	3 E	Sur 292			38D 44' 04" N	90D 37' 54" W	Weldon Spring	St. Charles
6	DC-2	Trib to Dardenne Ck	Dardenne Creek	46 N	3 E	Sur 292			38D 43' 47" N	90D 37' 38" W	Weldon Spring	St. Charles
7	MR-1	Trib to Missouri River	Missouri River	46 N	3 E	35	SE	SW	38D 41' 29" N	90D 39' 23" W	Weldon Spring	St. Charles
8	MR-2	Trib to Missouri River	Missouri River	46 N	3 E	36	SW	SW	38D 41' 38" N	90D 38' 41" W	Weldon Spring	St. Charles
9	MR-3	Trib to Missouri River	Missouri River	46 N	3 E	36	SW	SE	38D 41' 42" N	90D 38' 13" W	Weldon Spring	St. Charles
10	MR-4	Trib to Missouri River	Missouri River	46 N	3 E	36	SE	SE	38D 41' 42" N	90D 37' 49" W	Weldon Spring	St. Charles
11	MR-5	Trib to Missouri River	Missouri River	46 N	4 E	31	SE	NW	38D 41' 58" N	90D 37' 28" W	Chesterfield	St. Charles
12	MR-6	Trib to Missouri River	Missouri River	46 N	4 E	31	SW	NE	38D 42' 05" N	90D 37' 00" W	Chesterfield	St. Charles



City of Weldon Spring
City of Tradition and Progress

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April 27, 2007

Ms. Ruth Wallace
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102

RE: Small Municipal Separate Storm Sewer System (MS4)
-- Revised Plan
-- City of Weldon Spring, Missouri

Dear Ms. Wallace,

Enclosed please find the revised plan for the individual small municipal separate storm sewer system (MS4).

If you have any questions or need additional information, please feel free to contact me at 636-947-0607.

Sincerely,

Michael Padella
City Administrator of Weldon Spring

Public Education and Outreach on Stormwater Impacts (CM #1)

The City of Weldon Spring plans to inform citizens and businesses of both the magnitude of the problem of storm water runoff, as well as preventative measures that are available to them. By utilizing the available public and governmental vehicles, the City can reach a wide audience by having the following measures:

- The City has created a new staff position of Storm Water Manager who will be responsible for the public education and outreach on storm water impacts. The City Administrator will be responsible for the Storm Water Manager's responsibilities when the position is vacant.
- At City Hall, educational brochures and other information will be displayed on the dangers of storm water mismanagement, the lasting environmental impacts that improper disposal of hazardous materials has on the surrounding environment, and techniques to aid any individual seeking ways to prevent illicit dumping. Topics could include, but are not limited to: unwanted electronics disposal, household hazardous wastes, recycling tips, composting guide, saving on gasoline, reducing biohazard exposure, proper yard fertilization, watershed protection, solid waste management, water pollution management, and storm water pollution prevention techniques.
- The City will dedicate a page on the City web site that will be regularly updated with informational pieces by the Storm Water Manager concerning proper storm water management. Topics would also include event dates and times for Stream Team, the Soil Conservation Service's soil and erosion control education programs, and similar programs sponsored by the County and nearby Cities.
- The City newsletter established by Ordinance 97-06 will also contain information from the Storm Water Manager on storm water management, announcements of meeting and event times and places, current issues, and sources for available information. In the fall newsletter of 2007, the Storm Water Manager will provide educational information on proper lawn care.
- The Storm Water Manager will contact the local schools, and affirming the fact that the City can provide information for proper storm water management techniques for distribution to the children attending the schools, with pamphlets available upon request.
- The Storm Water Manager will coordinate setting up a booth at the following City events including Senior Day in May, Fishing Derby in June, and the Fourth of July Celebration. The booth will have information on the best storm water management practices readily available for the public, a map of the City showing the water shed drainage reaches and discharge points, public participation

literature, and questionnaires for surveys. The booth will be manned by community volunteers or the Storm Water Manager.

- The Storm Water Manager will speak at Chamber of Commerce meetings on the need for best management practices to protect the waters of the State.

The Storm Water Manager by will monitor the success of this measure:

- Conducting public surveys to verify the success of the City newsletters, web site, and school literature for awareness of the best management practices for the Phase II program.
- Keeping track of the number of calls related to the Phase II program requesting more information or providing input for the best management practices.

True environmental progress resulting from these efforts will be city wide and could be validated through a variety of casual observations and public conversation.

Public Participation and Involvement (CM #2)

The City of Weldon Spring recognizes that any progress towards the Phase II compliance requires the support and participation of citizens and businesses within the City. The Storm Water Manager will be responsible for the overall management and implementation of the storm water public involvement and participation program as follows:

- Conduct properly advertised public hearings to obtain public input and provide an educational experience for those who attend. Numerous best management storm water issues will be discussed at length including contamination prevention measures available to residents of the City; environmental impact at a local level when poor management practices are used; and regulations concerning the Phase II permit compliance in the City Municipal Code. The focus of the involvement and participation program will be to increase the participation to establish a successful program and identify new input for the program when selecting activities to educate the public. The target audience will be expanded within the City to include future citizens and businesses within new developments.
- Organize community volunteers to help man booths at events, make presentations to groups, marking storm sewer inlets with warnings of fish kills, keeping the City streams clean, and helping monitor the discharge points throughout the City.
- The community will be able to make comments to the Storm Water Manager through e-mails and phone calls about the storm water program. The Storm Water Manager will keep records of calls and suggestions to help mold the future of the program through the comment received.

Past examples of how input has already been used throughout the City can be noted by the revisions to the Comprehensive Plan. Community comments recommended the area along the Missouri River be developed into larger lots leaving the streams open with preservation of woodlands which is now part of the Comprehensive Plan. Community comments led The Municipal Code to be recently revised requiring creeks left open to be within common ground in developments, and lot lines along the common ground being set back twenty-five feet from the top of the open creek bank. Another example of input comes from the Green Space Committee established by Ordinance 93-24, and the Beautification Committee established by Ordinance 96-59.

The continued participation by citizens through public hearings, e-mails and phone calls will help evaluate the success of this portion of the program. Should the Storm Water Manager determine that the public is not participating enough then other avenues will be pursued to generate more public interest and comments.

Illicit Discharge Detection and Elimination (CM #3)

The City of Weldon Spring currently has standards in the City Municipal Code that prohibit illicit discharges that would enter the waters of the State. The input from concerned citizens, City Officials and the public has led the Board of Aldermen to approve ordinances that are incorporated into the City Municipal Code. Examples of current ordinances are the protection ordinance for City streets Ordinance 94-04 and enforcement for the removal of the accumulation of refuse on platted lots Ordinance 94-17. Additional ordinances will be proposed and potentially approved in 2007, to bring the City Municipal Code into compliance with the Phase II regulations enforcement for illicit discharges and illegal dumps.

The storm Water Manager will be responsible for the City illicit discharge program to enforce illegal dumping and illicit discharge.

The City have enclosed a map delineating all known storm water outfall points along the City limits of the City of Weldon Spring and the corresponding streams that lead to waters of the State. The City has also has developed a map of discharge points within the City limits by using the plans on file and by field location. These maps will be updated with further developments within the City. The maps will be used during the inspection program coordinated by the Storm Water Manager. These inspections will verify that the discharge points are not delivering pollutants to the waters of the State. The inspections will be made periodically throughout the year at the points that waters leave the City. Should problem discharge points be identified, the Strom Water Manager will coordinate tracking and, if needed, testing of the pollutant to find the source and eliminate the violation.

The Storm Water Manager will also conduct periodic testing of the waters that leave the City and will determine the need for more detailed tracking up the water shed. Additional random sample points will be taken in up stream areas within the City that will help confirm water quality is safe. Facilities within the City that use products that could be potential hazards if dumped will be the inspected periodically.

The Storm Water Manager will use the public outreach, along with education and involvement portions of the program to obtain community assistance to eliminate any future hazards associated with non-storm water discharges and illegal dumping. The Storm Water Manager will follow up with inspections of areas reported by the public of potential violations. Facilities within the City that use products that could be potential hazards if dumped, will be the inspected more often.

In addition the best management practices to eliminate illicit discharges from development sites is extensively covered in the City Municipal Code under Title IV: Land Use; Chapter 410: Subdivision Regulations; Article V: Requirements for Improvements, Reservations and Designs; Section 410.470: Sediment and Erosion Control; and under Title V: Building Code; Chapter 505: Streets, Sidewalks, and Other

Public Places; Article III: Grading and Excavation; Section 505.150: Grading Permit. These sections list the principals and standards that every developer must adhere to as it concerns the use of public sewers. No contaminated water is allowed to enter the public or private sewer systems that drain into streams within the City. These regulations protect the waters of the State from sanitary waste by requiring connection to sanitary sewers when available that is delivered to the Treatment Plant Operated by Duckett Creek Sanitary District or by requiring properly approved and installed septic systems. Additional provisions are in Ordinance 99-09.

Current engineering review of site development plans by the City Engineer guard against cross-connections either from a surface runoff or storm sewer connection to a sanitary sewer system or vice versa. The City Engineer also inspects sites during construction within the City to verify compliance with the approved plans.

Should violations of any of these standards occur, the City Engineer is designated to take action to correct the illicit discharge as specified in The Municipal Code City of Weldon Spring. As an example The Municipal Code, Title VII: Utilities, Chapter 705: Public and Private Sewers, Sections 705.060, 705.070, and 705.080 covers the protection from damage, the powers and authority of inspections, and the penalties that will be assessed should the provisions of the Code be violated. The offending parties must cease all infractions in a certain time period. If the actions do not cease, any person may be assessed a fine and become liable for any expense, loss, or damage that occurs because of the violation.

The success of this measure will be determined by the amount of illicit discharge detected by inspections and testing within the City. If problems are found, the success will be the elimination of the problem. If no problems are found, the success will be reassurance that the waters of the State are being protected. Implementation of the plan review process per the Municipal Code and inspection during the development should result in a decreased amount of illicit discharge. The future adequacy of the implemented code ordinances will also need to be evaluated. Copies of some of the current ordinances have been attached to this document for review. The City Municipal Code is available for viewing by the public through the City web site with a connection to Sullivan Publications.

Construction Site Storm Water Runoff Control (CM #4)

The City Engineer is responsible for making sure the City Sediment and Erosion Control Regulations are adhered to as per The Municipal Code City of Weldon Spring in Title IV: Land Use; Chapter 410: Subdivision Regulations; Article V: Requirements for Improvements, Reservations, and Design; Section 410.470: Sediment and Erosion Control; and Title V: Building and Construction; Chapter 505: Streets, Sidewalks and Other Public Places; Article III: Grading and Excavation; Sections 505.110, 505.120, 505.130, 505.140, 505.150, 505.160, and 505.170.

Examples of suggested best management practices would always be available at City Hall for review. A comprehensive list of websites will also be listed for developers that require further information on techniques and practices that can be utilized during construction. Sediment and erosion control training seminars from local agencies or other acceptable training agencies will be required for development managers.

All disturbed land areas must adhere to the Sediment and Erosion Control Regulations in the Municipal Code of Weldon Spring. All Sediment and Erosion Control plans must be incorporated into the site development plans, or submitted as a separate plan for review by the City Engineer.

The City Engineer reviews all development plans to verify compliance with the needs to protect the waters of the State from sediment discharge from the disturbance of land. The City Engineer conducts inspections throughout the duration of development of land to monitor the compliance with the approved plans and ordinances. Inspections will be scheduled regularly and always the day after heavy rain. Escrows, letters of credit or financial guarantees are held by the City to give the resources to act to protect the waters of the State if violations persist without proper action by the developer.

The regulations within the Sediment and Erosion Control section clearly state that any plans submitted to the City Engineer must contain a construction schedule which indicates the installation and placement of proper storm drainage controls. These include grading limitations, sediment and erosion control plan specifications, the requirement of temporary vegetation as an erosion barrier, mechanized land clearing restrictions, permanent grass seeding requirements, and provisions for excess runoff due to changes in soil and surface conditions due to grading changes. The Sediment and Erosion Control program also mandates that temporary erosion control measures, including but limited to: temporary vegetation, silt fence, staked straw bales, and sediment basins, must be installed and maintained until the permanent site vegetation is installed and established to a sufficient density to provide erosion control.

The City Engineer is duly authorized by ordinance to address the issues by inspection and follow up violations are found during inspections. Prior to grading plan and a soil and erosion control approval by the City Engineer, all permit applicants must pay a deposit for the City to inspect the projects in progress and through completion. To that end if

violations are found, the City Engineer shall issue a written order directing that such construction activities and development be stopped immediately and the violations corrected. If the violations persist the City Engineer shall serve that written order upon any person, firm, corporation or business engaged in such construction activities and development at the site that is the subject of the violation. The performance guarantee proceeds shall be used by the City to complete the planned sediment and erosion control practices if necessary.

The amount of incidents concerning problem construction site storm water runoff will determine the success of this control minimum or a need for future improvements to the program. Developers involved in projects in Weldon Spring will be made aware of the governing ordinances and take measures to ensure that they are followed.

Post-Construction Storm Water Management in New Development and Redevelopment (CM #5)

The City of Weldon Spring has adopted regulations to require all new development to adhere to The Municipal Code City of Weldon Spring regarding storm water management for construction sites. In general, improvements are required to comply with the St. Charles County and Metropolitan St. Louis Sewer District construction standards and specifications for design and construction of storm sewer structures, storm pipe, open channel storm water drainage, storm water detention facility design, construction details, and hydraulics to determine storm water design requirements. The City also has an extensive site plan review process that requires the implementation of post-construction runoff controls to make site improvement function as designed years after construction. The current City ordinances require landscaping within parking areas and establishment of vegetation on the site to adequately protect the soil from erosion and runoff in the post construction years. The inspection during construction also determines if any materials used to prevent erosion during the development are needed for a further purpose such as slope stabilization years after site construction is complete. The storm water runoff paths are inspected to ensure compliance with protecting the waters of the State as it pertains to sediment not leaving the project site in the years after construction.

The City Engineer is responsible for the approval of site development construction plans and for inspections of the development during construction. Financial guarantees are required by developers of land to allow the City to protect the City lands from developments that cause violations.

The City Comprehensive Plan that is currently being revised has new language that encourages development to provide proper buffer along open channels, provide landscaped grass strips that promote best management practices to recharge groundwater, reducing impervious areas using of grassed swales to carry storm water when possible, creation of wet ponds, use of bio-retention basins on land being developed, and creating rain gardens. In the areas along the Missouri River, the Comprehensive Plan encourages creating overlay districts to cluster home sites on the upland areas and to leave streams open. The purpose of these overlay districts is to promote conservation of woodlands, hydraulic habitats, and to preserve aquatic corridors.

The City will continue to promote the protection of the ground surface from erosive forces with future information in the City newsletter, on the City web site, and with hand outs made available to the public. The City will continue to monitor all lands within the City to make sure the waters of the State are continually protected from soil loss in areas that have been developed.

The City Administrator or the Storm Water Manager will be responsible for the future continued monitoring of the City developed areas through inspection, receiving and responding to complaints and continuing to educate the citizens and businesses of the needs to protect the water of the State.

The success of this control measure will be determined through the monitoring process of inspections, keeping records of the number of complaints and requests to bring facilities into compliance. The amount of complaints and violations occurring at sites will be logged and evaluated.

The developer's presentation of projects that comply with the suggestions of the City Comprehensive Plan will measure the success of the City's future vision of ways to comply with this goal. If future applications tend to ignore the City Comprehensive Plan, the City will promote education to developers of the City's Comprehensive Plan so the future goals are met without having to continually deny requests that do not adhere to the City Comprehensive Plan.

Pollution Prevention and Good Housekeeping within Municipal Operations (CM #6)

The City of Weldon Spring has a limited number of municipal facilities except for a few park areas including the 12 acre park that surrounds City Hall. The work force consists of lawn care operations. The City Staff will be trained in the aspects of proper fertilization and weed control. Training will be conducted for proper disposal of waste oils and other hazardous products. The lake in the park will be protected from sediment. A current plan is to build a new field for children to practice baseball and softball, which will include a fore bay above the park lake to reduce sediment delivery to the lake. The City park currently has, and will continue to have, a bag station for pet waste to keep the park area clean.

The Storm Water Manager will monitor the success by inspecting the fore bay to verify sediment storage ability, and keeping track of the number of pet waste bags used at the park.

ARTICLE III. GRADING AND EXCAVATION

SECTION 505.110: PURPOSE

The purpose of this Article is to control soil erosion on land that is undergoing development for non-agricultural uses and to preserve the natural terrain and waterways of land within the town. The provisions of this Article are intended to provide a natural community environment and to prevent soil erosion which necessitates costly repairs to gulleys, washed out fills, roads and embankments. The resulting sediment of soil erosion, clogs, storm sewers and road ditches chokes streams and creates silt lakes, all of which pose a threat to public health and safety. Interpretation and application of the provisions of this Article shall be pursuant to these purposes and should be done in accordance with other ordinances relating to zoning and construction. (Ord. No. 80 §1.1, 2-14-89)

SECTION 505.120: DEFINITIONS

For the purposes of this Article, the following words and phrases shall have the meanings ascribed to them by this Section.

CITY: The City of Weldon Spring.

DEBRIS OR SILTING BASIN: A barrier or dam built across a waterway or at other suitable locations to retain rock, sand, gravel, silt or other material.

DIVERSION: A channel with or without a supporting ridge on the lower side constructed across or at the bottom of a slope.

ENGINEER: A properly licensed individual or firm appointed or retained by the Board of Aldermen to review plans, proposals, work in progress or completed work which falls under the purview of this Article.

EROSION: The wearing away of the land surface by the action of wind, water or gravity.

EXCAVATION OR CUT: The removal, stripping or disturbance of soil, earth, sand, rock, gravel or other similar substances from the ground.

EXISTING GRADE: The vertical location of the existing ground surface prior to excavation or filling.

FILL OR FILLING: The placing of any soil, earth, sand, rock, gravel or other substance on the ground.

FINISHED GRADE: The final grade or elevation of the ground surface conforming to the proposed design.

GRADING: Any excavation or filling or combination thereof.

GRASSED WATERWAY: A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, used to conduct surface water from a field, diversion or other site features.

GROUND: Including, but not limited to, the banks and beds of any river or waterway.

LAND SURVEYOR: A land surveyor registered in the State of Missouri.

ZONING COMMISSION: The Planning and Zoning Commission of the City of Weldon Spring. (Ord. No. 80 §1.2, 2-14-89)

SECTION 505.130: COMMERCIAL OPERATIONS

The provisions of this Article shall not be construed as permitting the applicant for a permit under Section 505.150 of this Article to carry on any commercial operation or business or use any premises for buildings or structures thereon for any purpose not otherwise permitted by other City ordinances. For the purpose of this Article, grading shall not be considered a commercial operation or business if the grading is incidental to and necessary for the establishment or operation of a use permitted in the applicable zoning district. (Ord. No. 80 §1.3, 2-14-89)

SECTION 505.140: RETROACTIVE PROVISIONS

The provisions of this Article shall apply to all excavation, grading or filling operations of exposed ground which were being worked as of the date of enactment of this Article; except, that any then existing operation shall have been completed within one (1) year from the date of enactment of this Article; provided that the written notice of intention to continue such operation for such time was filed with the Zoning Commission within thirty (30) days after the enactment of this Article. No then existing operation shall be extended in area or any new operation commenced after such date without first securing a permit therefor as herein provided and such operation shall be subject to all of the provisions of this Article. (Ord. No. 80 §1.4, 2-14-89)

SECTION 505.150: GRADING PERMIT

A. *Required.* No grading shall be commenced in the City, except as hereinafter provided, without first obtaining a grading permit from the City Engineer. A grading permit will always be required in the following instances and the exceptions noted in Subsection (B) do not apply:

1. Any grading necessary for the construction of multi-family or non-residential facilities.
2. Any grading necessary for the construction of three (3) or more single-family dwellings in a subdivision.
3. Any excavation utilizing explosives.

B. *Not Required In Certain Cases.* No grading permit shall be required for the following classes of grading operations:

1. *Building permit.* Under provisions of a duly issued building permit where no grading is involved, except excavation for the basement or footings and the backfilling thereof, and there is not filling in excess of five hundred (500) cubic yards.
2. *Incidental excavations, grading or filling.* Excavation and removal of excavated material and filling provided such operation is clearly incidental to the improvement of the property, consists of not more than five hundred (500) cubic yards of material and the area is graded and covered by revegetation or other suitable means immediately thereafter.
3. *Excavation for streets and drains.* Necessary grading or removal or excavation of soil or other material within the limits of the right-of-way or slope rights of any existing street or for the purpose of constructing streets and other related improvements within the area of new subdivisions when made in accordance with approved subdivision plans and for which the appropriate permits have been issued for street and drain construction.
4. *Other construction work.* Construction work relating to drains, utilities or sanitary sewer systems for which a street opening or other necessary permit has been issued by the City.
5. *Farming.* The lawful use of land for farming, nurseries or gardening or similar agricultural or horticultural use whenever there is substantial compliance with recommendations or standards of the local soil conservation authority.

C. *Application Procedure.* Application for a grading permit shall be made by the property owner or his/her authorized agent and shall be made to the City Engineer on forms provided or in a form prescribed by the City Engineer. Applications shall be accompanied by a detailed statement of proposed work, the purpose thereof and why excavation, grading or filling is clearly incidental to the improvement of the property. An application shall be accompanied by the following:

1. Two (2) sets of maps and plans with the specifications showing proposed excavation, grading or filling. Such plans shall be prepared by and shall bear the seal of a licensed engineer, except when the engineering design for excavation or construction is unnecessary to assure compliance with the standards established by this regulation, in which event, such plans may be prepared by a licensed surveyor. All such plans shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet and shall show the following:
 - a. Full name and address of owner of property;
 - b. Designation of the property by street address;
 - c. The location of the premises and its geographic relation to neighboring properties showing all buildings and roads within one hundred (100) feet of the boundaries of the plot on which the excavation, grading or filling is proposed;
 - d. The portion of the property that is to be excavated, graded or filled with excavated materials;
 - e. The estimated maximum quantity of material to be excavated, graded or filled and the estimated part thereof that will be used for grading or filling;

f. The location of any sewerage disposal system, water well, gas transmission pipeline, above-ground utility line or any other utility line within one hundred (100) feet of the proposed excavation, grading or filling area;

g. Existing topography and grade of the premises at a contour interval of not more than two (2) feet and the proposed final contour and finished grade elevation at intervals of not more than two (2) feet; except that whenever the existing grade is extremely steep and hilly, the contour intervals may be not more than five (5) feet if approval is first secured from the City Engineer;

h. The location and present status of any previous permitted grading operations on the property;

i. The details of any drainage system proposed to be installed and maintained by the applicant, designed to provide for proper surface drainage for land, both during performance of the work applied for and after the completion thereof;

j. If the proposed excavation or filling is for the purpose of constructing a lake or pond, the details of the proposed dam or other structures and the embankments intended to impound the water, together with the details and location of proposed discharge to a valved outlet for drainage purposes and the proposed level of impounded water;

k. Details of soil preparation and of revegetation of the finished grade or of other methods of soil erosion control;

l. The proposed truck and equipment access ways to the work site;

m. The flow lines of surface water drainage, streams and any existing farm drains, inlets and outlets, springs or other flowing wells and the width of stream beds or flowage lines;

n. A comprehensive drainage plan designed to handle safely the surface water, streams or other natural drains following heavy rain storms during grading operations;

o. Proposed debris basins, grass waterways and diversions;

p. A statement from the property owner or his/her agent assuming full responsibility for the performance of the operation as stated in the application. This statement shall also contain an assurance that all City property and roads will be protected adequately.

