

Section 1. [Section 132.040](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 132.040](#) Responsibilities.

A. The Director of the Department of Community Development shall be responsible, through the Division of Planning and Zoning, for the administration of the zoning and subdivision regulations in Chapters 405 and 410 of the Unified Development Ordinance of St. Charles County and for all associated functions, including enforcement except as otherwise provided pursuant to Section 132.040(C) of this Chapter.

B. The Director of the Department of Community Development shall be responsible, through the Division of Development Review, for **reviewing, amending, and updating the "Design Criteria for the Preparation of Improvement Plans" last published February 2002, as amended thereafter in the most recent update dated October 2020, and as amended hereinafter from time to time**, reviewing and approving plans pursuant to the regulations in Chapters 405, 410 and 412 of the Unified Development Ordinance of St. Charles County, and for managing public works projects undertaken for neighborhood improvement districts established by St. Charles County, and for all associated functions, including enforcement except as otherwise provided pursuant to Section 132.040(C) of this Chapter.

C. The Director of the Department of Community Development shall be responsible, through the Division of Building and Code Enforcement, for the administration and enforcement of the Building Codes of St. Charles County adopted in Chapter 500, Ordinances of St. Charles County, Missouri, and for all associated functions.

Section 2. [Section 405.060](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 405.060](#) Definitions.

DESIGN CRITERIA FOR THE PREPARATION OF IMPROVEMENT PLANS: St. Charles County’s “Design Criteria for the Preparation of Improvement Plans” last published February 2002, as amended thereafter in the most recent update dated October 2020, and as amended hereinafter from time to time.

***** Moved From [420.020](#) *****

STORM WATER MANAGEMENT FACILITY: A facility designed and installed to intercept, detain, retain, infiltrate, evaporate, transpire, filter, and/or convey surface storm water runoff, including but not limited to such facilities as detention basins, storm water harvesting facilities, rain gardens, bio-swales, bio-retention basins, engineered wetlands, sand and other proprietary filter systems, pervious pavement, etc., for the purposes of removing pollutants, reducing or controlling storm water volume and rate, maintaining pre-development hydrology, and/or flood control.

Section 3. [Section 405.525](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 405.525](#) Site Plan Review.

D. Requirements for site plans are as follows:

12. Depict existing and proposed stormwater improvements and provide hydraulic data computations along with a drainage area map. This material must be sealed by a registered professional engineer, unless waived by the Director of Community Development.

a. The hydraulic design of storm sewer systems shall conform to Section 50.00 of St. Charles County's **Design Criteria for the Preparation of Improvement Plans** [~~"Design Criteria for the Preparation of Improvement Plans" as issued by the St. Charles County Highway Department in February 2002, or as amended thereafter~~].

b. [~~Stormwater~~—detention] **Post-construction stormwater management** shall be required in accordance with Section [~~50.80~~] **70** of St. Charles County's **Design Criteria for the Preparation of Improvement Plans** [~~"Design Criteria for the Preparation of Improvement Plans" as issued by the~~

~~St. Charles County Highway Department in February 2002, or as amended thereafter].~~

c. Costs for all stormwater management facility improvements shall be included and released as part of the Performance Guarantee required under [Section 412.080](#) of the Unified Development Ordinance and ~~[Performance guarantees, ensuring or guaranteeing the installation of any detention facilities required for the site,]~~ must be posted with the St. Charles County Department of Community Development before site plan approval will be granted. ~~[The detention facilities' improvement costs must be included as part of the sediment and erosion control performance guarantee required by Chapter 412.]~~

d. Prior to the issuance of the letter closing the land disturbance permit and releasing the performance guarantee required under [Section 412.080](#) of the Unified Development Ordinance, the property owner(s) of any stormwater management facility shall:

(1) Execute a Development Restrictions and Maintenance Agreement to ensure that the facilities are preserved, maintained, and kept in working order to the satisfaction of the County and per [Section 420.020](#) of the Unified Development Ordinance. An exhibit or legal description of the restricted area(s) and a maintenance plan and

schedule shall be developed by the property owner(s) or developer(s), approved by the Director of the Division of Development Review, and made a part of the Development Restrictions and Maintenance Agreement. The agreement shall also provide for access to the property occupied by any stormwater management facilities to St. Charles County or its successors for the purpose of inspection and enforcement of all applicable regulations of such stormwater management facilities. The agreement shall be recorded and the cost of recording the document shall be paid by or recovered from the owner or developer of the site of the stormwater management facilities.

(2) Submit one (1) digital AutoCAD drawing file and one (1) digital file in “.pdf” format of "as-built" plans for all required stormwater management facilities. Stormwater management facilities shall be surveyed after the completion of construction to verify the elevations, dimensions, and locations of the facilities in relation to the approved design. Each set of "as-built" plans shall be certified and sealed by a professional engineer or land surveyor licensed in the State of Missouri.

e. Stormwater management facilities shall be maintained by the owner(s) of the property. Periodic maintenance shall be required of the facility owner(s) per the approved maintenance

plan for the development and [Section 420.020](#) of the Unified Development Ordinance. No modifications shall be made to the facilities without approval from the Department of Community Development.

Section 4. [Section 410.110](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.110](#) Preliminary Plat Requirements.

C. Preliminary Plat Information.

2. Plat Information.

p. Location of [~~dry and/or wet detention areas~~] **stormwater management facilities** for stormwater runoff in common ground, with permanent feasible access provided for maintenance of same. The plat shall also dedicate to St. Charles County or its successors in interest an easement of access to and in the common ground occupied by any [~~detention areas~~] **stormwater management facilities** for the purpose of inspection and enforcement of all applicable regulations of such

~~[detention areas]~~ **stormwater management facilities. Placement and preservation of facilities outside of common ground will be considered on a case-by-case basis and approved by the Director of Community Development. Justification must be