2. For excavations, grading or filling of more than three thousand (3,000) cubic yards of material, a performance bond in form and with surety approved by the City Engineer in such amount as deemed sufficient to insure completion of all work following excavation, grading or filling pursuant to the conditions of approval; provided the town may accept a letter of credit, a certified bank officer's check or other surety from a bank or financial institution in lieu of a bond. The City Engineer shall annually submit to the Board of Aldermen for approval a schedule of bond requirements and rates.

3. An application fee to cover the costs of permit and inspection shall be submitted prior to the issuance of any grading permit. The fee shall be as stated in Appendix A to Chapter 405 of this Code. The Zoning Commissioner shall estimate the total fee prior to issuance of the

permit and that amount shall be received prior to issuance of the permit. Any overcharge or undercharge shall be corrected following the completion of grading but prior to occupancy.

4. The applicant shall be responsible for providing all information required to evaluate the application. The City Engineer has the authority to determine what information is required to evaluate each application for purposes of establishing the permit fee.

5. The costs incurred by the City to retain legal, engineering and surveying assistance to perform all reviews and related work resulting from the application including the costs of any ongoing reviews during and after excavation, grading or filling plus the twenty dollars (\$20.00) per one thousand (1,000) cubic yards of material or fraction thereof to be excavated, graded or filled. The Engineer shall estimate the total fee prior to issuance of the permit and that amount shall be received prior to issuance of the permit. Any overcharge or undercharge shall be corrected following completion of grading but prior to occupancy.

D. *Issuance.* The City Engineer shall establish the amount of the performance bond, if any, and if the application and plan comply with the standards contained in this Article and shall issue a permit in accordance therewith. In acting upon such an application and plan, the City Engineer shall be guided by and shall take into consideration the public health, safety and general welfare and particular consideration shall be given as to whether the plan will create any of the following conditions:

1. Interference with surface water flow and drainage;
2. Interference with lateral supports and slopes;
3. Excessive erosion, alteration of the natural topography and grade of land, depletion of natural deposits of topsoil and other natural materials, disturbance of the plant and wildlife, creation of nuisance and dangerous pits and the creation of stagnant water pools.

The City Engineer may impose such conditions or requirements upon the issuance of a permit as deemed necessary or proper to assure faithful compliance with this Article.

E. *Expiration.*

1. a permit issued under this Article shall expire one (1) year from the date of issuance; except that the City Engineer may, for due cause shown, renew any permit for one (1) year periods after complete review of all plans and examination of the work accomplished and proposed; provided application is made at least thirty (30) days prior to the expiration date of such permit. In no case shall a permit be renewed if the provisions of this regulation have not been complied with; provided that in connection with continuing operations, the City Engineer may waive for a one (1) year period, those requirements which would make continuing operations impractical.

2. This renewal fee shall be one-half (½) the fee charges for an original application except that actual legal and engineering costs for the renewal period shall be charged at full cost. If the application is not renewed as prescribed above, subsequent reapplication will be treated as an initial application. (Ord. No. 80 §2(2.1--2.5), 2-14-89; Ord. No. 100 §1, 12-4-89; Ord. No. 02-25 §3, 8-13-02)

SECTION 505.160: STANDARDS

A. *Approval Of Plans.* Approval of plans and specifications for excavation shall be based upon the following standards:

1. All excavations, grading or filling shall have a finished grade not to exceed three (3) to one (1); except that embankments less than three (3) feet in height shall be exempt therefrom if properly mulched and seeded. Steeper grades are allowed if the excavation is through rock or the excavation or fill is protected by a properly designed head wall or toe wall approved by the City Engineer. If such walls exceed a height of six (6) feet, a protective fence or barrier shall be required.
2. Grading plans for more than one (1) acre of soil shall provide for sediment basins, diversions, grass waterways, mulching and seeding whenever necessary to avoid damage to adjoining properties, roads, ditches and storm sewers.
3. Time schedules for grading operations shall be categorized as six (6) months or less, twelve (12) months or less and twelve (12) months or more, depending upon the amount of time that the soil shall be exposed or subjected to erosion under normal weather conditions for the season.
4. Truck and equipment access ways to the site of the operation shall be located so as to minimize danger to traffic and nuisance to surrounding properties. Such access shall be deterrent or paved to the extent necessary to prevent any dust nuisance to surrounding properties. All such access ways shall be clearly marked with signs and shall be posted approximately two hundred (200) feet distant from such access ways or other traveled areas. Such signs shall read "Caution Trucks Entering" and be of size, type, coloring, lettering and format used by the County Highway Department. Debris, soil and other materials shall be removed daily from public streets and sidewalks.
5. The finished grade shall provide that surface water from drainage areas in excess of two (2) acres that cross grades steeper than eight (8) to one (1) shall be intercepted with diversions and lowered to a stable outlet constructed with concrete flumes or pipe.
6. The adjoining ground to the concerned plot shall be provided with protections from accelerated and increased surface water, silt from erosion and any other consequences of erosion during and after excavation. Where it is necessary for the protection of such property to enter upon private property for the purpose of taking appropriate protective measures, the applicant shall obtain consent from the owner of such private property for such purpose and if he/she cannot obtain such consent, the town shall take appropriate legal steps, including eminent domain, to allow entry upon the private premises solely for the purpose of making the property safe or controlling a watercourse. The applicant shall, at its own expense, shore up and protect all buildings, walls, fences or other property likely to be damaged during the progress of the grading and shall be responsible for all damage to public or private property or highways resulting from its failure to properly protect and carry out such grading.
7. All lots shall be seeded and mulched or sodded before occupancy except in cases of undue hardship because of unfavorable ground conditions.

B. *Grading Operations.* All grading operations shall be restricted as follows:

1. Processing of any kind on the excavation site or the erection or use of any structure thereon such as, but not limited to, hoppers, washers, crushers or sheds shall be deemed a commercial use and are hereby prohibited unless written consent is given by the City Engineer.

2. Except as otherwise provided in Section 505.130, no storage area may be created or maintained in connection with an excavation, grading or filling operation; except that under a duly issued permit, an owner or his/her contractor shall be allowed temporarily to store such material incidental to the operation. Such storage shall not be for a term longer than the term of the permit issued or a term ending ten (10) days following completion of the operation, whichever occurs first.

3. It shall be unlawful to keep or store any trucks, machinery or equipment on any property or street after completion of the grading operation. All such trucks, machinery or equipment shall be removed from such property within ten (10) days after completion of the work or expiration of the permit, whichever occurs first.

4. The applicant shall notify the City Engineer when each of the following is begun and each is completed:

- a. Rough grading.
- b. Finished grading before seeding.
- c. All re-establishment and construction work.

The City Engineer or authorized representative, upon such notification, shall make field inspections on the site to determine if the work in progress and the completed operation have been performed in accordance with this Article.

5. All pits, quarries, holes or other excavated areas shall be refilled with and no new filling operation shall be conducted with any material except clean non-burnable fill containing no trash, refuse or harmful matter and such excavated areas and new filling operations shall be graded to the level of adjoining property or to an elevation from which all surface and other waters collected therein may find natural drainage therefrom. Stumps and logs may be used for fill material but only in accordance with the standards and requirements established by the City Engineer. Excess material shall either be removed from the premises or leveled and covered with topsoil and seeded as provided in Section 505.160.

6. It shall be unlawful to change, modify, abolish or alter any of the debris basins, grass waterways, diversions and other soil erosion control structures as permitted in a grading permit except with the prior consent and written approval of the City Engineer. (Ord. No. 80 §3(3.1--3.2), 2-14-89)

SECTION 505.170: INSPECTIONS AND VIOLATIONS

- A. *Consent To Inspect.* By applying for a grading permit, the applicant consents to inspection by the City of the proposed graded plot and all work in progress.
- B. *Correction Of Violations--Failure To Comply With Notice.* All violations shall be corrected within the time limit set forth by the City Engineer as specified in the issuance of a written notice to correct. All persons failing to comply with such notice shall be deemed in violation of this Article.
- C. *Penalties.* Any person violating any provision of this Article and found guilty of such violation shall be punished as provided for all violations adjudicated in Circuit Court.
- D. *Appeals.* Any person denied a grading permit as herein provided shall have the right to appeal such denial to the Board of Adjustment. Such appeal must be made within forty-five (45) days of date of such denial.
- E. *Severability.* The provisions of this Article are separable, and if any provision or part of this Article should be held invalid, such invalidity shall not affect the validity of the remainder of this Article. (Ord. No. 80 §4(4.1--4.5), 2-14-89).

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CHAPTER 705: PUBLIC AND PRIVATE SEWERS

SECTION 705.010 DEFINITIONS

Unless the context specifically indicated otherwise, the meaning of terms used in this Chapter shall be as follows:

BOD (DENOTING BIOCHEMICAL OXYGEN DEMAND): The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty degrees Celsius (20°C), expressed in milligrams per liter.

BUILDING DRAIN: That part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet (one and one-half (1.5) meters) outside the inner face of the building wall.

BUILDING SEWER: The extension from the building drain to the public sewer or other place of disposal.

CODE ENFORCEMENT OFFICER: The Weldon Spring Code Enforcement Officer or his/her authorized deputy, agent or designate.

COMBINED SEWER: A sewer receiving both surface runoff and sewage.

GARBAGE: Solid wastes from the domestic and commercial preparation, cooking and dispensing of food and from the handling, storage and sale of produce.

INDUSTRIAL WASTES: The liquid wastes from industrial manufacturing processes, trade or business as distinct from sanitary sewage.

NATURAL OUTLET: Any outlet into a watercourse, pond, ditch, lake or other body of surface or ground water.

PERSON: Any individual, firm, company, association, society, corporation or group.

pH: The logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

PROPERLY SHREDED GARBAGE: The wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half (½) inch (1.27 centimeters) in any dimension.

PUBLIC SEWER: A sewer in which all owners of abutting properties have equal rights and is controlled by public authority.

SANITARY SEWER: A sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.

SEWAGE: A combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments, together with such ground, surface and stormwaters as may be present.

SEWAGE TREATMENT PLANT: Any arrangement of devices and structures used for treating sewage.

SEWAGE WORKS: All facilities for collecting, pumping, treating and disposing of sewage.

SEWER: A pipe or conduit for carrying sewage.

SHALL: Is mandatory; *MAY:* Is permissive.

SLUG: Any discharge of water, sewage or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four (24) hour concentration or flows during normal operation.

STORM DRAIN (SOMETIMES TERMED "STORM SEWER"): A sewer which carries storm and surface waters and drainage, but excludes sewage and industrial wastes, other than unpolluted cooling water.

SUSPENDED SOLIDS: Solids that either float on the surface of or are in suspension in water, sewage or other liquids and which are removable by laboratory filtering.

WATERCOURSE: A channel in which a flow of water occurs, either continuously or intermittently. (Ord. No. 99-09 Art. I §§1--22, 3-9-99)

SECTION 705.020: USE OF PUBLIC SEWER REQUIRED

- A. It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the City of Weldon Spring any human excrement, garbage or other objectionable waste. Animal excrement shall not be allowed to run onto adjoining property.
- B. It shall be unlawful to discharge to any natural outlet within the City of Weldon Spring any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this Article.
- C. Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of sewage.
- D. The owner of all houses, buildings or properties used for human employment, recreation or other purposes situated within the City and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the

City is hereby required at his/her expense to install suitable toilet facilities therein and to connect such facilities directly with the proper public sewer in accordance with the provisions of this Article within ninety (90) days after date of official notice to do so, provided that said public sewer is within two hundred (200) feet (sixty-one (61) meters) of the property line. (Ord. No. 99-09 Art. II §§1--4, 3-9-99)

SECTION 705.030: PRIVATE SEWAGE DISPOSAL

A. Where a public sanitary or combined sewer is not available under the provisions of Section 705.020(D), the building sewer shall be connected to a private sewage disposal system complying with the provisions of this Article.

B. Before commencement of construction of a private sewage disposal system, the owner shall first obtain a written permit signed by the City Code Enforcement Officer or designate. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the City Code Enforcement Officer or designate. A permit and inspection fee of fifty dollars (\$50.00) shall be paid to the City at the time the application is filed. For those permits filed during the initial ninety (90) day connection period, the fifty dollar (\$50.00) permit and inspection fee shall be waived.

C. A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the City Code Enforcement Officer or designate. He/she shall be allowed to inspect the work at any stage of construction and, in any event, the applicant for the permit shall notify the City Code Enforcement Officer or designate when the work is ready for final inspection and before any underground portions are covered. The inspection shall be made within twelve (12) hours of the receipt of notice by the City Code Enforcement Officer or designate.

D. The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the Department of Public Health of the State of Missouri. No permit shall be issued for any private sewage disposal system employing subsurface soil absorption facilities. No septic tank or cesspool shall be permitted to discharge to any natural outlet.

E. At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in this Section, a direct connection shall be made to the public sewer in compliance with this Article and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.

F. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times at no expense to the City.

G. No statement contained in this Article shall be construed to interfere with any additional requirements that may be imposed by the City Code Enforcement Officer or designate.

H. When a public sewer becomes available, the building sewer shall be connected to said sewer within ninety (90) days and the private sewage disposal system shall be cleaned of sludge and filled with clean bank-run gravel or dirt. (Ord. No. 99-09 Art. III §§1--8, 3-9-99)

SECTION 705.040: BUILDING SEWERS AND CONNECTIONS

- A. No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the City Code Enforcement Officer or designate.
- B. All costs and expense incident to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.
- C. A separate and independent building sewer shall be provided for every building; except where one (1) building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, courtyard or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one (1) building sewer.
- D. Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the City Code Enforcement Officer or designate, to meet all requirements of this Article.
- E. The size, slope, alignment, materials of construction of a building sewer and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the Building and Plumbing Code or other applicable rules and regulations of the City. In the absence of Code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the A.S.T.M. and W.P.C.F. Manual of Practice No. 9 shall apply.
- F. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.
- G. No person shall make connection of roof downspouts, interior and exterior foundation drains, areaway drains or other sources of surface runoff or ground water to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.
- H. The connection of the building sewer into the public sewer shall conform to the requirements of the Building and Plumbing Code or other applicable rules and regulations of the City or the procedures set forth in appropriate specifications of the A.S.T.M. and the S.P.C.F. Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the City Code Enforcement Officer or designate before installation.
- I. The applicant for the building sewer permit shall notify the City Code Enforcement Officer or designate when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the City Code Enforcement Officer or designate.

J. All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City Code Enforcement Officer or designate. (Ord. No. 99-09 Art. IV §§1--10, 3-9-99)

SECTION 705.050: USE OF PUBLIC SEWERS

A. No person shall discharge or cause to be discharged any stormwater, surface water, ground water, roof runoff, subsurface drainage, including interior and exterior foundation drains, uncontaminated cooling water or unpolluted industrial process waters to any sanitary sewer.

B. Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers or to a natural outlet approved by the City Code Enforcement Officer or designate. Industrial cooling water or unpolluted process waters may be discharged on approval of the City Code Enforcement Officer or designate to a storm sewer, combined sewer or natural outlet.

C. No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewers:

1. Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive liquid, solid or gas.

2. Any waters or wastes containing toxic or poisonous solids, liquids or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance or create any hazard in the receiving waters of the sewage treatment plant including, but not limited to, cyanides in excess of two (2) mg/l as CN in the wastes as discharged to the public sewer.

3. Any waters or wastes having a pH lower than five and one-half (5.5) or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works.

4. Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewage works such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails and paper dishes, cups, mild containers, etc., either whole or ground by garbage grinders.

D. No person shall discharge or cause to be discharged the following described substances, materials, waters or wastes if it appears likely in the opinion of the City Code Enforcement Officer or designate that such wastes can harm either the sewers, sewage treatment process or equipment, have an adverse effect on the receiving stream, or can otherwise endanger life, limb, public property or constitute a nuisance. In forming his/her opinion as to the acceptability of these wastes, the City Code Enforcement Officer or designate will give consideration to such factors as the quantities of subject wastes in relation to flows and velocities in the sewers, materials of

construction of the sewers, nature of the sewage treatment process, capacity of the sewage treatment plant, degree of treatability of wastes in the sewage treatment plant and other pertinent factors. The substances prohibited are:

1. Any liquid or vapor having a temperature higher than one hundred fifty degrees Fahrenheit (150°F) (sixty-five degrees Celsius (65°C)).
2. Any water or wastes containing fats, wax, grease or oils, whether emulsified or not, in excess of one hundred (100) mg/l or containing substances which may solidify or become viscous at temperatures between thirty-two degrees Fahrenheit (32°F) and one hundred fifty degrees Fahrenheit (150°F) (zero degrees Celsius (0°C) and sixty-five degrees Celsius (65°C)).
3. Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths ($\frac{3}{4}$) horsepower (seventy-six hundredths (0.76) hp metric) or greater shall be subject to the review and approval of the City Code Enforcement Officer or designate.
4. Any waters or wastes containing strong acid iron pickling wastes or concentrated plating solutions whether neutralized or not.
5. Any waters or wastes containing iron, chromium, copper, zinc and similar objectionable or toxic substances; or wastes exerting an excessive chlorine requirement to such degree that any such material received in the composite sewage at the sewage treatment works exceeds the limits established by the City Code Enforcement Officer or designate for such materials.
6. Any waters or wastes containing phenols or other taste- or odor-producing substances in such concentrations exceeding limits which may be established by the City Code Enforcement Officer or designate as necessary, after treatment of the composite sewage, to meet the requirements of State, Federal or other public agencies of jurisdiction for such discharge to the receiving waters.
7. Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the City Code Enforcement Officer or designate in compliance with applicable State or Federal regulations.
8. Any waters or wastes having a pH in excess of nine and five-tenths (9.5).
9. Materials which exert or cause:
 - a. Unusual concentrations of inert suspended solids (such as, but not limited to Fuller's earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride or sodium sulfate).
 - b. Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions).
 - c. Unusual BOD, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works.

d. Unusual volume of flow or concentration of wastes constituting "slugs" as defined herein.

10. Waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment processes employed or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.

11. Any waters or wastes having (1) a five (5) day BOD greater than three hundred (300) parts per million by weight, or (2) containing more than three hundred fifty (350) parts per million by weight or suspended solids or (3) having an average daily flow greater than two percent (2%) of the average sewage flow of the City shall be subject to the review of the City Code Enforcement Officer or designate. Where necessary in the opinion of the City Code Enforcement Officer or designate, the owner shall provide, at his/her expense, such preliminary treatment as may be necessary to (1) reduce the biochemical oxygen demand to three hundred (300) parts per million by weight, or (2) reduce the suspended solids to three hundred fifty (350) parts per million by weight or (3) control the quantities and rates of discharge of such waters or wastes. Plans, specifications and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the City Code Enforcement Officer or designate and no construction of such facilities shall be commenced until said approvals are obtained in writing.

E. If any waters or wastes are discharged or are proposed to be discharged to the public sewers, which waters contain the substances or possess the characteristics enumerated in Subsection (D) of this Section and which in the judgment of the City Code Enforcement Officer or designate may have a deleterious effect upon the sewage works, processes, equipment, or receiving waters, or which otherwise create a hazard to life to constitute a public nuisance, the City Code Enforcement Officer or designate may:

1. Reject the wastes;
2. Require pretreatment to an acceptable condition for discharge to the public sewers;
3. Require control over the quantities and rates of discharge; and/or
4. Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of Subsection (J) of this Section.

If the City Code Enforcement Officer or designate permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to the review and approval of the City Code Enforcement Officer or designate and subject to the requirements of all applicable Codes, ordinances and laws.

F. Grease, oil and sand interceptors shall be provided when, in the opinion of the City Code Enforcement Officer or designate, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any flammable wastes, sand or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the City Code

Enforcement Officer or designate and shall be located as to be readily and easily accessible for cleaning and inspection.

G. Where preliminary treatment or flow-equalizing facilities are provided for any water or wastes, they shall be maintained continuously in satisfactory and effective operation by the owner at his/her expense.

H. When required by the City Code Enforcement Officer or designate, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling, measurement of the wastes. Such manhole, when required, shall be accessibly and safely located and shall be constructed in accordance with plans approved by the City Code Enforcement Officer or designate. The manhole shall be installed by the owner at his/her expense and shall be maintained by him/her so as to be safe and accessible at all times.

I. All measurements, tests and analyses of the characteristics of waters and wastes to which reference is made in this Article shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater", published by the American Public Health Association and shall be determined at the control manhole provided or upon suitable samples taken at said control manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point at which the building sewer is connected. Sampling shall be carried out by customarily accepted methods to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb and property. (The particular analyses involved will determine whether a twenty-four (24) hour composite of all outfalls of a premise is appropriate or whether a grab sample or samples should be taken. Normally, but not always, BOD and suspended solids analyses are obtained from twenty-four (24) hour composites of all outfalls whereas pHs are determined from periodic grab samples.)

J. No statement contained in this Section shall be construed as preventing any special agreement or arrangement between the City and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the City for treatment, subject to payment therefore by the industrial concern. (Ord. No. 99-09 Art. V §§1--10, 3-9-99)

SECTION 705.060: PROTECTION FROM DAMAGE

No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is part of the sewage works. Any person violating this provision shall be subject to immediate arrest under charge of disorderly conduct. (Ord. No. 99-09 Art. VI §1, 3-9-99)

SECTION 705.070: POWERS AND AUTHORITY OF INSPECTORS

A. The City Code Enforcement Officer and other duly authorized employees of the City bearing proper credentials and identification shall be permitted to enter all properties for the purposes of inspection, observations, measurement, sampling and testing in accordance with the provisions of this Article. The City Code Enforcement Officer or his/her representatives shall have no authority to inquire into any processes including metallurgical, chemical, oil, refining, ceramic, paper or

other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterways or facilities for waste treatment.

B. While performing the necessary work on private properties referred to in Subsection (A) above, the City Code Enforcement Officer or duly authorized employees of the City shall observe all safety rules applicable to the premises established by the company and the company shall be held harmless for injury or death to the City employees and the City shall indemnify the company against loss or damage to its property by City employees and against liability claims and demands for personal injury or property damage asserted against the company and growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the company to maintain safe conditions as required in Section 705.050(H).

C. The City Code Enforcement Officer and other duly authorized employees of the City bearing proper credentials and identification shall be permitted to enter all private properties through which the City holds a duly negotiated easement for the purposes of, but not limited to, inspection, observations, measurement, sampling, repair and maintenance of any portion of the sewage works lying within said easement. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved. (Ord. No. 99-09 Art. VII §§1--3, 3-9-99)

SECTION 705.080: PENALTIES

A. Any person found to be violating any provision of this Chapter except Section 705.060 shall be served by the City of Weldon Spring, Missouri, with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

B. Any person who shall continue any violation beyond the time limit provided for in Subsection (A) above shall be guilty of an infraction and on conviction thereof shall be fined in the amount not exceeding five hundred dollars (\$500.00) for each violation. Each twenty-four (24) hour period in which any such violation shall continue shall be deemed a separate offense.

C. Any person violating any of the provisions of this Chapter shall become liable to the City for any expense, loss or damage occasioned the City by reason of such violation. (Ord. No. 99-09 Art. VIII §§1--3, 3-9-99)

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ARTICLE V. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

SECTION 410.330: GENERAL IMPROVEMENTS

A. *Conformance To Applicable Rules And Regulations.* In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules and regulations:

1. All applicable statutory provisions.
2. The City zoning ordinance and all other applicable laws of the appropriate jurisdictions.
3. The City Comprehensive Plan, including all streets, parks, trails, water mains and sewer mains shown therein.
4. The special requirements of these regulations and any rules of the St. Charles County Health Department and/or appropriate State or sub-State agencies.
5. The rules of the Missouri Department of Transportation (MoDOT) if the subdivision, or any lot contained therein, abuts a State highway or connecting street.
6. The standards and regulations of St. Charles County including:
 - a. St. Charles County Standard Specifications for Highway Construction;
 - b. St. Charles County's "Design Criteria for the Preparation of Improvement Plans";
 - c. The Metropolitan St. Louis Sewer District's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities";
 - d. The Metropolitan St. Louis Sewer District's "Standard Construction Specifications for Sewers and Drainage Facilities".
7. The standards and regulations adopted by the City Engineer and all boards, commissions, agencies and officials of the City.
8. Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines and policies as well as the purposes of these regulations established in Section 410.030.

B. *Adequate Public And Private Facilities.* No preliminary plat for a major subdivision with lots less than five (5) acres shall be approved unless the Planning and Zoning Commission determines that public facilities will be adequate to support and service the area of the proposed

subdivision. The applicant shall, at the request of the Planning and Zoning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public and private facilities and services to be examined for adequacy will include, but are not limited to:

1. *Water.* All habitable buildings and buildable lots shall be connected to a public water system capable of providing water for health and emergency purposes, including adequate fire protection. The water supply system shall be sufficient in terms of quantity, dependability and quality to provide an appropriate supply of water for the type of subdivision proposed.

2. *Wastewater.* All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment. Septic tanks are not permitted on lots less than three (3) acres in size.

3. *Stormwater management.* Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. The City may require the use of control methods such as retention or detention and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed developments.

4. *Streets.* Proposed streets shall provide a safe, convenient and functional system for vehicular, pedestrian and bicycle circulation and shall be appropriate for the particular traffic characteristics of each proposed development. All public or private streets shall be constructed to St. Charles County Class A Standards. If County standards are less restrictive than the requirements of this Chapter, the requirements of this Chapter shall prevail. (See Section 410.350.)

5. *Extension policies.* All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines, natural gas lines, telecommunications and fiber optic lines shall be constructed through new development to promote the logical extension of public infrastructure. The City may require the applicant of a subdivision to extend off-site improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval.

6. *Comprehensive Plan consistency required.* Proposed public improvements shall conform to and be properly related to the City's Comprehensive Plan.

C. *Self-Imposed Restrictions.* If the applicant places restrictions on any of the land contained in the subdivision greater than those required by the zoning ordinance or these regulations, such restrictions or references to those restrictions may be required to be indicated on the subdivision plat or the Planning and Zoning Commission may require that restrictive covenants be recorded with the St. Charles County Recorder of Deeds in a form to be approved by the City Attorney.

D. *Plats Straddling Municipal Boundaries.* Whenever access to a subdivision must cross land in another municipality, the Planning and Zoning Commission may request assurance from the City Attorney that the access is legally established and from the City Engineer that access is adequately improved or that a guarantee has been duly executed and is sufficient in amount to assure the construction of the access street. In general, lot lines should be laid out so as not to cross municipal boundary lines.

E. *Survey Monuments.* Sufficient permanent and distinguished monuments shall be accurately placed throughout the subdivision so that street alignment may be traced with accuracy. Such monuments shall be in the form of iron pins or of something equal, not less than one-half (½) inch in diameter and eighteen (18) inches long driven into the earth, or spikes not less than six (6) inches long driven into the pavement. The location of such monuments shall be indicated on the final plat and shall be placed in accordance with the following requirements:

1. *Street points.* Monuments shall be set at the intersection of all streets and at the beginning and end of all curves along street centerlines.
2. *Curb marks.* Curbs shall be permanently marked at the beginning and end of all curves and at the prolongation of all lot sidelines.

F. *Character Of The Land.* Land that the Planning and Zoning Commission finds unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility or pipeline easements or other features that will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas shall not be subdivided or developed unless adequate mitigation methods are formulated by the applicant and approved by the Planning and Zoning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions.

G. *Subdivision Name.* The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. Subdivision names shall be approved by the St. Charles County Planning Department.

H. *Subdivision Entrance Monument.* Subdivision entrance monuments shall be located within a subdivision entrance monument easement or on common ground. They shall be constructed to avoid interference with a motorist's line of sight. A land use permit is required before construction. (Ord. No. 05-05 §5.1, 3-8-05)

SECTION 410.340: LOT IMPROVEMENTS

A. *Lot Arrangement.* The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and health regulations and in providing driveway access to buildings on the lots from an approved street.

B. *Lot Dimensions.* Lot dimensions shall comply with the minimum standards of the zoning ordinance. When lots are more than double the minimum required area for the zoning district, the Planning and Zoning Commission may require the lots be arranged so as to allow further subdivision and the construction of future streets where necessary to serve potential lots, all in compliance with the zoning ordinance and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for the erection of buildings, observing the minimum front yard setback from both streets. Depth and width of properties designated for business, commercial or industrial purposes shall be adequate to

provide for the off-street parking and loading facilities required for the type of use and development proposed, as established in the zoning ordinance.

C. *Lot Orientation.* The lot line common to the street right-of-way shall be the front lot line. All lots shall face the front lot line and a similar lot line across the street. Wherever feasible, lots shall be arranged so that the rear lot line does not abut the side lot line of an adjacent lot.

D. *Double Frontage Lots And Access To Lots.*

1. *Double frontage lots.* Double frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome special disadvantages of topography and orientation.

2. *Access from principal and minor arterials.* In general, lots shall not derive access exclusively from a principal or minor arterial street. Where driveway access from a principal or minor arterial street may be necessary for several adjoining lots, the Planning and Zoning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Lots shall be designed and arranged so that driveways constructed will not require vehicles to back into traffic on principal and minor arterial streets.

E. *Soil Preservation, Grading And Seeding.*

1. *Soil preservation and final grading.* Occupancy of a structure on any parcel or plat of land created by subdivision shall not occur until final grading has been completed in accordance with the approved final plat and the lot is covered with soil with a minimum depth of at least six (6) inches. The soil shall contain no particles more than two (2) inches in diameter over the entire area of the lot, except for portions of the lot covered by buildings, streets, where the grade has not been changed and/or where natural vegetation has been seriously damaged. It is recommended that nutrient rich topsoil not be removed from any residential site or used as backfill on the site but that it be preserved for use on the site. A six (6) inch layer of soil shall be provided on each lot to facilitate the adequate growth of vegetation.

2. *Yard sodding and seeding.* Front and side yards on lots less than three (3) acres shall be sodded. Rear yards on lots less than three (3) acres shall be sodded or seeded. Residential lots shall provide sod on all steep slopes of three to one (3:1) or greater pitch. Except, however, that sod shall not be required for areas of the site which have a slope exceeding a three to one (3:1) pitch prior to site development and which will remain in an undisturbed natural state. Sod shall be required on all stormwater runoff areas. Within six (6) months of the date of final inspection, sodding and/or seeding must be completed.

3. *Erosion control.* Erosion control on the site shall be maintained until lawns are established as well as during periods when sodding or seeding cannot be accomplished as permitted by these regulations.

4. *Lot drainage.* Lots shall be laid out to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed to avoid more than four (4) cubic feet per second of stormwater discharge in an open drainage swale.

F. *Debris And Waste.* No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish or other waste materials of any kind shall be buried in any land, left or deposited on any lot or street at the time of occupancy of a structure on any parcel or plat of land created by subdivision and removal of those items and materials shall be required prior to occupancy of said structure. No items and materials as described in the preceding sentence shall be left or deposited in any area of the subdivision at the time of expiration of any subdivision improvement agreement or dedication of public improvements, whichever is sooner.

G. *Waterbodies And Watercourses.* If a tract being subdivided contains a water body or portion thereof, lot lines shall be so drawn as to distribute ownership of the water body among the adjacent lots or the ownership of and responsibility for safe maintenance of the water body shall be placed with the homeowners so that it will not become a City responsibility. No part of the minimum area of a lot required under the zoning ordinance may be satisfied by land that is under water. Where a watercourse separates the buildable area of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure, the design of which shall be approved by the City Engineer.

H. *Cash Escrow Required To Guarantee Lot Improvements.*

1. *General.* The applicant for any land use permit (see Section 405.400 of the zoning regulations for more information regarding land use permits) shall be required to pay for the permit and also to deposit a cash escrow to guarantee completion of all lot improvement requirements including, but not limited to, soil preservation; final grading; yard sodding and/or seeding; lot drainage; sidewalks; walls; landscaping; trails; fencing; removal of debris and waste; as well as for maintaining mud, material and debris-free streets and all other lot improvements required by these regulations.

2. *Determining escrow amount.* The required escrow amount is based on the estimated construction cost and can be determined by referencing the "Weldon Spring Fee Schedule", copies of which are available at City Hall and on the City's web site (www.weldonspring.org). A separate check shall be made payable to the City of Weldon Spring. The amount shall not be included with the land use permit fee. The escrow deposit will be placed in a non-interest bearing account.

3. *Enforcement.* If necessary, the escrow deposit shall be drawn upon and used to enforce the requirements of the subdivision improvement agreement. Whether or not occupancy of a structure on any parcel or plat of land created by subdivision has occurred, the City may enforce the provisions of the subdivision improvement agreement where the provisions of this Section or any other applicable law, ordinance or regulations have not been met.

4. *Escrow release.* All improvements completed under this Chapter require a final inspection prior to the escrow deposit being returned to the applicant. Failure to comply with any requirement of the subdivision improvement agreement shall result in forfeit of the applicant's escrow to the City. (Ord. No. 05-05 §5.2, 3-8-05)

SECTION 410.350: STREETS

A. *General Requirements.*

1. *Frontage on improved streets.* No subdivision shall be approved unless the area to be subdivided has frontage on and access from an existing street, unless such street is:

a. An existing State or County highway;

b. A street shown upon a plat approved by the Board of Aldermen and recorded in the office of the St. Charles County Recorder of Deeds. Such street or highway must be suitably improved as required by the highway rules, regulations, specifications or orders or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations or the Comprehensive Plan; or

c. When the area to be subdivided is to utilize existing street frontage, the street shall be suitably improved as provided above.

2. *Grading and construction plan.* Streets shall be graded and improved and shall conform to the City and County construction standards and specifications. All street design and specifications shall be approved by the City Engineer in accordance with the construction plans that must be submitted prior to final plat approval.

3. *Mud, material and debris on streets.* No land-disturbing construction or other associated activities are permitted that cause mud, gravel, building materials or any other debris to be deposited onto City streets. Trucks and other construction equipment should be cleaned on site to prevent mud from being deposited on public streets. If mud, material or debris is deposited on any public or private City street, the developer or builder will be notified and shall abate the violation within four (4) hours of notification. Notification will be made by personal contact, telephone or the site will be posted. The notification will include the time notified and deadline for abating the violation. If the violation is not abated within four (4) hours, a stop work order shall be posted and the City will cause the violation to be abated at the property owner's expense.

4. *Classification.* All streets shall be classified as arterials, major collectors, minor collectors, minor streets, minor stubs, cul-de-sacs or alleys/service drives in keeping with the Unified Development Ordinance for St. Charles County, Missouri.

5. *Topography and arrangement.*

a. Streets shall be related appropriately to topography. Local streets shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many building sites as possible at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.

b. All streets shall be properly integrated with the existing and proposed system of thoroughfares as established in the City's Comprehensive Plan and the minimum dedicated rights-of-way established in this Chapter.

c. All thoroughfares shall be properly related to special traffic generators, such as

industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

d. Local streets shall be laid out to conform as much as possible to the topography to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

e. The rigid rectangular gridiron street pattern is not recommended for residential areas. The use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged.

f. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless in the opinion of the Planning and Zoning Commission or the Board of Aldermen such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts of land.

g. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities and the provision of truck loading and maneuvering areas and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

6. *Blocks.*

a. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways.

b. The lengths, widths and shapes of blocks shall be appropriate for the locality and the type of development proposed. Block lengths in residential areas with lots sizes of one (1) acre or greater shall not exceed two thousand two hundred (2,200) feet or twelve (12) times the minimum lot width required in the zoning district or be less than five hundred (500) feet in length. Block lengths in residential areas with lot sizes less than one (1) acre, for multiplexes and duplexes and for commercial and industrial areas, shall not exceed one thousand three hundred twenty (1,320) feet or be less than five hundred (500) feet in length, except for commercial and industrial areas where there is no block length minimum. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand (1,000) feet in length.

c. In long blocks, the City may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic.

d. Pedestrianways or crosswalks, not less than ten (10) feet wide, may be required by the City through the center of blocks more than eight hundred (800) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities. Blocks designed for industrial uses shall be a length and width determined suitable for prospective users by the Planning and Zoning Commission.

7. *Access to principal arterials.* Where a subdivision borders on or contains an existing or proposed principal arterial, the City may require that access to such streets be limited by one (1) of the following means:

a. Lots shall back the principal arterial and front a parallel local street; no access

shall be provided from the principal arterial and screening shall be provided in a strip of land along the rear property line of such lots.

b. A series of cul-de-sacs, U-shaped streets or short loop streets entered from and designed generally at right angles to a parallel street (as described in "a" above), with the rear lines of their terminal lots backing the principal arterial.

c. A marginal access or service road separated from the principal arterial by a planting or grass strip and having access at suitable points.

8. *Street names.* Street names shall be sufficiently different in sound and spelling from other street names in the City so as not to cause confusion. A street that is (or is planned as) a continuation of an existing street shall bear the same name. The applicant shall consult with the St. Charles County Planning Department on proposed street names and receive their written approval prior to review of the final plat by the Planning and Zoning Commission.

9. *Street regulatory signs.* The applicant shall install all street signs before issuance of land use permits for any building on the approved streets. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which must be in compliance with the City's sign ordinance and approved by the City Engineer.

10. *Reserve strips.* The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to the street.

11. *Construction of streets and dead-end streets.*

a. The arrangement of new streets shall provide for the continuation of principal streets between adjacent properties when the continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities and where the continuation is in accordance with the City thoroughfare plan.

b. If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way shall be extended to the property line. All cul-de-sac and stub streets shall have a minimum turnaround pavement radius of forty (40) feet and a minimum right-of-way radius of fifty-two (52) feet. In subdivisions with no through streets, a fifty-five (55) foot pavement radius and a sixty-seven (67) foot right-of-way radius will be required on at least on (1) cul-de-sac in order to facilitate school bus circulation. For subdivisions in which the only street is a cul-de-sac, the fifty-five (55) foot pavement radius and sixty-seven (67) foot right-of-way radius shall only be required if the cul-de-sac exceeds one thousand three hundred (1,300) feet in length. For public streets, an island with a twenty-nine (29) foot radius common ground is required in the cul-de-sacs with a radii of fifty-five (55) feet. Turnarounds shall not be provided on stub streets which are less than two hundred fifty (250) feet in length and are planned to be extended in the future, but will require hazard markers consisting of three (3) standard specification end-of-roadway markers, as set forth in the current "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.), being installed at the terminus of pavement. All stub streets in excess of two hundred fifty (250) feet in length must provide a temporary turnaround with hazard markers consisting of three (3) standard specification end-of-roadway markers, as set forth in the current M.U.T.C.D., being installed at the terminus of pavement. Any street terminus with a grade slope in excess of three to one (3:1) will require the installation of a reflectorized guardrail or other approved safety barrier.

c. Circular temporary turnarounds are required unless a T shaped alternate is

approved by the Planning and Zoning Commission. T shaped paved spaces for temporary turnarounds must be approved by the City Engineer and will be considered only if an extreme hardship can be demonstrated. If approved, they shall be at least ten (10) feet wide with a twenty (20) foot radius at the pavement curb. All temporary turnarounds shall be constructed when the permanent streets are constructed.

d. It shall be the responsibility of the developer who connects to any street consisting of a temporary turnaround to remove the temporary turnaround, to restore any disturbed yard and to install and/or extend any necessary sidewalks.

e. Where a street does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning and Zoning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However, the Planning and Zoning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities.

B. *Design Standards.*

1. *General.* In order to provide for streets of suitable location, width and improvement to accommodate prospective traffic and afford satisfactory access to Police, firefighting, snow removal, sanitation and road maintenance equipment and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for streets are hereby required.

2. *Street surfacing and improvements.* After sewer and water utilities have been installed by the developer, the developer shall construct curbs and gutters and shall surface roadways to the widths prescribed in these regulations. All surfacing shall be of a character that is suitable for the expected traffic and in harmony with similar improvements in the surrounding areas. Pavement shall be Portland cement concrete or asphalt. Adequate provision shall be made for culverts, drains and bridges. All street pavement, shoulders, drainage improvements and structures, curbs, turnarounds and sidewalks shall conform to St. Charles County Class A Standards and all construction standards and specifications adopted by the City Engineer or Board of Aldermen and shall be incorporated into the construction plans required for plat approval.

3. *Excess right-of-way.* Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three to one (3:1).

4. *Limited access highways.* In residential districts, a buffer strip at least twenty-five (25) feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the limited access highway. This strip shall be part of the platted lot and shall be designated on the plat: "This strip is reserved for screening. The placement of structures on this land is prohibited except for sound barriers".

5. *Intersections.*

a. Streets shall be laid out to intersect at right angles or as close as possible to a right angle. Proposed street intersections with angles less than seventy degrees (70°) shall not be accepted. An oblique street should be curved when approaching an intersection and should be at a right angle, approximately, for at least one hundred (100) feet. No more

than two (2) streets shall intersect at any one (1) point unless specifically approved by the Board of Aldermen.

b. Proposed new intersections along one (1) side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet are prohibited. Where streets intersect major streets, their alignment shall be continuous. Intersections of major streets shall be at least eight hundred (800) feet apart.

c. Minimum curb radius at the intersection of two (2) local streets shall be at least thirty-two (32) feet. Greater radii and channelization may be required at an intersection with an arterial or collector street to provide access for vehicles having large turning radius requirements.

d. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a four percent (4%) rate at a distance of sixty (60) feet measured from the nearest right-of-way line of the intersecting street.

e. Where any street intersection will involve earth banks or existing vegetation inside a lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.

f. The cross-slopes on all streets, including intersections, shall be two percent (2%) or less.

g. Streets that are subject to flooding or frequent inundation will not be approved.

h. The City Engineer may require traffic studies when deemed necessary and may require a street to be dedicated to public use and built to public street standards in order to provide circulation.

6. *Grades.* Public streets shall be graded to the full width of the right-of-way. The grades of streets shall not exceed the following requirements:

a. *Arterial streets.* Two percent (2%) minimum, six percent (6%) maximum.

b. *Collector streets.* Two percent (2%) minimum, six percent (6%) maximum; six percent (6%) to eight percent (8%) with special approval from the City Engineer.

c. *Minor public streets.* Two percent (2%) minimum, eight percent (8%) maximum; eight percent (8%) to ten percent (10%) with special approval from the City Engineer; street grades between six percent (6%) and ten percent (10%) may require pavement lugs.

d. *Minor private streets, alleys/service drives.* Two percent (2%) minimum, twelve percent (12%) maximum; private minor streets with no curb and gutter shall have a minimum grade of one percent (1%).

7. *Street construction material and thickness.* Public street pavement shall be fully constructed of a material based on the classification of the street.

a. Local streets shall be constructed of one (1) of the following:

(1) Seven and one-half (7½) inches of asphaltic concrete on four (4) inches of aggregate on properly compacted subgrade, or

(2) Six (6) inches of Portland cement concrete on four (4) inches of aggregate on properly compacted subgrade.

b. Collector streets shall be constructed of one (1) of the following:

(1) Nine and one-half (9½) inches of asphaltic concrete on four (4) inches of aggregate on properly compacted subgrade, or

(2) Seven (7) inches of Portland cement concrete on four (4) inches of aggregate on properly compacted subgrade.

c. Temporary pavements shall be constructed of one (1) of the following:

(1) Seven inches of Type "X" asphaltic concrete on properly compacted subgrade, or

(2) Four (4) inches of Type "C" asphaltic concrete on seven (7) inches of compacted, rolled stone base.

d. Subgrade and aggregate base course shall be compacted to ninety percent (90%) of maximum density, as determined by the Modified AASHTO T-180 Compaction Test (ASTM D-1557), in accordance with the "St. Charles County Class A Standard Specifications".

e. For any development fronting an existing street, it shall be the responsibility of the developer to improve the street in conformance with City specifications to the centerline of the street, plus an additional twelve (12) feet of width as per City specifications. On all other subdivisions where an existing street is not improved, driveway access must be from interior streets.

f. All streets designated as private streets shall be constructed to public street standards, except as specifically allowed by this Chapter.

g. Speed bumps shall not be permitted on any City street, whether publicly or privately maintained.

8. *Right-of-way and pavement minimum widths.*

a. *Arterial streets.* Eighty (80) feet wide right-of-way pavement width requires a traffic study.

b. *Collector streets.* Sixty (60) feet wide right-of-way, major collector pavement width thirty-eight (38) feet wide, minor collector pavement width thirty-two (32) feet wide.

c. *Minor streets and cul-de-sacs.* Fifty (50) feet wide right-of-way, pavement

width twenty-six (26) to sixteen (16) feet wide. All cul-de-sac streets have a minimum turnaround pavement radius of forty (40) feet and a minimum right-of-way radius of fifty-two (52) feet. In subdivisions with no through streets, a fifty-five (55) foot pavement radius and a sixty-seven (67) foot right-of-way radius will be required on at least one (1) cul-de-sac in order to facilitate school bus circulation. An island with a twenty-nine (29) foot radius common ground is recommended in the fifty-five (55) foot radius cul-de-sac.

d. *Alleys/ service drives.* Pavement width twenty (20) feet.

9. *Determining widths and type of new roadways.* When generated traffic reaches a point where it cannot adequately be handled by a minor street, the following general guidelines found in Table 1 below shall be used in determining the pavement width of the street necessary for handling the average daily traffic (ADT).

TABLE 1--GUIDELINES FOR DETERMINING PAVEMENT WIDTH		
Type *	Pavement Width	ADT
Minor collector	32 feet	2,000
Major collector	38 feet	3,500
Arterial	Traffic study	5,000

The Planning and Zoning Commission, Board of Aldermen or City Engineer may require that the applicant submit a traffic study to determine the appropriate pavement width. Roadways constructed to Federal requirements may require additional width. The ADT is approximate and the above criteria are intended as general guidelines only. The actual need and width of collector or arterial type streets will be investigated for each development. Traffic volumes for residential and multi-family developments will generally be based on the number of trips generated per unit. A detailed traffic study will normally be required for commercial and industrial developments as requested by the Planning and Zoning Commission, Board of Aldermen or City Engineer.

The need for and location of collector and arterial streets will be determined on the basis of traffic generated by the surrounding developments as well as the development itself. Consideration will also be given to the spacing and continuity of collector and arterial streets. New roadways will be required, in accordance with the City of Weldon Spring Comprehensive Plan.

10. *Miscellaneous street requirements.*

a. The minimum centerline radius is three hundred seventy-five (375) feet for collector streets and one hundred fifty (150) feet for local streets.

b. Pavement lug design, if required by the City Engineer, shall meet the requirements set forth in St. Louis County's "Design Criteria for the Preparation of Improvement Plans".

c. One and one-half (1½) inch expansion joints will be required for all pavement as directed in the St. Charles County Highway Department's detail entitled, "Type "A"

Modified Expansion Joint".

d. A one-half (½) inch asphalt expansion joint will be required at all driveways where they abut the street pavement and at all garage slabs where they abut the driveway as directed in the St. Charles County Highway Department's detail entitled "Integral Curb Detail "B" at Driveways".

C. *Street Dedications And Reservations.*

1. *New perimeter streets.* Street systems in new subdivisions shall be laid out to eliminate or avoid new perimeter half streets. Where an existing half street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the applicant. The City may authorize a new perimeter street if the applicant improves and dedicates the entire required street right-of-way width within the subdivision boundaries.

2. *Widening and realignment of existing streets.* When a subdivision borders an existing narrow street or when the Comprehensive Plan indicates plans for realignment or widening of a street that would require the use of land in a subdivision, the applicant shall be required to improve and dedicate, at their expense, those areas required for the widening and/or realignment of the street. Frontage streets as described above shall be improved and dedicated by the applicant at their own expense to the full width as required by these subdivision regulations when the applicant's development activities contribute to the need for the street expansion. Land reserved or dedicated for any street purposes may not be counted in satisfying yard or area requirements of the zoning ordinance. (Ord. No. 05-05 §5.3, 3-8-05)

SECTION 410.360: DRIVEWAYS AND PARKING PADS

Required Improvements.

1. Paved driveways and parking pads shall be constructed of one (1) of the following:
 - a. Four (4) inches of asphaltic concrete on four (4) inches of aggregate on properly compacted subgrade, or
 - b. Four (4) inches of Portland cement concrete on four (4) inches of aggregate on properly compacted subgrade, or
 - c. Paver stones on properly compacted subgrade, or
 - d. Any other suitable paving material approved by the Architectural Review Committee.
2. The driveway approach inside the right-of-way shall meet pavement standards of the street it connects to.
3. The entire driveway shall be set back at least four (4) feet from the side lot line. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway.

4. Gravel driveways, which are permitted for all driveways in the "AG" Agricultural District and for driveways that exceed two hundred (200) feet in length in the "RS-3" Single-Family Residential District, shall have a paved apron of at least ten (10) feet or shall be paved in the right-of-way, whichever is longer. The apron shall meet the standards for paved driveways listed in Subsection (1) above.

5. Driveways, whether paved or gravel, shall have a minimum width of ten (10) feet for single-lane driveways and twenty (20) feet wide for double-lane driveways. (Ord. No. 05-05 §5.4, 3-8-05)

SECTION 410.370: ACCESS EASEMENTS

A. General Requirements.

1. An access easement shall be permitted in lieu of a street for minor subdivisions (the platting of no more than two (2) lots) only.

B. Required Improvements.

1. Access easements shall be a minimum of fifty (50) feet wide.

2. Driveways in access easements shall be paved or graveled as required by Section 410.360 of these regulations. (Ord. No. 05-05 §5.5, 3-8-05)

SECTION 410.380: SIDEWALKS

A. Required Improvements.

1. Four (4) foot wide sidewalks shall be included on both sides of all collector streets and one (1) side of minor and cul-de-sac streets within the dedicated non-pavement right-of-way of all streets, unless exempted by the Board of Aldermen.

2. Concrete curbs are required for all streets when sidewalks are required by these regulations or at the discretion of the Board of Aldermen.

3. Sidewalks shall be improved to a thickness of four (4) inches of Portland cement on four (4) inches of aggregate on properly compacted subgrade. A median strip of grassed or landscaped areas at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

4. Where a sidewalk crosses a driveway, the sidewalk shall be to the driveway thickness.

B. Pedestrian Access Trails. The City may require, in order to facilitate pedestrian access from the streets to schools, parks, playgrounds or other nearby streets, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat. An appropriate paved area/trail may be required within the easement area at the discretion of the Planning and Zoning Commission or the Board of Aldermen. Said paved areas/trails shall be a minimum of eight (8) feet wide and shall be constructed of the same materials and to the same thickness as sidewalks as

described in Section 410.380. (Ord. No. 05-05 §5.6, 3-8-05)

SECTION 410.390: GATES

General Requirements.

1. Gates shall not be permitted on publicly maintained streets.
2. Gates are permitted on privately maintained streets but shall remain open from dawn until dusk. (Ord. No. 05-05 §5.7, 3-8-05)

SECTION 410.400: DRAINAGE AND STORM SEWERS

A. *General Requirements.* The Planning and Zoning Commission shall not recommend approval of any subdivision plat that does not make adequate provision for storm and floodwater runoff channels and/or basins. The stormwater drainage system shall be separate and independent of any wastewater sewer system. Stormwater sewers, where required, shall be designed by the Rational Method to specifications of the Metropolitan St. Louis Sewer District. A copy of design computations shall be submitted along with the construction plans to the City Engineer. Inlets shall be provided so that surface water greater than one (1) cubic foot per second is not carried across an intersection. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point and basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.

B. *Stormwater Facilities.*

1. *Location.* The applicant may be required by the City to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of, the subdivision. Such drainage facilities shall be located in the street right-of-way where feasible or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance with the City's construction standards and specifications.
2. *Accessibility to public storm sewers.*
 - a. Where a public storm sewer is accessible, the applicant shall install storm sewer facilities or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of stormwaters, subject to the specifications of the City Engineer. However, in residential subdivisions containing lots less than three (3) acres and in business and industrial districts, curbs and gutters with underground storm sewer systems shall be constructed throughout the subdivision and connected to an approved outfall. Inspection of facilities shall be conducted by the City Engineer.
 - b. If a connection to a public storm sewer will be provided eventually as determined by the City, the applicant shall make arrangements for future stormwater disposal by a public utility system at the time the plat receives final approval. Provision for such connection shall be included in the subdivision improvements agreement required for the subdivision plat.

3. *Accommodation of upstream drainage areas.* A culvert or other drainage facility shall be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The applicant's engineer shall determine the necessary size of the facility based on the provisions of the construction standards and specifications, assuming conditions of maximum potential watershed development permitted by the City's Comprehensive Plan or zoning ordinance.

4. *Effect on downstream drainage areas.* The applicant's engineer shall also study the effect of the subdivision on existing downstream drainage facilities outside the area of the subdivision. City drainage studies, together with other appropriate studies, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Board of Aldermen may withhold approval of the subdivision until provision has been made for the expansion of the existing downstream drainage facility. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

5. *Areas of poor drainage.* Whenever a plat is submitted for an area that is subject to flooding, the City may approve such subdivision provided that the applicant fills the affected area of the subdivision to an elevation sufficient to place the elevation of streets and lots at a minimum of twelve (12) inches above the elevation of the 100-year floodplain as determined by the City Engineer. The plat of the subdivision shall provide for an overflow zone along the bank of any stream or watercourse in a width that shall be sufficient in times of high water to contain or move the water and no fill shall be placed in the overflow zone and no structure shall be erected or placed in the overflow zone. The boundaries of the overflow zone shall be subject to approval by the City Engineer.

6. *Floodplain areas.* The Board of Aldermen may, when it deems it necessary for the health, safety or general welfare of the present and future population of the area and necessary to the conservation of water, drainage and wastewater facilities, prohibit the subdivision of any portion of the property that lies within the 100-year floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste material or stumps, except at the discretion of the Board of Aldermen.

7. *Detention/retention basins.* Detention/retention basins are required in accordance with the Metropolitan St. Louis Sewer District's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities" with the exception of residential subdivisions with lot sizes of three (3) acres or greater. Unless otherwise required by the City Engineer due to known downstream stormwater problems, sinkholes or other considerations, residential subdivisions with lot sizes of three (3) acres or greater are exempt from detention requirements. Detention/retention basins must be located in common ground that is not located in the floodway area. The minimum maintenance access to a detention/retention area shall be a fifteen (15) foot strip of common ground on which feasible vehicular access shall be constructed by the applicant. The outlet structure for all detention basins, unless otherwise approved by the City Engineer, shall be comprised of a rectangular slot such that the width of said slot is no greater than one-half ($\frac{1}{2}$) of its height. Detention/retention basins must also contain some type of overflow structure capable of passing a 100-year, twenty (20) minute design storm and may also be required by the City

Engineer to safely route any basin overflow away from developed areas to a point of stable, natural drainage.

C. *Dedication Of Drainage Easements.*

1. *General requirements.* When a subdivision is traversed by a watercourse, drainageway, channel or stream, a stormwater easement or drainage right-of-way shall be provided. The stormwater easement or drainage right-of-way shall conform substantially to the lines of such watercourse and shall be of adequate width and construction as determined by the City Engineer. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

2. *Drainage easements.*

a. Where topography or other conditions make the inclusion of drainage facilities within street rights-of-way impractical, perpetual, unobstructed easements at least fifteen (15) feet in width shall be provided across private property, outside the street lines and with satisfactory access to the street in order to accommodate drainage facilities. Easements shall be indicated on the plat. Drainage easements shall extend from the street to a natural watercourse or to other drainage facilities. The applicant shall demonstrate to the City Engineer that the proposed drainageway will not be erosive.

b. The applicant shall dedicate common ground along a natural watercourse which shall be left in its natural state. The common ground shall be twenty-five (25) feet from the edge of one bank of the natural watercourse and shall extend across the natural watercourse to a point twenty-five (25) feet from the opposing edge of the bank of the natural watercourse.

c. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication or designation as common ground, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for cluster development computations or for computing the area requirement of any lot. (Ord. No. 05-05 §5.8, 3-8-05)

SECTION 410.410: WATER FACILITIES

A. *General Requirements.*

1. When a public water main is not accessible, the applicant shall take necessary action to extend existing water mains and provide a water supply system that is capable of providing water for domestic use and fire protection. Individual water systems (wells) shall not be allowed on subdivision lots less than five (5) acres in area approved after the approval date of this Chapter.

2. When a public water main is accessible, the applicant shall install adequate water facilities (including fire hydrants) subject to the specifications of the City Engineer and/or water district. All water mains shall be at least six (6) inches in diameter.

3. Water main extensions shall be approved by the City Engineer.

4. The location of all fire hydrants and all water supply improvements shall be shown on the preliminary plat. The installation cost of said improvements shall be borne by the applicant and included in the subdivision improvement agreement. Security shall be furnished by the applicant.

B. *Fire Hydrants.* Fire hydrants shall be required for all subdivisions. Fire hydrant locations and spacing shall be approved by the Cottleville Fire Protection District. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat. Enforcement of fire flow regulations shall remain the responsibility of the fire district. (Ord. No. 05-05 §5.9, 3-8-05)

SECTION 410.420: SEWERAGE FACILITIES

A. *General Requirements.* The applicant shall install wastewater sewer facilities in a manner prescribed by Duckett Creek Sanitary District construction standards and specifications. All plans shall be designed and approved in accordance with the rules, regulations and standards of the City Engineer and the sewer district. Necessary action shall be taken by the applicant to extend wastewater sewers for the purpose of providing sewer facilities to the subdivision.

B. *Mandatory Connection To Public Sewer System.* If a public wastewater sewer is within two hundred (200) feet of a property, the owner of the property shall be required to connect to the sewer for the purpose of disposing of waste. It is unlawful for any such owner or occupant to maintain an individual sewage disposal system upon any such property.

C. *Design Criteria For Wastewater Sewers.* All wastewater sewers shall be designed and installed based on Duckett Creek Sanitary District criteria and regulations. (Ord. No. 05-05 §5.10, 3-8-05)

SECTION 410.430: UTILITIES

A. *Location.* All utility facilities including, but not limited to, natural gas, electric power, telephone and cable television, except those exempted by Section 410.430(B), shall be located underground throughout the subdivision. Whenever existing utility facilities are located above ground, except when existing on public streets and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the applicant's expense.

B. *Underground Utilities Exemptions.* Telephone, electric power, cable television, fiber optic lines and all other utilities, except surface stormwater facilities, shall be located underground. Stormwater facilities may be located underground or at the surface. The following, however, shall be excluded from this requirement:

1. Antennae, associated equipment and supporting structures used by a utility or

communication service provider for furnishing communication services.

2. Equipment appurtenant to underground facilities such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed ducts.

3. Temporary poles, overhead wires and associated overhead structures used for a period not to exceed six (6) months, which are necessary to provide utility service until the permanent service is completed.

4. Poles, wires and controller cabinets necessary for the operation of traffic signals.

5. Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of thirty-four thousand five hundred (34,500) volts.

C. *Easements.*

1. Utility easements, where required, shall be at least ten (10) feet wide (five (5) feet on each side of the lot line) along rear, front and side lot lines. Easements of adequate width shall be provided for open drainage channels, where required. Easements five (5) feet in width may be allowed for underground cable installations. Telephone and electric power lines shall be located underground. Proper coordination shall be established between the applicant and the applicable utility companies for the establishment of utility easements in adjoining properties. Easements shall be indicated on the plat.

2. When topographical or other conditions make the inclusion of utilities within the rear lot lines impractical, perpetual unobstructed easements at least ten (10) feet in width shall be provided along side lot lines with satisfactory access to the street or rear lot lines. Easements shall be indicated on the plat. (Ord. No. 05-05 §5.11, 3-8-05)

SECTION 410.440: PUBLIC USES

A. *Parks, Playgrounds And Recreation Areas.*

1. *Recreation standards.* The City shall require that land be reserved for parks, playgrounds and other recreation purposes in locations designated by the City's Comprehensive Plan or where such reservations are deemed appropriate. Each reservation shall be of suitable size, dimension, topography and general character and shall have adequate street access for the particular purpose envisioned by the Planning and Zoning Commission. The area shall be shown and marked on the plat "Reserved for Park and/or Recreation Purposes". When recreation areas are required, the Planning and Zoning Commission shall determine the number of acres to be reserved based on Table 3. The applicant shall dedicate all such recreation areas to the City or to a homeowners' association at the discretion of the City. For multi-family uses, the City shall determine the acreage for reservation based on the number of dwelling units per acre.

TABLE 3--RECREATION REQUIREMENTS

Size of Single-Family Lot	Percentage of Total Land in Subdivision to be reserved for Recreation Purposes
80,000 sq. ft. (~1.8 acres) and greater	4.0%
40,000 sq. ft. (~.92 acres)	5.0%
20,000 sq. ft. (~.46 acres) or less	6.0%

2. *Minimum size of park and playground reservations.* In general, land reserved for recreation purposes shall have an area of at least four (4) acres. When the percentages from Table 1 would create less than four (4) acres, the Planning and Zoning Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added when the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. When recreation land is not reserved in a subdivision or the land reserved is less than the percentage in Section 410.440(A)(1), the provisions of Section 410.440(A)(4) shall be applicable.

3. *Recreation sites.* Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield or for other recreation purposes; shall be relatively level and dry; and shall be improved by the applicant to the standards required by the Board of Aldermen. Said improvements shall be included in the subdivision improvement agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet and no other dimension of the site shall be less than two hundred (200) feet in depth. The Planning and Zoning Commission may refer any subdivision proposed to contain a dedicated park to the Board of Aldermen for a recommendation. All land to be reserved for dedication to the City for park purposes shall have prior approval of the Board of Aldermen and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes".

4. *Alternative procedure--money in lieu of land.* Where, with respect to a particular subdivision, the reservation of land required pursuant to this Section does not equal the percentage of total land required to be reserved in Section 410.440(A)(1), the Board of Aldermen shall require, prior to final approval of the subdivision plat, that the applicant deposit with the City Treasurer a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by the Board of Aldermen. The deposit shall be used by the City for improvement of a neighborhood park, playground or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of the subdivision. The Board of Aldermen shall determine the amount to be deposited, based on current land appraisals for like property in the area.

5. *Applicability to cluster developments and planned districts.* Subdivision plats that contain cluster developments or occur within a planned district shall not be exempt from the provisions of this Section. The percentage of land to be reserved for recreation purposes shall be based on the average single-family lot size within the development. The average lot size shall be determined by the dividing the total square footage of the development by the total number of units. The Planning and Zoning Commission shall then determine the number of

acres to be reserved based on Table 3. If no additional area, other than the area to be reserved based on the average lot size, is required by the Board of Aldermen, the full fee shall be paid as required in Section 410.440(A)(4). If further land is required for reservation, apart from that based on the average lot size, payment shall be given as provided by Section 410.440(A)(4).

6. *Other recreation reservations.* The provisions of this Section are minimum standards. None of the paragraphs above shall be construed as prohibiting an applicant from reserving other land for recreation purposes in addition to the requirements of this Section.

B. *Other Public Uses.*

1. *Plat to provide for public uses.* Except when an applicant utilizes planned district procedures in which land is set aside as required by the provision of the zoning ordinance, whenever a tract to be subdivided includes recreation uses in excess of the requirements of Section 410.440(A) or other public use as indicated in any portion of the Comprehensive Plan, the space shall be suitably incorporated by the applicant into the preliminary plat. After proper determination of its necessity by the Planning and Zoning Commission and the appropriate City Official or other public agency involved, the site shall be suitably incorporated by the applicant into the preliminary and final plats.

2. *Referral to public body.* The Planning and Zoning Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.

3. *Notice to property owner.* Upon receipt of an affirmative report, the Planning and Zoning Commission shall notify the property owner and shall designate on the preliminary and final plats that area proposed to be acquired by the public body.

4. *Duration of land reservation.* The acquisition of land reserved by a public agency on the final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a preliminary plat of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed twelve (12) months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations. (Ord. No. 05-05 §5.12, 3-8-05)

SECTION 410.450: PRESERVATION OF NATURAL FEATURES AND AMENITIES

A. *General.* Existing features that would add value to residential development or to the City as a whole, such as trees, watercourses, historic spots and similar irreplaceable assets, shall be preserved in the design of the subdivision. No trees shall be removed from any subdivision and there shall be no change of grade of the land until the preliminary plat has been approved, the required tree plan has been approved and the developer has received an excavation permit from the City Engineer. The tree plan shall show the number and location of existing trees and shall indicate all trees marked for retention. All trees on the tree plan that are required to be retained

shall be preserved and shall be welled and protected against change of grade. See Chapter 215: Tree Conservation and Protection of the Weldon Spring Municipal Code for more detailed information regarding tree plans and tree preservation.

B. *Street Trees.*

1. As a requirement of subdivision approval, the applicant shall plant approved street trees on the property of the subdivision. Street trees shall be located on the subject property at least ten (10) feet but not more than twenty (20) feet from the back of the curb. One (1) tree shall be planted for every forty (40) lineal feet of frontage along each street unless the Planning and Zoning Commission grants a waiver. The waiver shall be granted only if there are trees growing along the right-of-way or on the abutting property which, in the opinion of the Planning and Zoning Commission, comply with these regulations.

2. New trees to be provided pursuant to these regulations shall be have a minimum caliper of two and one-half (2½) inches. Such trees shall be selected from the species listed in the definition of "street tree, approved" in Section 410.150.

C. *Shade Tree Easement And Dedication.* The preliminary plat and final plat shall reserve an easement authorizing the City to plant street trees within five (5) feet of the required street right-of-way. No street shall be accepted for dedication until the City Engineer has informed the Planning and Zoning Commission and Board of Aldermen that compliances, where necessary, have been made with these regulations. (Ord. No. 05-05 §5.13, 3-8-05)

SECTION 410.460: NON-RESIDENTIAL SUBDIVISIONS

A. *General.* If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision shall accommodate unique land characteristics as required by the Planning and Zoning Commission. A non-residential subdivision shall also be subject to all the requirements of site plan approval set forth in the zoning ordinance. Site plan approval and non-residential subdivision plat approval may proceed simultaneously at the discretion of the Planning and Zoning Commission. A non-residential subdivision shall be subject to all the requirements of these regulations, as well as any additional standards required by the Planning and Zoning Commission, and shall conform to City's Comprehensive Plan and zoning ordinance.

B. *Standards.* In addition to the standards in these regulations, the applicant shall demonstrate to the satisfaction of the Planning and Zoning Commission that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

1. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.

2. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated.

3. Special requirements may be imposed by the City with respect to street, curb, gutter and sidewalk design and construction.

4. Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer and stormwater drainage.

5. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up to existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

6. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas. (Ord. No. 05-05 §5.14, 3-8-05)

SECTION 410.470: SEDIMENT AND EROSION CONTROL

A. General Provisions.

1. *Purpose.* The purpose of this Section is to control soil erosion on land that is undergoing development for non-agricultural uses and to preserve the natural terrain and waterways of land. Soil erosion scars the land and creates sediment that clogs storm sewers and street ditches, chokes streams and creates silt lakes, all of which pose a threat to public health and safety. The provisions in this regulation are intended to provide a natural community environment and to prevent soil erosion and reduce costly repairs to gullies, washed-out fills, water conveyance systems, streets and embankments. Application of regulations in this document will effectively control soil erosion and sedimentation.

2. *Scope of authority.* Any applicant proposing to develop land within Weldon Spring shall apply to the City Engineer for approval of required erosion control and interim grading plans as specified in this regulation.

3. *Performance guarantee.* In order to obtain approval of the required erosion control plan, the City Engineer shall require the applicant to post an escrow agreement, lender's agreement or certified check for an amount to be approved by the City Engineer in an amount of all work to be completed under the erosion control plan. Ninety percent (90%) of the funds will be released after all grading and erosion control measures are in place and vegetation has been established as verified and approved by the City Engineer. Ten percent (10%) will be held until the public improvements are accepted by the City or all disturbed areas have been properly stabilized to ensure that the erosion control measures are maintained. Once there is no further land disturbance and all disturbed areas have at least seventy percent (70%) of vegetation re-established, the City Engineer will recommend that the Board of Aldermen release the final ten percent (10%).

B. Regulations.

1. *Sediment and erosion control plan content.* Sediment and erosion control and interim grading plans for grading land areas of one (1) acre or more shall include the following information. Sediment and erosion control may be required for grading land areas of less than one (1) acre, however, a separate erosion control plan and performance guarantee will not be required.

a. Sediment and erosion control plans submitted to the City Engineer shall include three (3) sets of maps and plans with specifications showing proposed excavation, grading or filling and will include the following:

- (1) Full name and address of property owner.
- (2) Designation of property address and a location map.
- (3) Portion of the property that is to be excavated, graded or filled with excavated material.
- (4) Location of any sewage disposal system or underground utility line, any part of which is within fifty (50) feet of the proposed excavation, grading or filling area and the location of any pipeline operated at a maximum service pressure in excess of two hundred (200) p.s.i.g., any part of which is within one hundred (100) feet of the proposed excavation, grading or filling area.
- (5) Existing grade and topography of the premises and the proposed finished grade and final contour elevation at a contour interval of not more than two (2) feet on United States Geological Survey datum.
- (6) Location and present status of any previous permitted grading operations on the property.
- (7) Details of any temporary drainage system proposed to be installed and maintained by the applicant and a comprehensive interim drainage plan designed to safely handle surface water, streams or other natural drains following heavy rains during grading operations.
- (8) Details of proposed water impoundment structures, embankments, sediment or debris basins, grass or lined waterways and diversions with details, locations of proposed stable outlets and the location of any downstream impoundments which could be affected by the proposed grading.
- (9) Details of soil preparation and revegetation of the finished grade and of other methods of soil erosion control.
- (10) Proposed truck and equipment access ways to the work site.
- (11) A ten (10) by twenty (20) foot equipment wash-off pad consisting of four (4) inch aggregate on geofabric that is serviced by water to wash off trucks and equipment.
- (12) Delineation of the 100-year floodplain and floodway.
- (13) A statement from the applicant assuming full responsibility for the performance of the operation as stated in the application. This statement shall also contain assurance that all City property, private property and streets will be adequately protected.

b. A construction schedule for the proposed phasing of development of the site, including clearing, rough grading, improvement construction and final grading and landscaping. Phasing should identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas and the sequence of clearing, installation of temporary sediment control measures, installation of storm drainage and underground utilities, paving streets and parking areas and establishment of temporary and permanent vegetative cover. The City Engineer may waive specific requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of these regulations.

2. *Sediment and erosion control plan approval.*

a. To gain approval, the sediment and erosion control plan must define the measures to be taken to meet erosion control principles and standards as defined in Subsection (B)(3) of this Section. The plan must also assure that sediment is not transported from the site by a storm event of fifteen (15) year (frequency), twenty (20) minute (inlet time) or less.

b. *Conservation district comments.* When a plat or plan is submitted to the Soil and Water Conservation District, the district may make comments and recommendations. Such comments may pertain, but need not be limited, to:

- (1) Sedimentation and erosion control.
- (2) Soil use limitations.
- (3) Environmental considerations.

3. *Principals and standards.*

a. All excavations, grading or filling shall have a finished grade not to exceed a three to one (3:1) slope or thirty-three percent (33%). Steeper grades may be approved by the City Engineer if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or tow wall may be required). Retaining walls that exceed a height of four (4) feet or a length of twenty-four (24) feet shall require the construction of safety guards as identified in the appropriate Section(s) of the adopted International Building Codes and must be approved by the County Building Department. Permanent safety guards will be constructed in accordance with the appropriate Section(s) of the adopted International Building Codes.

b. Sediment and erosion control plans for sites that exceed one (1) acre of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from runoff waters. The design is to be approved by the City Engineer. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site. (Refer to Appendix A of the Unified Development Ordinance for St. Charles County.)

c. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent-type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. (Refer to Appendix A of the Unified Development Ordinance for St. Charles

County.)

d. Mechanized land-clearing activities, which cause a disturbance to the existing soil layer, shall not commence until an interim grading/sediment and erosion control plan has been approved by the City Engineer. When mechanized land clearing activities are completed or suspended for more than thirty (30) days, either temporary vegetation must be established or temporary siltation control measures must be put in place with the review and approval of the City Engineer.

e. When grading operations are completed or suspended for more than thirty (30) days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendation. (Refer to Appendix A of the Unified Development Ordinance for St. Charles County.) All finished grades (areas not to be disturbed by future improvement) in excess of twenty percent (20%) slopes (5:1) shall be mulched and tacked at the rate of one hundred (100) pounds per one thousand (1,000) square feet when seeded.

f. Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after grading. Non-vegetation open channels shall be designed so that gradients result in velocities of two (2) f.p.s. and shall be established in permanent vegetation by use of commercial erosion control blankets, sod or lined with rock riprap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions or other appropriate structures shall be constructed to prevent velocities above five (5) f.p.s. (Refer to Appendices B, C, D, E and F of the Unified Development Ordinance for St. Charles County.)

g. All lots shall be seeded and mulched at the rates defined in Appendix A of the Unified Development Ordinance for St. Charles County or sodded before occupancy of a structure on any parcel or plat of land created by subdivision is permitted, except for cases of undue hardship because of unfavorable ground conditions as determined by the City Engineer.

C. *Inspection And Violation.*

1. *Inspections.* By submitting a sediment and erosion control and interim grading plan for approval, the applicant consents to the City inspecting the proposed development site and all work in progress and to the payment of an hourly inspection fee established by the Board of Aldermen and listed on the official "Weldon Spring Fee Schedule", copies of which are available at City Hall and on the City's web page (www.weldonspring.org).

2. *Corrections.* All violations shall be corrected within the time limit set forth by the City Engineer specified in the issuance of a written notice to correct. All persons failing to comply with such notice shall be deemed in violation of this regulation. The City Engineer shall also have the right to stop all or any part of the construction activities and development until all violations have been satisfactorily corrected. To that end, the City Engineer shall issue a written order directing that such construction activities and development be stopped immediately and shall serve that written order upon any person, firm, corporation or business engaged in such construction activities and development at the site that is the subject of the violation.

3. *Violations.* In the event of a violation, the performance guarantee proceeds shall be

used by the City to complete the planned sediment and erosion control practices.

4. *Penalties.* Any person, firm, corporation or business that violates any provision of these regulations or order issued under this Section shall be guilty of a misdemeanor and liable for a fine not to exceed five hundred dollars (\$500.00) a day. Every day that such violation continues shall constitute a separate violation.

5. *Appeals.* Any person denied approval of a sediment and erosion control and interim grading plan as herein stated shall have the right to appeal such disapproval to the Planning and Zoning Commission according to the variance procedure as described in this Chapter within thirty (30) days of the date of such disapproval. (Ord. No. 05-05 §5.15, 3-8-05)

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ARTICLE III. SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS

SECTION 410.160: GENERAL PROCEDURE

A. *Classification Of Subdivisions.* Before any land is subdivided, the applicant shall apply for and secure approval of the proposed subdivision in accordance with the following procedures. Shown immediately below are the principal steps in gaining approval for both minor and major subdivisions.

1. *Minor subdivision.*

a. *Preliminary plat.* Approved administratively by the City Planner, City Engineer and Zoning Commissioner.

b. *Final plat.* Approved administratively by the City Planner, City Engineer and Zoning Commissioner.

2. *Major subdivision.*

a. *Preliminary plat.* Approved by the Planning and Zoning Commission.

b. *Final plat.* Recommendation from Planning and Zoning Commission; approved by the Board of Aldermen.

B. *Official Submission Dates.* For the purposes of these regulations, the official submission date of any plat shall be as defined in Article II.

C. *Reimbursement Of Development Review Costs.* Prior to the review of any development application by the City (this includes, but is not limited to, the review of preliminary and final plats, site plans, area plans, construction plans, landscape plans, erosion control plans, subdivision improvement agreements, development agreements and maintenance agreements), the applicant shall deposit with the City Treasurer a sum determined by fee estimates prepared by the City Planner and the City Engineer based on their initial review of the application. The deposit will pay for development review fees incurred by the City, which include City Planner and City Engineer fees, any other required consultant fees and the cost to reproduce materials, legal publication expenses, public hearing expenses and the cost to record documents. The City will draw on this deposit at the current rates billed by the City Planner and the City Engineer. Information regarding anticipated consultant fees can be obtained at City Hall or on the City's web site (www.weldonspring.org).

The City will maintain a separate account of all fees and expenses incurred by the City as a result of development review. Regular statements of expenses incurred will be made available to the applicant by the City. As the City receives billings from the City Planner and the City Engineer, it will withdraw funds from the initial deposit until those funds are depleted. After that point, the City will forward photocopies of the City Planner and City Engineer invoices to the applicant for immediate payment to the City. In the event the applicant fails to pay the invoice within thirty (30) days of

delivery, the City shall be entitled to:

1. Suspend all further review;
2. Cancel any Planning and Zoning or Board of Aldermen meetings scheduled by the City with respect to the review process.

If the applicant fails to pay the invoice within ninety (90) days of written notice, the City shall be entitled to certification of the assessment for a sale or lien for those costs on the land being developed. (Ord. No. 05-05 §3.1, 3-8-05)

SECTION 410.170: MINOR SUBDIVISION PRELIMINARY PLAT

A. *Definition.* Any subdivision containing not more than two (2) lots fronting on an existing street or access easement, not involving the creation of an access easement, a new street, the extension of City facilities or the creation of any public improvements and not adversely affecting the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, zoning regulations or these regulations, including lot line adjustments. One (1) minor subdivision shall be permitted per parcel from the City incorporation date (November 8, 1984) or the annexation date of the parcel, whichever is earlier.

B. *Minor Subdivision Preliminary Plat Application Procedure And Requirements.* The applicant shall file six (6) copies of a minor subdivision preliminary plat application with the Zoning Commissioner. The application shall:

1. Be made on official forms and shall be submitted with all required fees. Official forms are available at City Hall and on the City's web site (www.weldonspring.org). Fees are established by the Board of Aldermen and are listed on the official "Weldon Spring Fee Schedule" which is also available at City Hall and on the City's web site (www.weldonspring.org).
2. Include a map that depicts all land which the applicant proposes to subdivide and all land immediately adjacent extending two hundred fifty (250) feet from the subject property or of that directly opposite the subject property, extending two hundred fifty (250) feet from the street frontage of opposite land, with the names of owners as shown in the Assessor's files. This information may be shown on a separate current Tax Map reproduction from the Assessor's office showing the subdivision superimposed on the Tax Map.
3. Be accompanied by a minimum of six (6) copies of the preliminary plat as described in these regulations.

C. *Minor Subdivision Preliminary Plat Information Required.* Every minor subdivision preliminary plat shall be prepared by a land surveyor or professional engineer registered in the State of Missouri at any scale necessary for clarity, but shall not be less than one (1) inch equals fifty (50) feet. Said preliminary plat, together with the supporting data, shall provide the following information:

1. Names and addresses of the owner, applicant (if not the owner) and registered land

surveyor or professional engineer (a statement to the effect that "this plat is not for record" shall be stamped or printed on all copies of the preliminary plat);

2. Proposed name of the subdivision;
3. Zoning district classification of the tract to be subdivided and the property within two hundred fifty (250) feet of the boundary of the tract to be subdivided, property lines, streets, highways, names of adjacent subdivisions and adjacent land uses;
4. Site location map;
5. North arrow, graphic scale and preparation date of preliminary plat and revision dates;
6. Dimensions of the tract and its gross area, boundary lines and their relation to established section lines, fraction section lines or survey lines and approximate dimensions of proposed lots;
7. Topography of the tract to be subdivided as indicated by two (2) foot contour data for land having slopes of zero to four percent (0--4%), five (5) foot contour data for land having slopes between four and twelve percent (4--12%) and ten (10) foot contour data for land having slopes of twelve percent (12%) or more;
8. Locations of such features as bodies of water, ponding areas, natural drainageways, boundaries of 100-year floodplain and floodways, flood hazard boundaries as shown on FEMA maps presently filed in the office of the City Floodplain Officer, railroads, cemeteries, bridges, parks, schools, etc.;
9. Locations, approximate gradients and right-of-way widths of all existing and proposed streets;
10. Locations, widths and purposes of all existing and proposed easements;
11. Copy of all proposed deed restrictions and covenants;
12. Location and size of existing and proposed sanitary and storm sewers;
13. Locations, types and approximate sizes of all other existing and proposed utilities and designation of the utility companies serving the site;
14. Locations, dimensions and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, common ground and other public purposes;
15. Locations, dimensions and area of all proposed or existing lots within the subdivision including setback requirements and building lines; and
16. Proposed land use designation (whether for residential, commercial, industrial, public or mixed use.)
17. See Section 410.190 for a listing of standards for approval of minor subdivision

preliminary plats.

D. *Development Review Deposit.* Once a complete application has been submitted, copies will be distributed to the City Planner, the City Engineer and the Attorney for review. Within seven (7) business days of receiving the plat, the City Planner and the City Engineer shall each provide a development review fee estimate for review of said plat application to the Zoning Commissioner. The Zoning Commissioner will then notify the applicant of the required development review deposit (see Section 410.160(C)). Once the applicant has submitted the development review deposit to the City Treasurer, official review of the plat application will commence.

E. *Minor Subdivision Preliminary Plat Review.* Once the development review deposit has been submitted, the City Planner, City Engineer and Zoning Commissioner will begin their official review of the plat. After reviewing the plat, the City Planner and the City Engineer will provide comments detailing any recommended changes and/or additional information that is required. The Zoning Commissioner will forward these comments to the applicant. The applicant must then resubmit the portions of the application that require changes and/or submit the new information that is required until the application is determined complete by the City Planner and the City Engineer.

F. *Minor Subdivision Preliminary Plat Approval.* After the City Planner and the City Engineer have determined the preliminary plat is complete, the Zoning Commissioner shall make a ruling on the plat (approve it, conditionally approve it or disapprove it) within sixty (60) days from the official submission date (as defined in Article II) of the minor subdivision plat application to the Zoning Commissioner. With the consent of the applicant, however, the Zoning Commissioner may extend the sixty (60) day period for a mutually agreed upon period. If no action is taken by the Zoning Commissioner within the sixty (60) day period or the agreed upon extended period, the preliminary plat shall be deemed approved.

Subsequent to an approval or conditional approval by the Zoning Commissioner, the applicant may proceed directly to the filing of an application for approval of a final plat as provided in these regulations. If the preliminary plat of a minor subdivision is disapproved by the Zoning Commissioner, the applicant may appeal to the Board of Aldermen.

One (1) copy of the proposed preliminary plat shall be returned to the applicant with the date of approval, conditional approval or disapproval and the reasons for disapproval accompanying the plat. (Ord. No. 05-05 §3.2, 3-8-05)

SECTION 410.180: MAJOR SUBDIVISION PRELIMINARY PLAT

A. *Definition.* All subdivisions not classified as minor subdivisions including, but not limited to, subdivisions of three (3) or more lots or any size subdivision requiring any new street or extension of City facilities or the creation of any public improvements.

B. *Major Subdivision Preliminary Plat Application Procedure And Requirements.* The applicant shall file six (6) copies of a major subdivision preliminary plat application with the Zoning Commissioner. The application shall:

1. Be made on official forms and shall be submitted with all required fees. Official forms are available at City Hall and on the City's web site (www.weldonspring.org). Fees are

established by the Board of Aldermen and are listed on the official "Weldon Spring Fee Schedule" which is also available at City Hall and on the City's web site (www.weldonspring.org).

2. Include a map that depicts all land which the applicant proposes to subdivide and all land immediately adjacent extending two hundred fifty (250) feet from the subject property or of that directly opposite the subject property, extending two hundred fifty (250) feet from the street frontage of opposite land, with the names of owners as shown in the Assessor's files. This information may be shown on a separate current Tax Map reproduction from the Assessor's office showing the subdivision superimposed on the Tax Map.

3. Initially be accompanied by a minimum of six (6) copies of the preliminary plat as described in these regulations. (Once it has been determined that the plat is complete and ready to be presented to the Planning and Zoning Commission, an additional twenty-eight (28) copies shall be submitted to the Zoning Commissioner.)

C. *Major Subdivision Preliminary Plat Information Required.* Every major subdivision preliminary plat shall be prepared by a land surveyor or professional engineer registered in the State of Missouri at any scale necessary for clarity, but shall not be less than one (1) inch equals two hundred (200) feet. Said preliminary plat, together with the supporting data, must provide all of the following information:

1. Names and addresses of the owner, applicant (if not the owner) and registered land surveyor or professional engineer (a statement to the effect that "this plat is not for record" shall be stamped or printed on all copies of the preliminary plat);

2. Proposed name of the subdivision;

3. Zoning district classification of the tract to be subdivided and of all property within two hundred fifty (250) feet of the boundary of the tract to be subdivided. Show all property lines, streets, highways, names of adjacent subdivisions and adjacent land uses (residential, commercial, industrial, etc.);

4. Site location map;

5. North arrow, graphic scale and preparation date of preliminary plat and all revision dates;

6. Dimensions of the tract and its gross area, boundary lines and their relation to established section lines, fraction section lines or survey lines and approximate dimensions of proposed lots;

7. Topography of the tract to be subdivided as indicated by two (2) foot contour data for land having slopes of zero to four percent (0--4%), five (5) foot contour data for land having slopes between four and twelve percent (4--12%) and ten (10) foot contour data for land having slopes of twelve percent (12%) or more;

8. Locations of features such as bodies of water, ponding areas, natural drainageways, boundaries of 100-year floodplain and floodways, flood hazard boundaries as shown on

FEMA maps presently filed in the office of the City Floodplain Officer, railroads, cemeteries, bridges, parks, schools, etc.;

9. Locations, approximate gradients and right-of-way widths of all existing and proposed streets;
10. Locations, widths and purposes of all existing and proposed easements;
11. Copy of all proposed deed restrictions and covenants;
12. Location and size of existing and proposed sanitary and storm sewers;
13. Locations, types and approximate sizes of all other existing and proposed utilities and designation of the utility companies serving the site;
14. Locations, dimensions and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, common ground and other public purposes;
15. Locations, dimensions and area of all proposed or existing lots within the subdivision including setback requirements and building lines; and
16. Proposed land use designation (whether for residential, commercial, industrial, public or mixed use.)
17. See Section 410.190 for a listing of standards for approval of major subdivision preliminary plats.

D. *Development Review Deposit.* Once a complete application has been submitted, copies will be distributed to the City Planner and the City Engineer for review. Within seven (7) business days of receiving the plat, the City Planner and the City Engineer shall each provide a development review fee estimate for review of said plat application to the Zoning Commissioner. The Zoning Commissioner will then notify the applicant of the required development review deposit (see Section 410.160(C)). Once the applicant has submitted the development review deposit to the City Treasurer, official review of the plat application will commence.

E. *Major Subdivision Preliminary Plat Review.*

1. Once the development review deposit has been submitted, the City Planner, City Engineer and Zoning Commissioner will begin their official review of the plat. If the City Planner, City Engineer and Zoning Commissioner determine the application is complete (meeting, but not limited to, the requirements of Sections 410.180(B), (C) and 410.190 of this Chapter), the Zoning Commissioner will contact the applicant and an additional twenty-eight (28) copies of the preliminary plat shall be submitted to the Zoning Commissioner. The preliminary plat will then be submitted to the Planning and Zoning Commission and the Board of Aldermen for review and will be scheduled for a Planning and Zoning meeting.
2. If, however, the City Planner, City Engineer and Zoning Commissioner determine that the plat is not complete, the applicant will be provided with comments detailing the recommended changes and/or additional information that is required. The applicant must then

resubmit the portions of the application that require changes and/or submit any new information that is required. The City Planner, City Engineer and Zoning Commissioner will then begin the process again and review the application to determine if it is complete.

F. *Major Subdivision Preliminary Plat Approval.*

1. At the Planning and Zoning meeting, the Planning and Zoning Commission will consider the preliminary plat, the reports of the City Planner and the City Engineer and any testimony and/or exhibits submitted at the public hearing and make a ruling on the preliminary plat (approve it, conditionally approve it or disapprove it.) The applicant must be present at the Planning and Zoning meeting.

2. The ruling on the preliminary plat shall occur within sixty (60) days of the official submission date (as defined in Article II) of the major subdivision plat application. With the consent of the applicant, however, the Planning and Zoning Commission may extend the sixty (60) day period for a mutually agreed upon period. If no action is taken by the Planning and Zoning Commission within the sixty (60) day period or the agreed upon extended period, the preliminary plat shall be deemed approved.

3. If the preliminary plat of a major subdivision is disapproved by the Planning and Zoning Commission, the applicant may appeal to the Board of Aldermen.

4. One (1) copy of the proposed preliminary plat shall be returned to the applicant with the date of approval, conditional approval or disapproval and the reasons for disapproval accompanying the plat. Before the Planning and Zoning Commission approves a preliminary plat showing park reservation or land for other City use that is proposed to be dedicated to the City, the Planning and Zoning Commission shall obtain approval of the park or land reservation from the Board of Aldermen. (Ord. No. 05-05 §3.3, 3-8-05)

SECTION 410.190: STANDARDS FOR APPROVAL OF BOTH MINOR AND MAJOR SUBDIVISION PRELIMINARY PLATS

A. *Required Standards.* No preliminary plat of a proposed minor or major subdivision shall be approved by the Planning and Zoning Commission unless the applicant proves by clear and convincing evidence that:

1. The proposed plat meets the minimum requirements of the City's zoning regulations, subdivision regulations and all applicable State and Federal laws and Statutes;

2. Adequate public facilities as describe in Section 410.330(B) have been provided for the subdivision.

3. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and that the proposed uses of these areas are compatible with such conditions;

4. The applicant has the financial ability to complete the proposed subdivision improvements in accordance with all applicable Federal, State and local laws and regulations;

5. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking infrastructure between developed parcels; and

6. The applicant has taken every effort to mitigate the impact of the proposed subdivision on public health, safety and welfare.

The Planning and Zoning Commission is authorized to disapprove a preliminary plat even though the land proposed for subdivision is zoned for the use to which the proposed subdivision will be put and the proposed use is consistent with the Comprehensive Plan if the Commission makes a finding that one (1) or more of the items listed above in Subdivisions (1) through (6) have not been met.

B. *Conformance To Zoning And Subdivision Regulations.* Every preliminary plat shall conform to existing zoning regulations and subdivision regulations applicable at the time that the proposed preliminary plat is submitted for approval unless the Planning and Zoning Commission or Board of Aldermen has taken official action toward amending the applicable zoning and subdivision regulations, in which case the amendment shall prevail.

C. *Conformance To Planned District Procedures.* Every proposed subdivision of land in a planned district shall have area plan and final development plan/section plan approval of the Board of Aldermen before any lot can be created or any final plat may be filed. See Section 410.250 for more information regarding the coordination of planned district procedures with subdivision approval.

D. *Grading Of Site Prior To Final Plat Approval.* Subsequent to preliminary plat approval, the developer may apply for an excavation permit from the City Engineer and, upon receipt of the permit, may commence construction to the grades and elevations required by the approved preliminary plat.

E. *Effective Period Of Preliminary Plat Approval.* Preliminary plat approval shall only be effective for a period of one (1) year from the date that the preliminary plat is approved, unless a final plat application for said project is submitted to the City within the same one (1) year timeframe. If a final plat application is submitted within the one (1) year timeframe, the preliminary plat approval remains valid. If a final plat application is not submitted within the one (1) year timeframe, the preliminary plat approval shall be null and void and the applicant shall be required to submit a new preliminary plat for review subject to current subdivision and zoning regulations. Applicants may submit a formal request to the Board of Aldermen for an extension to the one (1) year preliminary plat approval effective period, however, an extension can only be granted while the preliminary plat approval is still valid.

F. *Approval Of Construction Plans.* After preliminary plat approval, the construction plans may be submitted to the City Engineer for approval. Three (3) paper copies of the construction plans shall be submitted to the City Engineer. The applicant shall not submit any final plat application until the construction plans have been approved by the City Engineer. An exception may be granted at the sole discretion of the City Engineer, allowing the final plat application to be submitted while the City Engineer is still reviewing the construction plans. (Ord. No. 05-05 §3.4, 3-8-05)

SECTION 410.200: AMENDMENTS TO PRELIMINARY PLAT

A. At any time after preliminary plat approval and before submission of a final plat, the applicant may submit a request to the Zoning Commissioner for an amendment of said preliminary plat. The Zoning Commissioner, upon recommendation of the City Engineer, may agree to the proposed amendment if it is deemed to be minor. If the proposed amendment is deemed to be major (a major amendment shall include, but is not limited to, any amendment that results in or has the effect of decreasing open space in the subdivision by ten percent (10%) or more or increasing the number of lots in the subdivision), the Planning and Zoning Commission shall consider the proposed major amendment in accordance with the same requirements for preliminary plat approval found in these regulations.

B. Discussion at Planning and Zoning meetings regarding a proposed major amendment to a plat shall be limited to topics reasonably related to the proposed amendment and shall not address previously approved, unrelated topics. The Planning and Zoning Commission shall approve or disapprove any proposed major amendment and may make any modifications to the terms and conditions of preliminary plat approval as long as they are reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major amendment under the terms and conditions required by the Planning and Zoning Commission, the applicant may withdraw the proposed major amendment.

C. The Planning and Zoning Commission shall render a decision on the proposed major amendment within sixty (60) days after the meeting at which the request was heard by the Commission, including any adjourned session unless such issue is continued by mutual agreement of the applicant and Commission. (Ord. No. 05-05 §3.5, 3-8-05)

SECTION 410.210: MINOR AND MAJOR SUBDIVISION FINAL PLAT

A. *Construction Plan Approval Prior To Final Plat Application Submission.* Prior to the submission of any minor or major subdivision final plat application, construction plans shall be submitted to, reviewed and approved by the City Engineer. An exception may be granted at the sole discretion of the City Engineer, allowing the final plat application to be submitted while the City Engineer is still reviewing the construction plans.

B. *Final Plat Application Procedure And Requirements.* Following approval of a preliminary plat, the applicant can file a subdivision final plat application with the Zoning Commissioner. The applicant shall file six (6) copies of a minor or major subdivision final plat application (whichever is applicable) with the Zoning Commissioner. The application shall:

1. Be made on official forms available at the office of the Zoning Commissioner, together with all required fees. Fees are established by the Board of Aldermen and are listed on the official "Weldon Spring Fee Schedule", copies of which are available at City Hall and on the City's web site (www.weldonspring.org).

2. Include the entire subdivision, or relevant section thereof, which derives access from an existing State, County or City street.

3. Initially be accompanied by a minimum of six (6) copies of the preliminary plat as described in these regulations. (Once it has been determined that the plat is complete and ready to be presented to the Planning and Zoning Commission, an additional twenty-eight (28)

copies shall be submitted to the Zoning Commissioner.)

4. Comply in all respects with the preliminary plat, as approved.
5. Be accompanied by all formal irrevocable offers of dedication to the public of all streets, easements, City uses, parks and utilities in a form approved by the City Attorney and the subdivision plat shall be marked with a notation indicating the formal offers of dedication as follows:

The owner or his or her representative, hereby irrevocably offers for dedication to the (City, County, utility company or lot owners in the subdivision) all the streets, City uses, easements, parks and required utilities shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____ and recorded in the office of the St. Charles County Recorder of Deeds.

By _____
(owner or representative)

Date _____

6. Be accompanied by the subdivision improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount approved by the City Engineer and shall include a provision that the applicant shall comply with all other terms of the resolution of final plat approval as determined by the Board of Aldermen which shall include, but not be limited to, the performance of all required subdivision and off-site improvements and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to the City free and clear of all liens and encumbrances on the premises.
7. Be accompanied by an inspection fee in an amount to be determined on the basis of the provisions of these regulations and by written assurance from the public utility companies and improvement districts that necessary utilities will be installed.

C. *Final Plat Information Required.* Every final plat shall be prepared by a land surveyor registered in the State of Missouri on polyester base film with waterproof black ink at a scale not greater than one (1) inch equals one hundred (100) feet, provided that the resultant drawing shall not exceed thirty-six (36) inches square. The final plat and supporting data must provide the following information:

1. North arrow, graphic scale and preparation date and revision dates;
2. Name of subdivision and the names of subdivider and registered land surveyor;
3. Accurate metes and bounds or other adequate legal description of the tract, including the various acreages of the lots and tracts acreages represented on the plat;
4. An accurate boundary survey with bearings and distances tied to surveyed identification points (monuments), surveyed to the boundary per State minimum standards, with dimensions and bearings or angles closing with an error of closure of not more than one (1) foot in ten thousand (10,000) feet. Certification of the boundaries and monuments shall be made by a registered land surveyor and the plat shall include text in which the registered land

surveyor testifies that they made said certifications;

5. Reference to recorded plats of adjoining platted land by record name, plat book and page number;
6. Accurate locations of all existing streets intersecting the boundaries of the subdivision;
7. Right-of-way lines of all streets, other rights-of-way, lot lines and easements with accurate dimensions, angles or bearings and curve data, including radii, arcs or chords, points of tangency and central angles;
8. Name and right-of-way width of every proposed street;
9. Purpose of any existing or proposed easement;
10. Number of each lot (in logical order), lot dimensions and lot areas listed on each lot;
11. Building or setback lines with accurate dimensions;
12. Depict flood hazard boundaries as shown on FEMA maps presently filed in the office of the City Floodplain Officer;
13. Purpose(s) for which sites, other than private lots, are reserved;
14. Restrictions of all types that will run with the land and become covenants in the deeds of lots. The Planning and Zoning Commission, the Board of Alderman and the City Attorney shall review such covenants and restrictions; and
15. In the event a subdivision is to have privately maintained streets, evidence of the methods for controlling and maintaining each private facility shall be submitted with the final plat.

D. *Development Review Deposit.* Once a complete application has been submitted, copies will be distributed to the City Planner, Engineer and Attorney for review. Within seven (7) business days of receiving the plat, the City Planner and the City Engineer shall each provide a development review fee estimate for review of said plat application to the Zoning Commissioner. The Zoning Commissioner will then notify the applicant of the required development review deposit (see Section 410.160(C)). Once the applicant has submitted the development review deposit to the City Treasurer, official review of the plat application will commence.

E. *Minor Subdivision Final Plat Approval.* Minor subdivision final plats are approved administratively. The City Planner and the City Engineer shall initially review the final plat and provide recommended changes to the applicant, if any. The Zoning Commissioner, with concurrence of the City Engineer and City Planner, shall make a ruling on the plat (approve it, conditionally approve it or disapprove it) within sixty (60) days from the official submission date (as defined in Article II) of the minor subdivision final plat application. With the consent of the applicant, however, the Zoning Commissioner may extend the sixty (60) day period for a mutually agreed upon period. If no action is taken by the Zoning Commissioner within the sixty (60) day period or the agreed upon extended period, the preliminary plat shall be deemed approved.

F. *Major Subdivision Final Plat Approval.* The City Planner and the City Engineer shall initially review the major subdivision final plat and provide recommended changes to the applicant, if any. Once the City Planner, City Engineer and Zoning Commissioner determine that the plat is complete, it will be scheduled to go before the Planning and Zoning Commission. It is at this point that the applicant shall submit the additional twenty-eight (28) copies of the final plat for distribution to the Planning and Zoning Commissioners.

1. *Planning and Zoning Commission recommendation.* After the Planning and Zoning Commission meeting and within sixty (60) days of the official submission date to the Planning and Zoning Commission (as defined in Article II), the Planning and Zoning Commission shall make a recommendation to the Board of Aldermen to approve, approve with conditions or disapprove the final plat. With the consent of the applicant, however, the Planning and Zoning Commission may extend the sixty (60) day period for a mutually agreed upon period. If the Planning and Zoning Commission recommends approval or approval with conditions of the final plat, it will then be scheduled to go before the Board of Aldermen. If the Planning and Zoning Commission recommends disapproval of the final plat, the applicant has two (2) options.

- a. They can revise the final plat based on comments from the Planning and Zoning Commission and come back and present the application to the Planning and Zoning Commission for approval again, or
- b. They can proceed at their own risk and take the application before the Board of Aldermen.

2. *Board of Aldermen ruling.* At the Board of Aldermen meeting the Aldermen will consider the final plat, the reports of the City Planner and the City Engineer, the recommendation of the Planning and Zoning Commission and any testimony and/or exhibits submitted at the Planning and Zoning meeting and make a ruling on the final plat (approve it, conditionally approve it or disapprove it.) One (1) copy of the final plat shall be returned to the applicant with the date of approval, approval with conditions or disapproval noted on the plat and, if the plat is denied, the reasons for disapproval accompanying the plat.

G. *Applicable Laws.* To obtain final plat approval, the applicant shall be in compliance with all Federal and State laws applicable at the time that the final plat is considered for approval by the Board of Aldermen. The applicant shall also be in compliance with all local laws and regulations applicable at the time that the preliminary plat was submitted to the Planning and Zoning Commission in accordance with these regulations (or, if a minor subdivision, at the time the preliminary plat was submitted to the Zoning Commissioner), except that the applicant shall comply with those local laws and regulations in effect at the time that the final plat is considered for approval by the Board of Aldermen if the Board of Aldermen makes a determination on the record that compliance with any of those local laws and regulations is reasonably necessary to protect public health, safety and general welfare.

H. *After Final Plat Approval.* Subsequent to the approval of the final plat by the Board of Aldermen, the following shall be submitted to the City Engineer for final review:

1. One (1) paper copy of the "as built"/record plans;

2. One (1) original of the final plat on reproducible mylar;
3. Two (2) paper copies of the final plat; and
4. One (1) electronic copy of the final plat on compact disc.

An electronic copy of the final plat shall also be submitted to the St. Charles County GIS Department. No final approval shall be endorsed on the plat until a review has indicated that all requirements of the resolution have been met (See Section 410.220(A)).

I. *Public Improvements.* If all public improvements are not installed and dedicated prior to the approval of the final plat by the Board of Aldermen, the applicant shall execute a subdivision improvement agreement and provide security for the agreement as provided in Section 410.270(B) prior to final plat approval. The Board of Aldermen shall require the applicant to indicate on the plat all streets and public improvements to be dedicated, all water and utility improvements which shall be required to be established or extended and any other special requirements deemed necessary by the Board of Aldermen in order for the subdivision plat to conform to the City's Comprehensive Plan. (Ord. No. 05-05 §3.6, 3-8-05)

SECTION 410.220: VESTED RIGHTS AND DEVELOPMENT AGREEMENTS

A. *Effect Of Approval.* Except as otherwise provided in this Section, no vested rights shall accrue to the applicant of any subdivision by reason of preliminary or final plat approval until the actual signing of the final plat by the City Clerk.

B. *Effect Of Recording.* Except as otherwise provided in this Section, no vested rights shall accrue to the applicant of any subdivision by virtue of the recording of a final plat.

C. *Development Agreements.* The City may, but under no circumstances is it required to, enter into a development agreement described as follows:

1. *General.* The development agreement shall constitute a binding contract between the applicant of the proposed subdivision and the City and shall contain terms and conditions agreed to by the applicant and the City as well those required by this Section. The City Attorney or designee is authorized to negotiate development agreements on behalf of the City.

2. *Covenants.* Any covenant contained in the development agreement that indicates the City will refrain from exercising any legislative, quasi-legislative, quasi-judicial or other discretionary power, including rezoning or the adoption of any rule or regulation that would affect the proposed subdivision, shall be limited to a period of five (5) years. The covenant shall also contain a proviso that the City may, without incurring any liability, engage in action that otherwise would constitute a breach of the covenant if it makes a determination on the record that the action is necessary to avoid a substantial risk of injury to public health, safety and general welfare. The covenant shall contain the additional proviso that the City may, without incurring any liability, engage in action that otherwise would constitute a breach of the covenant if the action is required by Federal or State law.

3. *Third party rights.* Except as otherwise expressly provided in the development

agreement, the development agreement shall create no rights enforceable by any party who/which is not a party to the development agreement.

4. *Limitation on liability.* The development agreement shall contain a clause that any breach of the development agreement by the City shall give rise only to damages under State contract law and shall not give rise to any liability for violation of the fifth (5th) and fourteenth (14th) amendments of the U.S. Constitution or similar State constitutional provisions.

5. *Developer's compliance.* The development agreement shall include a clause that the government's duties under the agreement are expressly conditioned upon the applicant's substantial compliance with each and every term, condition, provision and covenant of the agreement, all applicable Federal, State and local laws and regulations and its obligations under the subdivision improvements agreement.

6. *Adoption.* The development agreement shall be adopted by the Board of Aldermen pursuant to applicable State and local laws and shall be recorded in the office of the St. Charles County Recorder of Deeds.

7. *Incorporation as matter of law.* All clauses, covenants and provisos required by these regulations to be included in a development agreement shall be incorporated into the development agreement as a matter of law without respect to the intent of the parties. (Ord. No. 05-05 §3.7, 3-8-05)

SECTION 410.230: SIGNING AND RECORDING OF PLAT

A. Signing Of Plat.

1. When a subdivision improvement agreement and security are required, the City Clerk shall endorse approval on the final plat after the subdivision agreement and security have been approved by the Board of Aldermen and all the conditions of the resolution pertaining to the final plat have been satisfied.

2. When installation of improvements is required prior to recording of the final plat, the City Clerk shall endorse approval on the final plat after all conditions of the resolution have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required public facilities have been installed in a manner satisfactory to the City as shown by a certificate signed by the City Engineer and reviewed by the City Attorney stating that the necessary dedication of public lands and improvements has been accomplished.

B. Recording Of Plat.

1. The City Clerk will sign the reproducible mylar original of the final plat and two (2) prints of the final plat.

2. It shall be the responsibility of the applicant to file the final plat with the St. Charles County Recorder of Deeds within ten (10) days of the date of signature. Simultaneously with the filing of the final plat, the City Clerk shall record the agreement of dedication and any other necessary legal documents.

C. *Sectionalizing Major Subdivision Plats.* Prior to granting final approval of a major subdivision plat, the Board of Aldermen may permit the plat to be divided into two (2) or more sections and may impose such conditions upon the filing of the sections as it may deem necessary to assure the orderly development of the plat. The Board of Aldermen may require that the subdivision improvement agreement and security be in an amount commensurate with the section or sections of the plat to be filed and may defer the remaining amount of the security until the remaining sections of the plat are offered for filing. The applicant may also file irrevocable offers to dedicate streets and public improvements in the section(s) to be filed and may defer filing offers of dedication for the remaining sections until those sections are offered for filing. If sectionalizing is approved, each section shall be handled as a separate final plat. Such sections must contain at least ten percent (10%) of the total number of lots contained in the approved final plat. (Ord. No. 05-05 §3.8, 3-8-05)

SECTION 410.240: SUSPENSION AND INVALIDATION OF FINAL PLAT

If the City suspends final plat approval for any subdivision plat under these regulations, it shall record a document with the St. Charles County Recorder of Deeds declaring that final approval for the subdivision is suspended and that the further sale, lease or development of property within the subdivision is prohibited except that this prohibition shall not apply to persons or parties who have acquired property from the applicant, unless the person or party acquiring property meets the definition of "common ownership" in [Section 410.150](#). If any court of competent jurisdiction invalidates final plat approval for any subdivision, the City shall record a document with the St. Charles County Recorder of Deeds declaring that the final plat for subdivision is no longer valid and that further subdivision activity is prohibited. (Ord. No. 05-05 §3.9, 3-8-05)

SECTION 410.250: COORDINATION OF PLANNED DISTRICT PROCEDURES WITH SUBDIVISION APPROVAL

A. *General Requirements.* Planned district procedures shall be carried out simultaneously with subdivision review whenever the planned district development entails the subdivision of land. Plans submitted for a planned district application (e.g., area plan, final development plan or section plan; see [Article XI of the zoning regulations](#) for more details on planned district procedures) shall satisfy the requirements of both the subdivision regulations and the zoning regulations.

B. *Procedure.* When a planned district development involves the subdivision of land (a plat), two (2) applications shall be submitted simultaneously:

1. The applicable preliminary subdivision plat application (i.e., major or minor subdivision); and

2. An area plan application. Applications then follow normal review and approval procedures according to these subdivision regulations and the zoning regulations. No building permits or land use permits shall be issued for the project until the area plan, the final development plan/section plan (again, see [Article XI of the zoning regulations](#) for more details on planned district procedures) and the preliminary plat have been approved and the final plat has been approved by the Board of Aldermen and recorded with the St. Charles County

Recorder of Deeds.

C. *Resubdivisions Of Planned District Developments.* A planned district development may be subdivided or resubdivided for purposes of sale or lease after the project plan has been finally approved and development completed or partially completed. If the subdivision or resubdivision of a planned district development will create a new lot line, the applicant shall make application to the Planning and Zoning Commission for the approval of the subdivision or resubdivision. The Planning and Zoning Commission shall approve the subdivision only if an amended final development plan/section plan is also approved by the appropriate body or official as indicated in the zoning ordinance for all provisions governing use, density and bulk standards. (Ord. No. 05-05 §3.10, 3-8-05)

SECTION 410.260: DISPLAY HOUSE PLAT

A. *Purpose.* The purpose of this Section is to provide a procedure where the construction of a display house or a multi-family display unit can begin prior to the recording of the final subdivision plat, provided that it conforms to all of the requirements of the City's zoning ordinance, including, but not limited to, Article XII, Architectural Review Commission (ARC) approval and that it receives a land use permit from the Zoning Commissioner.

B. *Procedure.* The applicant may, after receiving approval of a preliminary plat from the Planning and Zoning Commission, approval of the sediment and erosion control plan from the City Engineer and a discharge permit from the Missouri Department of Natural Resources, submit a display house plat to the Planning and Zoning Commission for review and approval. There may be one (1) display house or unit for every ten (10) houses or multi-family units proposed. The display house plat shall include a complete boundary survey of the proposed subdivision and the location of each display house in relation to proposed lots. The script of said display house plat shall contain terms and conditions as required by the Planning and Zoning Commission, including, but not limited to, the following:

1. The display house plat shall be filed in the office of the City Zoning Commissioner prior to issuance of a building permit for any display house/unit.

2. The display house plat shall become null and void upon the recording of a final plat, which establishes that each display house/unit is on an approved lot.

3. No part of the proposed subdivision may be conveyed for any structure therein until the display house(s) or unit(s) have been located on an approved and recorded lot.

4. If initial construction of a display house/unit has not commenced within ninety (90) days of the Planning and Zoning Commission's approval, the display house plat shall become null and void.

5. Houses or units shall be on an approved lot of record within one (1) year of the display plat's approval, unless a longer period is approved by the Planning and Zoning Commission. If the record plat has not been filed within that time frame, the owner of the property shall be responsible for the removal of all display houses or units from the property. Failure of the owner to remove the display houses or units from the property within one (1) year plus thirty (30) days of date of approval shall constitute the granting of authority to the City of Weldon

Spring to remove the display houses or units, the cost of which shall be borne by the owner and shall become a lien against the property.

6. The display house plat shall be executed by a registered land surveyor, the owner of the property and, if applicable, the lien holder.

7. There shall be a filing fee plus a per house/unit fee. Fees are established by the Board of Aldermen and are listed on the official "Weldon Spring Fee Schedule", copies of which are available at City Hall and on the City's web page (www.weldonspring.org). (Ord. No. 05-05 §3.11, 3-8-05)

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AN ORDINANCE REGULATING THE USE OF PUBLIC AND PRIVATE SEWERS AND DRAINS, PRIVATE SEWAGE DISPOSAL, THE INSTALLATION AND CONNECTION OF BUILDING SEWERS, AND THE DISCHARGE OF WATERS AND WASTES INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEMS: AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF WITHIN THE CITY OF WELDON SPRING, MISSOURI AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

ARTICLE I

Unless the context specifically indicated otherwise, the meaning of terms used in this ordinance shall be as follows:

Section 1: "BOD" (denoting Biochemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20 degrees Celsius, expressed in milligrams per liter.

Section 2: "Building Drain" shall mean that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet (1.5 meters) outside the inner face of the building wall.

Section 3: "Building Sewer" shall mean the extension from the building drain to the public sewer or other place of disposal.

Section 4: "Combined Sewer" shall mean a sewer receiving both surface runoff and sewage.

Section 5: "Garbage" shall mean solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.

Section 6: "Industrial Wastes" shall mean the liquid wastes from industrial manufacturing processes, trade, or business as distinct from sanitary sewage.

Section 7: "Natural Outlet" shall mean any outlet into a watercourse, pond, ditch, lake, or other body of surface or groundwater.

Section 8: "Person" shall mean any individual, firm, company, association, society,

suspension in water, sewage, or other liquids, and which are removable by laboratory filtering.

Section 22: "Watercourse" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

ARTICLE II

Section 1: It shall be unlawful for any person to place, deposit, or permit to be deposited in any unsanitary manner on public or private property within the City of Weldon Spring any human excrement, garbage, or other objectionable waste. Animal excrement shall not be allowed to run onto adjoining property.

Section 2: It shall be unlawful to discharge to any natural outlet within the City of Weldon Spring, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this ordinance.

Section 3: Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage.

Section 4: The owner of all houses, buildings or properties used for human employment, recreation, or other purposes, situated within the City and abutting on any street, alley, or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City, is hereby required at his expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this ordinance, within ninety (90) days after date of official notice to do so, provided that said public sewer is within two hundred (200) feet (sixty-one (61) meters) of the property line.

ARTICLE III

Section 1: Where a public sanitary or combined sewer is not available under the provisions of Article II, Section 4, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this article.

Section 2: Before commencement of construction of a private sewage disposal system the owner shall first obtain a written permit signed by the City Code Enforcement Officer or designate. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications, and other information as are deemed necessary by the City Code Enforcement Officer or designate. A permit and inspection fee of Fifty Dollars (\$50.00) shall be paid to the City at the time the application is filed. For those permits filed during the initial ninety (90) day connection period; the Fifty Dollar (\$50.00) permit and inspection fee shall be waived.

whole considered as one building sewer.

Section 4: Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the City Code Enforcement Officer or designate to meet all requirements of this ordinance.

Section 5: The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the building and plumbing code or other applicable rules and regulations of the City. In the absence of code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the A.S.T.M. AND W.P.C.F. Manual of Practice No. 9 shall apply.

Section 6: Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

Section 7: No person shall make connection of roof downspouts, interior and exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

Section 8: The connection of the building sewer into the public sewer shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of the City, or the procedures set forth in appropriate specifications of the A.S.T.M. and the S.P.C.F. Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the City Code Enforcement Officer or designate before installation.

Section 9: The applicant for the building sewer permit shall notify the City Code Enforcement Officer or designate when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the City Code Enforcement Officer or designate.

Section 10: All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City Code Enforcement Officer or designate.

ARTICLE V

Section 1: No person shall discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, including interior and exterior foundation

sewage treatment plant, degree of treatability of wastes in the sewage treatment plant, and other pertinent factors. The substances prohibited are:

- (a) Any liquid or vapor having a temperature higher than one hundred fifty (150) degrees F (65 degrees C).
- (b) Any water or wastes containing fats, wax, grease or oils, whether emulsified or not, in excess of one hundred (100) mg/l or containing substances which may solidify or become viscous at temperatures between thirty-two (32) and one hundred fifty (150) degrees F (0 and 65 degrees C).
- (c) Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths (3/4) horsepower (0.76 hp metric) or greater shall be subject to the review and approval of the City Code Enforcement Officer or designate.
- (d) Any waters or wastes containing strong acid iron pickling wastes or concentrated plating solutions whether neutralized or not.
- (e) Any waters or wastes containing iron, chromium, copper, zinc, and similar objectionable or toxic substances; or wastes exerting an excessive chlorine requirement, to such degree that any such material received in the composite sewage at the sewage treatment works exceeds the limits established by the City Code Enforcement Officer or designate for such materials.
- (f) Any waters or wastes containing phenols or other taste or odor-producing substances, in such concentrations exceeding limits which may be established by the City Code Enforcement Officer or designate as necessary, after treatment of the composite sewage, to meet the requirements of State, Federal, or other public agencies of jurisdiction for such discharge to the receiving waters.
- (g) Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the City Code Enforcement Officer or designate in compliance with applicable State or Federal regulations.
- (h) Any waters or wastes having a pH in excess of 9.5.
- (i) Materials which exert or cause:
 - (1) Unusual concentrations of inert suspended solids (such as but not

- (a) Reject the wastes;
- (b) Require pretreatment to an acceptable condition for discharge to the public sewers;
- (c) Require control over the quantities and rates of discharge, and/or
- (d) Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of Section 10 of the Article.

If the City Code Enforcement Officer or designate permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to the review and approval of the City Code Enforcement Officer or designate, and subject to the requirements of all applicable codes, ordinances and laws.

Section 6: Grease, oil, and sand interceptors shall be provided when, in the opinion of the City Code Enforcement Officer or designate, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand, or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the City Code Enforcement Officer or designate, and shall be located as to be readily and easily accessible for cleaning and inspection.

Section 7: Where preliminary treatment or flow-equalizing facilities are provided for any water or wastes, they shall be maintained continuously in satisfactory and effective operation by the owner at his expense.

Section 8: When required by the City Code Enforcement Officer or designate, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling, measurement of the wastes. Such manhole, when required, shall be accessibly and safely located, and shall be constructed in accordance with plans approved by the City Code Enforcement Officer or designate. The manhole shall be installed by the owner at his expense, and shall be maintained by him so as to be safe and accessible at all times.

Section 9: All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this ordinance shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater", published by the American Public Health Association, and shall be determined at the control manhole provided, or upon suitable samples taken at said control manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point at which the building sewer is connected. Sampling shall be carried out

sewage works lying within said easement. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.

ARTICLE VIII

Section 1: Any person found to be violating any provision of this ordinance except Article VI shall be served by the City of Weldon Spring, Missouri with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

Section 2: Any person who shall continue any violation beyond the time limit provided for in Article VIII, Section 1, shall be guilty of an infraction and on conviction thereof shall be fined in the amount not exceeding Five Hundred Dollars (\$500.00) for each violation. Each 24-hour period in which any such violation shall continue shall be deemed a separate offense.

Section 3: Any person violating any of the provisions of this ordinance shall become liable to the City for any expense, loss, or damage occasioned the City by reason of such violation.

ARTICLE IX

Section 1: All ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 2: The invalidity of any section, clause, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect without such invalid part or parts.

ARTICLE X

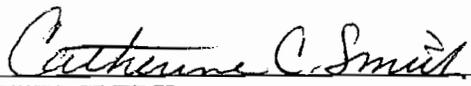
Section 1: This ordinance shall be in full force and effect from and after its passage, approval, recording, and publication as provided by law.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI THIS 9TH DAY OF MARCH, 1999.



MAYOR

ATTEST:



CITY CLERK

BILL NO. 280
ORDINANCE NO. 94-17
Sponsor: Joe Weis

**AN ORDINANCE OF THE CITY OF WELDON SPRING, MISSOURI
DECLARING OVERGROWN VEGETATION AND
ACCUMULATION OF REFUSE ON PLATTED LOTS TO BE NUISANCES
AND PROVIDING FOR ENFORCEMENT PROCEDURES**

WHEREAS, 71.285 Revised Statutes of Missouri, as amended (R.S. Mo Cumm Supp.1992) grants Cities of the Fourth Class the authority to control weeds, and after hearing, to remove them at the violator's expense.

WHEREAS, the City of Weldon Spring, Missouri, has determined that overgrown vegetation and the accumulation of refuse within certain areas of the City limits are nuisances that should be controlled and abated to protect the public health, safety and general welfare of Weldon Spring citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

1. Purpose and Intent - The purpose of this Ordinance is to protect the public health, safety and general welfare of Weldon Spring citizens by controlling the height of all weeds and the accumulation of refuse within certain areas of the City limits. Such nuisances are unsightly, reduce property values and provide harborage for rats and other noxious rodents and vermin.

2. Definitions - When used in this Ordinance, these terms will have the following definitions:

Floodplain - Any land that is within the one hundred (100) year floodplain and zoned FP, Floodplain District by the City's Zoning Ordinance, as amended.

Open Space - Any land designated as Open Space-Trails by the City's comprehensive plan or otherwise designated by the City as Open Space.

Noxious Weeds - any weeds exceeding 10 inches in height.

The property owner has the right to contact the City's Green Space Committee for its opinion on granting the owner a waiver in cases where a particular lot's vegetation in excess of 10" may be deemed acceptable. It is expected such waivers could be granted where the lot is considered to enhance the natural habitat of its surroundings, where gardens have been planted and the vegetation is expected to be in excess of 10" , etc. It is also expected that the Green Space Committee would determine if the platted lot is subject to neighborhood covenants/indentures addressing the growth of weeds and use such covenants/indentures to assist in its decision. Such a waiver should be presented at the time of the hearing and the hearing officer may use such waiver to dismiss the cause against the owner.

5. City May Abate Nuisance And Charge Owner - If the owner is ordered to abate the nuisance and does not comply within five (5) business days from the date of the hearing, the City Official may have the weeds cut down and the refuse cleaned up and removed by City employees or by independent contractors hired by the City for that purpose. The City Official must certify the costs of abatement to the City Clerk, who in turn, must prepare a special bill to the property owner. The special bill will contain the actual costs of the abatement. The special bill may be hand delivered, or deposited in the United States mail with first class postage prepaid to the owner's last known address. The special bill must be paid in full within 20 days of the delivery of the special bill to the owner.

6. Lien for Expenses and Enforcement - The special bill will be a first lien on the property and will be prima facie evidence of its validity and contents. No clerical error or informality in the special bill will be a defense to its enforcement. The City Collector must file with the St. Charles County Recorder of Deeds and Affidavit setting forth the day(s) when the work was done and the amount of the City's costs and expenses, together with a legal description of the land on which the lien is imposed. The City may sue to enforce the lien and in addition to the amount of the lien will be entitled interest and actual attorney fees incurred for enforcement.

7. Other Remedies Not Limited - The procedure set forth in this Ordinance shall be in addition to any other remedies that may exist under law for the abatement of public nuisances and this Ordinance shall not prevent the City from proceeding in a criminal action against any person violating the provision of this Ordinance.

BILL NO. 270
ORDINANCE NO. 94-04

**AN ORDINANCE TO CONTROL THE DEPOSITING, ROLLING,
FLOWING, STANDING, DROPPING, OR WASHING OF ANY
DIRT, ROCK OR OTHER MATERIALS OR LIQUIDS UPON
ANY PUBLIC STREET, ROAD, OR ALLEY, OR PUBLIC PROPERTY
WITHIN THE CITY OF WELDON SPRING, MISSOURI, AND
PROVIDING PENALTIES FOR VIOLATORS.**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING,
MISSOURI, AS FOLLOWS:

SECTION 1: That Missouri cities of the fourth class, Weldon Spring being such, have the authority under Section 71.180 and 79.450 (7) et. seq. R.S. Mo. 1986, as amended, to enact ordinances to regulate and suppress all nuisances which are, or may be, injurious to the health and welfare of the inhabitants of the city.

SECTION 2: No person, firm or corporation shall engage in any land-disturbing activity or any other action which causes or permits any soil, mud, earth, sand, gravel, rock, stone, concrete, or other materials, or liquids to be deposited, dropped upon, or to roll, flow, stand, or wash upon or over any public street, street improvement, road, sewer, storm drain, water course, right-of-way, or any other public property in a manner to interfere with the use of such street or property, or which creates a nuisance or a hazardous condition which is detrimental to the property, health, safety and welfare of the public.

SECTION 3: No person, firm or corporation shall, when hauling soil, earth, sand, gravel, mud, rock, stone, concrete building materials or any other materials or liquids, over any public street, road, alley, allow such materials or liquids to blow, drop, be placed or spill over and upon such street, road, alley, allow such materials or liquids to blow, drop, be placed or spill over and upon such street, road, alley, public property without permission from the City.

SECTION 4: The owner or operator of equipment engaged in hauling shall not permit soil, mulch, earth, sand, gravel, rock, stone, concrete, or other materials to fall from the vehicle or equipment, upon any street, road, alley or public property without written permission from the City.

SECTION 5: No person, firm or corporation shall operate a vehicle hauling rock, sand, gravel, dirt or similar material over any street or roadway unless there is a tarp, or similar covering, pulled over the load, or unless permission is obtained from the City.

BILL NO. 451

**(NOT SIGNED BY MAYOR
HOFMAN - HE REFUSED
TO SIGN)**

ORDINANCE NO. 96-59

AN ORDINANCE ESTABLISHING A BEAUTIFICATION COMMITTEE FOR THE CITY OF WELDON SPRING, MISSOURI, AUTHORIZING CERTAIN TYPES OF BEAUTIFICATION EXPENDITURES AND MATTERS RELATING THERETO.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:

Section 1: That Missouri cities of the fourth class, Weldon Spring being such, have the authority pursuant to Section 79.450 R- S.Mo. to provide for the public welfare and to enact ordinances in that regard.

Section 2: That the Board of Aldermen of the City of Weldon Spring, Missouri realizing the importance of landscape beautification to the public welfare, hereby establish the Beautification Committee of Weldon Spring.

Section 3: That the Beautification Committee shall consist of up to three (3) members appointed to serve staggered terms: one for one year, one or two years and one for three years; each shall serve without compensation and at the will of the Board of Aldermen and the Mayor pursuant to the provisions of Section 79.240 R.S.Mo.

Section 4: The Board of Aldermen may authorize from time to time beautification expenditures recommended by the Beautification Committee if the Board deems it appropriate for the public welfare.

Section 5: That this ordinance shall be in full force and effect upon its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS 10th DAY OF DECEMBER, 1996.

MAYOR

ATTEST:

CITY CLERK

APPROVED BY THE MAYOR OF THE CITY OF WELDON SPRING, MISSOURI, THIS 19th DAY OF DECEMBER, 1996.

MAYOR

ATTEST:

CITY CLERK

Bill No. 230

Ordinance No. 93-24

AN ORDINANCE ESTABLISHING A GREEN SPACE COMMITTEE THAT WILL HELP PLAN FOR OPEN SPACE AND RECREATION, RECOMMEND WAYS TO IMPROVE AND INCREASE CITIZEN ACCESS TO THE KATY TRAIL, AND WILL STUDY AND RECOMMEND REVISIONS TO ORDINANCE NO.90-21 (ORDINANCE FOR THE PROTECTION AND PRESERVATION OF TREES)

WHEREAS, Weldon Spring is dedicated to maintaining the quality of life for its citizens by protecting its natural beauty, wildlife and open spaces; and

WHEREAS, Weldon Spring expects to see a growing increase in development and construction within the City; and

WHEREAS, Weldon Spring recognizes that this rapid growth will jeopardize the availability of future open space; and

WHEREAS, Weldon Spring desires to plan and establish open spaces for City parks and recreational areas; and

WHEREAS, the City desires to protect its trees and to monitor the elimination of trees as development progresses; and

WHEREAS, Weldon Spring desires to improve its access to the Katy Trail for hikers and bikers.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:

A five (5) person committee to be known as the "Green Space Committee" is hereby established. Members of the Committee will be appointed by the Mayor with approval of the Board of Aldermen. The Chairman of the Committee will be chosen by the Mayor annually on November 1st, and he/she will serve as Chairman for one year or until his/her successor is appointed and qualifies to serve. To assure staggered terms, two of the initial members will serve a term ending October 31, 1993, two of the initial members will serve until October 31, 1994, and one of the initial members will serve until October 31, 1995. Thereafter, members will be appointed for a two (2) year term beginning November 1st.

Committee members may be removed by majority vote of the Board of Aldermen without cause or hearing.

The Committee must have a quorum present to conduct any meeting and must comply with Chapter 610 of the Missouri Revised Statutes (Sunshine Law). Decisions and recommendations of the Committee must be approved by a majority of all the Committee members. The purpose of this Committee is to:

BILL NO. 464
ORDINANCE NO. 97-06

AN ORDINANCE ESTABLISHING CERTAIN ADMINISTRATIVE PROCEDURES FOR THE CITY OF WELDON SPRING, MISSOURI INVOLVING THE PREPARATION OF AGENDAS FOR ALDERMANIC MEETINGS, THE PUBLICATION OF NEWSLETTERS FROM THE CITY, AND THE APPROPRIATE EXPENDITURES FROM THE PETTY CASH ACCOUNT

WHEREAS the agenda for all aldermanic meetings, whether they be regularly scheduled or specially scheduled, are to be prepared by the City Clerk with input from either the Mayor or any one of the Aldermen in a timely fashion to permit the necessary preparation of and posting of said agenda, and

WHEREAS the City of Weldon Spring may periodically approve the cost of preparation and/or mailing/distribution of a newsletter to the residents for the purpose of communicating on public issues involving the City and other pertinent information, and

WHEREAS the Board of Aldermen have previously established a petty cash account which is at the disposal of the City Clerk and is monitored by the City Treasurer;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Weldon Spring, Missouri as follows:

Section 1. All *agenda* items for any Aldermanic meeting must be submitted to the City Clerk by either the Mayor or any one of the Aldermen at a minimum of 48 hours prior to the scheduled start of the Aldermanic meetings. Additional *agenda* items can be added with approval of the Board of Aldermen during Aldermanic meetings.

Section 2. All content in any *newsletter* for which the cost of preparation and/or mailing/distribution is paid for by the City of Weldon Spring must be formally reviewed and approved by the Board of Aldermen prior to printing and/or distribution.

Section 3. The approved funds from the *petty cash* account is to cover expenditures associated with the operation of the office of the City of Weldon Spring and includes such items but is not limited to the following: office supplies, equipment repair, replacement parts, postage, copying costs, and drinking water. All expenditures which clearly do not fall into the above category or exceed \$100 in cost, must be approved as a separate disbursement by the Board of Aldermen.

Section 4. That this ordinance shall be in full force and effect upon its enactment and approval.

Read two times and adopted this Eleventh day of February, 1997.

SEAL

Attest:

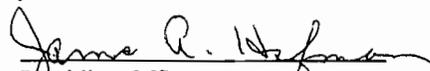


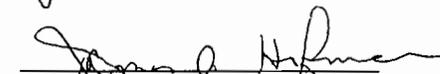
City Clerk

SEAL

Attest:




Presiding Officer


Mayor

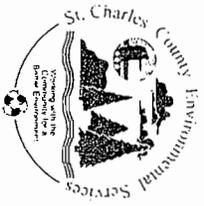
Best Management Practices (BMP's)

The following information on BMP's can be found at the following websites:

- <http://www.epa.gov/owm/mtb/intbfact.htm>
- <http://www.stormwater-resources.com/library.htm>
- http://www.suntreetech.com/grate_inlet_skimmer_box/page3.html
- http://www.suntreetech.com/curb_inlet_basket1/page4.html
- http://www.state.nj.us/dep/watershedmgt/DOCS/BMP_DOCS/chapter5.PDF
- http://www.stormwatercenter.net/Pollution_Prevention_Factsheets/CatchBasins.htm
- http://ehs.panam.edu/prog_envrio_protect/Construction%20Site%20Storm%20Water%20Runoff%20Control.doc
- <http://www.cityofsolvang.com/03-EmployeeTraining.pdf>
- http://www.stormwatercenter.net/Assorted%20Fact%20Sheets/Tool6_Stormwater_Practices/Infiltration%20Practice/Infiltration%20Basin.htm
- http://www.stormwatercenter.net/Assorted%20Fact%20Sheets/Tool6_Stormwater_Practices/Infiltration%20Practice/Porous%20Pavement.htm
- <http://www.stormwaterauthority.org/assets/Sediment%20Filters%20and%20Sediment%20Chambers.pdf>
- <http://www.stormwaterauthority.org/assets/5filtermedia.pdf>
- <http://www.stormwaterauthority.org/assets/Grassed%20Swales.pdf>
- http://www.stormwaterauthority.org/assets/Wet_ponds.pdf
- <http://www.stormwaterauthority.org/assets/Dry%20Extended%20Detention%20Pond.pdf>
- <http://www.cabmphandbooks.com/Documents/Municipal/TC-50.pdf>
- <http://www.stormwaterauthority.org/assets/Oil%20&%20Water%20Separator.pdf>
- <http://www.p2pays.org/ref/07/06019.htm>

**Sample of Stormwater Literature
Available at Weldon Spring City Hall**

Environmental Education



Contact: Jamie Salvo
Division of Environmental Services
201 North Second Street, Room 537
St. Charles, MO 63301
(636) 949-7900 ext. 4264
jsalvo@saintcharlescounty.org

Our Mission:
To protect and preserve our natural resources. Provide education to enhance awareness of our environment. Act appropriately through regulation to monitor and eliminate environmentally damaging actions.

Educator Workshops

Project WET, WILD & PLT
Get certified in Project WET (Water Education for Teachers), WILD (wildlife), and Project Learning Tree (forestry) for hundreds of inexpensive, hands-on activities at your disposal! Materials correlated to the frameworks & state standards.
Grades: K-12 Time: 6 hours per project



Energy & Air

Energy Expenditure\$
Students survey and record home energy consumption. This investigation considers various sources of energy relating to air pollution and offers conservation techniques. The group also performs cost benefit analysis of fluorescent and incandescent bulbs.
Grades: 7-10 Time: 2-3 group periods



Shop 'Til You Drop
Access to wealth determines how resources are distributed and used across the world. In this simulation, discuss and work toward solutions to address impacts of resource consumption.
Grades: 7-12 Time: 60 minutes

Tours

Recycling Centers
Get ready for an interactive exploration of recyclables and environmental career. What happens after you recycle aluminum or computers? Hear loud grinders, see mounds of recycled bales, feel the plastic, shredded material & more.



Grades: K-12 Time: 20 minutes

Humane Education



Contact: Theresia Williams
Division of Humane Services
4850 Mid Rivers Drive
St. Peters, MO 63376
(636) 949-7387
pets@saintcharlescounty.org

Our Mission:
To protect the health, safety and welfare of people and animals of the communities we serve.

Community Animal Control

Animal Control performs a wide variety of services to the public that help both people and animals. Learn how Animal Control protects animals from abuse and neglect, and protects the community from dangerous and nuisance animals.
Adults and High School students Time: 30 minutes - 1 hour



Responsible Pet Ownership

There are thousands of unwanted, lost, abandoned and neglected pets in your community. Learn how to change these numbers by being a responsible pet owner.
Grades: 5-9 Time: 30 minutes - 1 hour



Sharing Sam

Using visual aids, this interactive program for children teaches how to care for pets, old or new.
Grades: K-3 Time: 30 minutes

Health Education



Contact: Marianne Adolf
Division of Public Health
1650 Boone's Lick
St. Charles, MO 63301
(636) 949-7400 ext. 4244
adolfm@lpha.health.mo.us

Our Mission:
We are committed to the protection and enhancement of the quality of life for all members of our community through good health that comes from education, disease prevention and from promoting and upholding good healthcare and environmental standards and practices.

Communicable Disease Prevention

Our educators instruct on prevention, recognition and treatment of tuberculosis, STD, food borne illness, hepatitis, influenza, and HIV.

Adolescent - Adult Time: 30-45 minutes

Day Care Centers

Employees earn required continuing day care education hours. Some classes can be held at your location. We can also refer you to other guest speakers.

Contact Lana Hudanick, (636) 949-7400 ext. 4218

For Employers and Employees

American Red Cross Certification for CPR

Adults, infant and/or child certification. Includes rescue breathing, choking and CPR.

Time: 2 1/2 - 6 1/2 hours

American Red Cross First Aid (Can be combined with CPR)

Time: 2 hours

Blood Borne Pathogen Training: Preventing Disease Transmission

Learn how infections occur, the Exposure Control Plan, how to use personal protective equipment, and how to report and document exposure incidents.

Time: 2 hours

Head Lice-An Itchy Subject

Learn to identify head lice, who's at risk, to perform "head checks" for infestation as well as a sure fire method of treatment.

Time: 1 hour

Shaken Baby Syndrome Prevention

Representing one of the most severe forms of child abuse, nearly 1/3 of victims die from brain injuries. Learn to deal with the frustration of infant crying and to diffuse anger.

Time: 1 hour

Disaster Education



Contact: Ina McCaine-Obenland
Division of Emergency Management
301 North Second Street, Room 280
St. Charles, MO 63301
(636) 949-7352
emtrain@mail.win.org

Our Mission:
To plan and prepare for, respond to, and assist in recovery from natural and man-made disasters.

Emergency Response

Introduction to Emergency Management

What is emergency management? What goes on between emergencies? If you've ever wondered, the answer is "Plenty!"

Grade: 8 and up Time: 1 hour

Incident Command System Overview

What keeps the disaster response from turning into a disaster? This introduction to response organization shows "the best practices under the worst conditions."

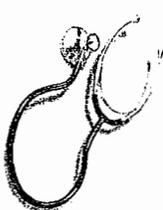
For groups that have support roles in emergency response.

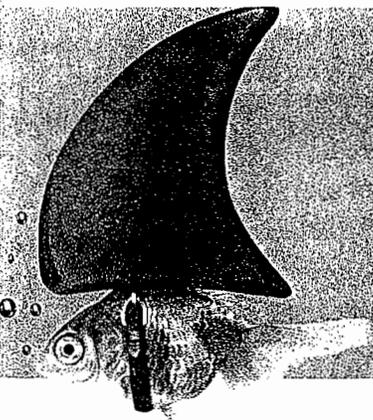
Time: 1 hour

Community Emergency Response Team (CERT) Overview

From "everyday" emergencies to headline-making disasters, CERT members and skills can sustain lives until professional help arrives. Learn more about this vital partnership between citizens and emergency responders.

Grade: 9 and up Time: 30 minutes





STORMWATER.

STORMWATER -- WHAT IS THE PROBLEM?

When it rains, stormwater runoff occurs as the water flows over surfaces including roads, parking lots, driveways, roofs, and lawns. Many of these surfaces contain harmful pollutants, like oil, paint, motor oil, gasoline, fertilizers, and other pollutants of concern. The runoff picks up these pollutants and carries them, flowing directly into creeks, rivers, oceans and watersheds, where it is harmful and can kill aquatic life.

HOW TO AVOID NON-POINT POLLUTANTS

Intentionally or unintentionally causing materials to enter the storm drain system is illegal and can result in corrective penalties. **The following is a partial list of materials that are prohibited for discharge into the storm drain:**

- Paint
- Concrete mix
- Motor oil
- Antifreeze
- Yard waste
- Chlorinated pool water
- Rinse water from clothes washers that flows

When land is left in its natural state, the majority of rainfall soaks into forests and meadows, flows slowly underground, is filtered by natural processes, and eventually feeds streams, lakes and underground aquifers.

The natural process of water soaking into the earth is destroyed when we cover the land with buildings, roads, and parking lots. The existing meadows and forests are replaced with roofs, concrete, and asphalt: all of which do not allow rain to penetrate the earth. Instead, the fallen rain quickly runs directly into storm drains, ditches, and streams, all without the benefit of filtration.

To add to this problem, the water that is running directly into the streams is often picking up pollutants along the way. These pollutants can include motor oils and gasoline that leak from vehicles, fertilizers and pesticides from lawns and gardens, and anything else that will float or dissolve in water. Pollution by this means is called non-point pollution, and is a huge problem. In fact, non-point pollution accounts for over half of the pollution reaching our creeks, streams, rivers and watersheds. The closure of many local beaches to shellfish harvesting and diminishing fish populations are signs of pollution problems. These problems clearly indicate the need for programs that address the control of non-point source pollution.

WHAT YOU CAN DO

Around the house...

- Recycle your used crankcase oil.
- Fix that leaky crankcase or transmission.
- De-ice with sand instead of salts and chemicals.
- Wash your car at the carwash.
- Sweep walkways and driveways

Lawn Care...

- Fertilize wisely and use pesticides only when necessary.
- Compost your yard wastes.
- Never spray pesticides or fertilizers near ditches, lakes, or bays.
- Dispose of lawn and garden chemicals carefully.
- Garden with native plants.
- Seek non-chemical solutions to plant pest problems.
- Plant more trees and shrubs.
- Clean up pet wastes.
- Drain hot tubs and swimming pools away from waterways and storm sewers.
- If you have an on-site septic system, maintain it properly.
- Don't alter natural waterways.
- Get Involved! Organize a neighborhood storm drain stenciling project.
- Label your local storm drains.
- Direct downspouts away from paved surfaces
- Report pollution in stormdrains. If you see suds, oil sheen, grease or excess sediment in a storm drain, call your local stormwater response team.

Resources

For more information on stormwater prevention and a list of resources, please visit StormwaterAuthority.org.

As a resource of comprehensive and relevant information, news, events, and education on stormwater, the mission of StormwaterAuthority.org is to assist professionals and the public on making educated and environmentally sound decisions about stormwater management and treatment. It's the place where improved water quality in North America begins.

Stormwater
authority.org

All About Stormwater, All in One Spot.

Special thanks to our major affiliate sponsor of [StormwaterAuthority](http://StormwaterAuthority.org), an advocate of clean water.



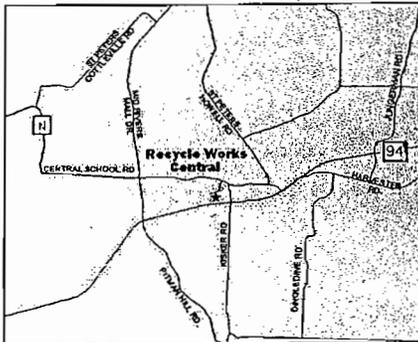
Recycling Opportunities

St. Charles County Government

Two locations to serve you!



RECYCLE WORKS—CENTRAL Hours:
60 Triad South Drive 8:30-4:30
St. Charles, MO 63304 Mon.-Sat.



We reserve the right to change fees and refuse items

- Antifreeze **New**
- Appliances
- Batteries **New**
- Cardboard
- Cell phones
- Clothing & Textiles **New**
- Computers & equipment*
- Electronics (VCRs, stereos, & more)*
- Fluorescent tubes **New**
- Motor oil & filters **New**
- Paper (mix news, color, white, etc.)
- Telephone Books
- Televisions* **New**
- Transmission fluid **New**

*Fee may apply
† \$15 each



www.scchealth.org/es/
(636) 949-7415

Printed on 30% recycled paper!

St. Charles County Government

Chemical Collections

(April through October)



County residents can now get rid of hazards in their homes—FREE!

APPOINTMENT REQUIRED!

Call (636) 949-7900 ext. 4271

ACCEPTED*:

- | | |
|--------------------|---------------------|
| Aerosols | Pesticides |
| Antifreeze† | Poison |
| Batteries† | Pool chemicals |
| Brake fluid | Sealants |
| Gas/fuel | Solvents |
| Fluorescent tubes† | Thermometers |
| Herbicides | Thermostats |
| Oil & filter† | Transmission fluid† |
| Paint/stain | |

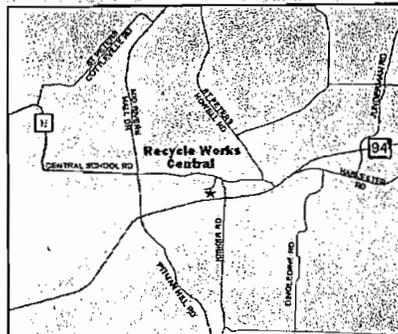
NOT ACCEPTED:

- Ammunition/explosives
- Business/non-profit/government waste
- Household trash
- Medical waste
- Pressurized gas tanks
- Radioactive waste
- Tires

* Limits may apply

† Accepted anytime, without appointment.

We reserve the right to change fees and refuse items.



Recycle Works Central
60 Triad South Drive
St. Charles, MO 63304



Printed on 30% recycled paper!

Updated 8-06



On the Road

The typical Missouri vehicle uses approximately 600 gallons of fuel and is driven more than 16,000 miles each year. With more than 4.2 million registered vehicles in Missouri, that adds up to a lot of miles driven, gasoline consumed and money spent at the gas pump.

The following tips, when taken together and followed consistently, can result in Missouri drivers saving Green on Gasoline.



Alternatives

There are several ways to reduce fuel consumption and save money. When possible, eliminate the use of motor vehicles altogether by telecommuting, bicycling or walking. When motor vehicle travel is necessary:

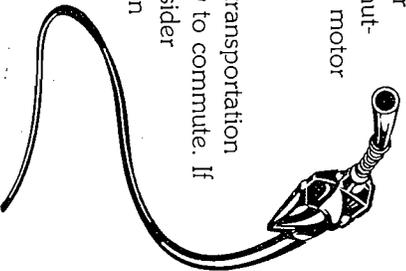
Try Transit

Where it is available, public transportation may be the least expensive way to commute. If there is not a stop nearby, consider driving to a point where you can board the transit service.

One person switching from driving alone to riding the bus or train to work can reduce transportation costs up to \$1,500 annually.

For more information call:

- ◆ in Jefferson City – JEFFTRAN (573) 634-6477, www.jeffcity.com/transit/
- ◆ in Kansas City – KCAT, (816) 221-0660, www.kcata.org
- ◆ in St. Louis – MetroBus and Metrolink (light rail), (314) 231-2345, www.metrostlouis.org
- ◆ in Columbia – Columbia Transit, (573) 874-7282, www.gocolumbiainfo.com/PublicWorks/Transportation/transit/html



- ◆ in Springfield – CU Transit, (417) 831-8782, www.cityutil.com/services/ser_route.htm
- ◆ Amtrak – Missouri service, 1-800-USA-RAIL, www.amtrak.com

Rideshare

Even if it is just once or twice a week, carpooling saves money and helps reduce traffic congestion and pollution. Regularly sharing rides to work with a coworker can effectively cut commuting costs in half. Local Rideshare programs can connect workers with prospective carpool partners.

For more information about Rideshare programs call:

- ◆ Mid-Missouri – (573) 751-3155, www.dnr.mo.gov/energy/transportation
- ◆ Kansas City – (816) 842-RIDE, www.marc.org
- ◆ St. Louis – (800) VIP-RIDE, www.ridefinders.org
- ◆ Springfield – (417) 831-RIDE, www.springfieldmogov.org

Vanpool

Some companies offer their employees the opportunity to multiply their carpooling savings by establishing vanpools. Using company vans, up to 15 individuals can travel the same distance for a fraction of the cost per-person of driving alone.



Good Driving Techniques

A careful driver may get 20 percent more miles per gallon than the average driver and 50 percent more than a wasteful one.

- ◆ If more than one car is available, use the most energy efficient one as often as possible.
- ◆ Drive at a steady pace.
- ◆ Plan driving routes to avoid congested areas. Avoid rush hour and peak traffic times when possible.
- ◆ Avoid extended warm-ups. Don't rev up the engine. Instead, accelerate gently and drive slowly for a mile or so.
- ◆ Accelerate smoothly and moderately. Achieve the desired speed and then keep steady pressure on the accelerator.

- ◆ Do not let the engine idle for more than a minute. It takes less gasoline to restart the car than it does to let it idle.

- ◆ Minimize braking. Anticipate speed changes.

- ◆ Let off the accelerator immediately after noticing a red light or slowed traffic ahead. Observe the posted speed limit. On the highway, most automobiles get about 20 percent more miles per gallon at 55 mph than they do at 70 mph. When the air conditioner is on, make sure the air is being recirculated instead of bringing in hot, outside air. If it is cool enough, use flow-through ventilation instead of rolling down the windows.



Car Maintenance

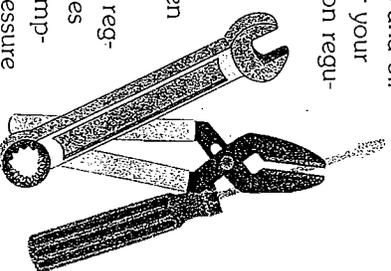
Regular car maintenance can mean greater fuel economy and dollars saved.

- ◆ Have your car tuned at intervals recommended by the manufacturer. Regular tune-ups extend engine life and improve performance. A poorly tuned car can use as much as 3 to 9 percent more gasoline than a well-tuned one. The tune-up will pay for itself in gasoline savings and car reliability.

- ◆ Keep the engine air filter clean. Clogged filters waste gasoline.

- ◆ Use the gasoline octane and oil grade recommended for your car. Most cars run fine on regular. Regular grade fuel cost 10 percent less than premium grade. Look for the best price and limit purchases when prices are high.

- ◆ Check the tire pressure regularly. Under-inflated tires increase gasoline consumption. Every pound of pressure under the recommended pounds per square inch can cause a 2 percent loss in fuel economy.



St. Louis-Jefferson Solid Waste Management District

With District help, tremendous progress in waste reduction is being achieved throughout the St. Louis region. This results in both significant environmental benefits and the creation of thousands of jobs for our regional economy. This has occurred because of ongoing collaboration between government, businesses and organizations to provide the best possible level of services for our communities. By maximizing public-private partnerships, the public, private, and non-profit communities are accomplishing much more than each could on its own.

PLEASE REMEMBER:

- Reduce, Reuse & Recycle*
- Purchase Recycled Products*
- Practice Backyard Composting*
- Use Less Toxic Products*

Even though we have come a long way, much more remains to be done in the years ahead. We all have a responsibility to participate. Please help by doing your part both at home and at work. When everyone contributes a little, a lot can be accomplished. By working together, the St. Louis region will continue to reap benefits for years to come.

FOR MORE INFORMATION:

St. Louis-Jefferson SWMD
7525 Sussex Avenue
St. Louis, MO 63143
314-645-6753 phone
314-645-6504 fax
www.swmd.net



St. Louis-Jefferson
Solid Waste Management District
7525 Sussex Avenue
St. Louis, MO 63143

Recycling Works

- Job Creation*
- Waste Reduction*
- Environmental Benefits*



Recycling works
because it makes
sense for our
community.

St. Louis-Jefferson

Solid Waste Management District

ELECTRONICS WASTE IS GROWING

If you have an obsolete computer or two in your basement, you're not alone. The EPA estimates that Americans have discarded up to 154 million computers. More than 2 million tons of electronics are disposed of each year. In addition, 128 million cell phones are discarded annually.

With an ample supply of newer, faster electronic products on the market each year, Americans continually replace older models. This trend shows no signs of slowing. As a result, electronics have become one of the fastest growing "waste streams" or portions of our trash.

BEFORE YOU PULL THE PLUG...

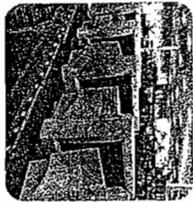
You've relied on your trusty PC for many years, but sadly the old guy can no longer keep up with the younger models out there. It's time to trade up. But before you pull the plug, consider these possibilities:

- Refurbish it for continued use;
- Donate it to a school or charitable group; or
- Take it to a recycler where some parts can be reused or its heavy metals reclaimed.

Keep obsolete electronics out of landfills! Electronics waste can be harmful to the environment if not disposed of properly. Many electronics products contain toxic substances such as lead, cadmium, mercury and arsenic. When these substances leach into soil, air and water, they pose a risk to human health and the environment.



PLUG-IN TO RECYCLE OLD ELECTRONICS



Do your part to protect the environment when disposing of old electronics. The St. Louis Regional Partnership developed **e-cycle St. Louis**, a consumer electronics collection program with drop-off locations throughout St. Louis City and County, St. Charles County and Jefferson County.

Each collection site has its own list of accepted items and fees, if applicable. Fees are often necessary to cover the costs the recycler incurs to dispose of the hazardous materials. Visit www.ecyclestlouis.org for locations and updated listings.

WHAT TO RECYCLE

- | | |
|--|---------------------|
| • Computers
<i>hard drives</i>
<i>monitors</i>
<i>keyboards</i> | • Cell phones |
| • Printers | • DVD players |
| • TVs | • VCRs |
| | • Hand-held devices |
| | • And much more! |

These items and many others can be recycled at most **e-cycle St. Louis** collection sites.

Have an item that is not on this list? Check out the Web site to see a complete list of what is accepted at these locations and fees.

E-CYCLE PARTNERS



ELECTRONICS RECYCLING FOR THE REGION

The St. Louis Regional Partnership for Electronics Recovery developed **e-cycle St. Louis** to encourage re-use and proper management of unwanted electronics. Co-sponsors of the program include:

- City of St. Louis Refuse Division;
- Jefferson County Code Enforcement;
- Saint Louis County Department of Health, Solid Waste Management Program; and
- St. Charles County Environmental Services.

Funding for the program is provided through a grant from the St. Louis-Jefferson Solid Waste Management District and the Missouri Department of Natural Resources.



Missouri
Department of
Natural Resources

www.ecyclestlouis.org

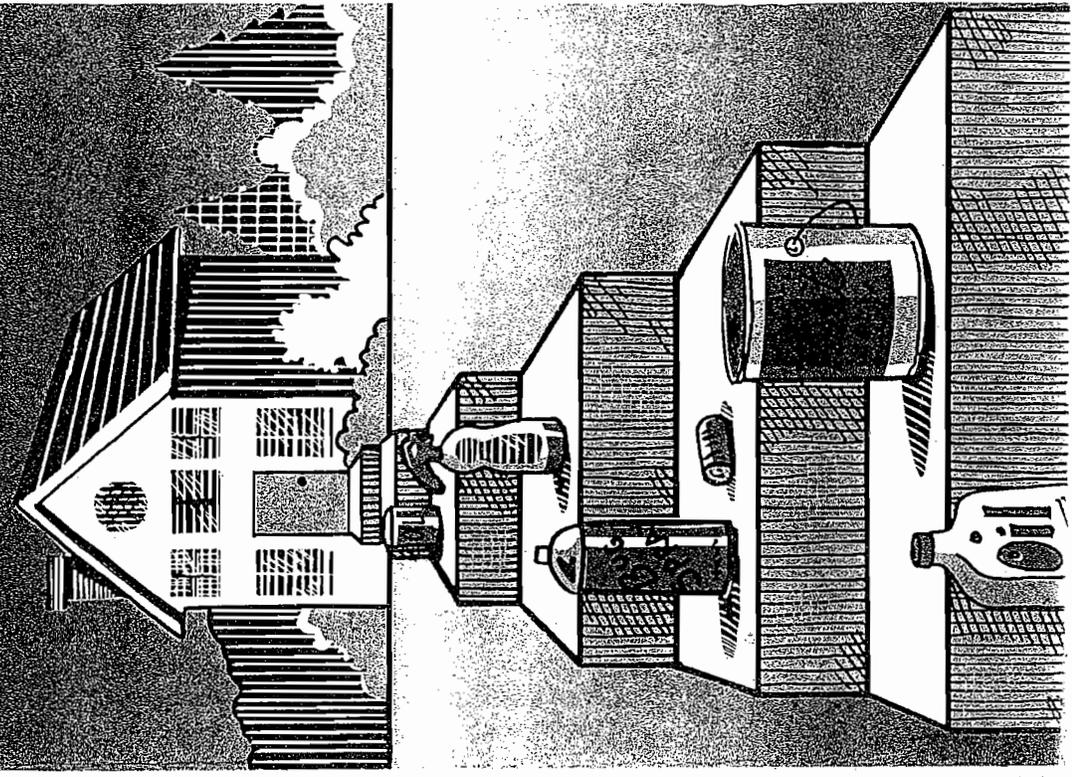


Unit 0-F-92
Environmental
Protection Agency

Solid Waste and Emergency Response (OS-305)

EPA Household Hazardous Waste

Steps to Safe Management



Communications Services Branch (OS-305)
Office of Solid Waste
U.S. Environmental Protection Agency
1215 M Street, SW.
Washington, DC 20460

Official Business, Penalty for Private Use \$300

Who Can Help?

Missouri Department of Natural Resources

St. Louis Regional Office - (314) 416-2960

St. Louis Urban Outreach Office - (314) 340-5900

Missouri Department of Conservation

St. Louis Regional Office - (636) 441-4554

*Powder Valley Conservation Nature Center -
(314) 301-1500*

Missouri Stream Team

1 (800) 781-1989 or www.mostreamteam.org

USDA Natural Resource Conservation Service

(636) 922-2833, Ext 3 or (314) 453-9555, Ext 3

Metropolitan St. Louis Sewer District

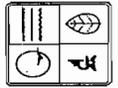
Office of Environmental Compliance
(314) 436-8715

Your Local City or County Government or
County Soil & Water Conservation District

East-West Gateway Council of Governments Water Resources Advisory Committee

(314) 421-4220 or (618) 274-2750
www.ewgateway.org

Region VII, US Environmental Protection Agency, through the Missouri Department of Natural Resources, has provided partial funding for this project under Section 319 of the Clean Water Act.



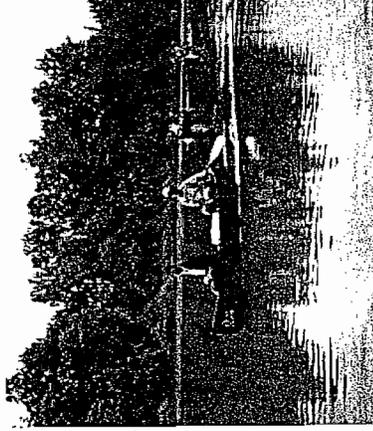
Missouri Department
of Natural Resources



Clean Water!

Everyone Lives in a Watershed

How Can We Protect and
Manage the Watersheds
Where We Live?



Water Resources
Advisory Committee



EAST-WEST GATEWAY
Council of Governments

City Limits Outfall Locations

Index and Map

Form K - Section 6.00 and 6.10

CITY OF WELDON SPRING, MISSOURI
OUTFALL IDENTIFICATION TABLE

#	ID	Creek	Tributary	TWP	Range	Section	1/4	1/4	Latitude	Longitude	USGS Quad	County
1	CC-1	Crooked	Unnamed	46 N	3 E	Sur. 1669	NW	NW	38D 43' 39" N	90D 41' 14" W	Weldon Spring	St. Charles
2	CC-2	Crooked	Unnamed	46 N	3 E	Sur. 1669	NW	NW	38D 43' 29" N	90D 41' 06" W	Weldon Spring	St. Charles
3	CC-3	Crooked	Unnamed	46 N	3 E	Sur. 1669	NW	NW	38D 43' 29" N	90D 40' 22" W	Weldon Spring	St. Charles
4	CC-4	Crooked	Unnamed	46 N	3 E	Sur. 57	NW	NW	38D 43' 44" N	90D 40' 58" W	Weldon Spring	St. Charles
5	DC-1	Dardeene	Unnamed	46 N	3 E	Sur. 292	NW	NW	38D 44' 59" N	90D 37' 53" W	Weldon Spring	St. Charles
6	DC-2	Dardeene	Unnamed	46 N	3 E	Sur. 292	NW	NE	38D 43' 47" N	90D 37' 32" W	Weldon Spring	St. Charles
7	MR-1	Missouri River	Unnamed	46 N	3 E	35	NW	NE	38D 41' 30" N	90D 39' 18" W	Weldon Spring	St. Charles
8	MR-2	Missouri River	Unnamed	46 N	3 E	35	NW	SE	38D 41' 42" N	90D 38' 42" W	Weldon Spring	St. Charles
9	MR-3	Missouri River	Unnamed	46 N	3 E	36	NW	SE	38D 41' 42" N	90D 37' 54" W	Weldon Spring	St. Charles
10	MR-4	Missouri River	Unnamed	46 N	3 E	36	NW	SE	38D 41' 42" N	90D 37' 40" W	Weldon Spring	St. Charles
11	MR-5	Missouri River	Unnamed	46 N	4 E	31	NE	SW	38D 41' 57" N	90D 37' 28" W	Chesterfield	St. Charles
12	MR-6	Missouri River	Unnamed	46 N	4 E	31	NE	SW	38D 42' 05" N	90D 36' 55" W	Chesterfield	St. Charles

Known outlets are listed. See accompanying USGS map showing City Limit boundaries and locations of each known outfall point.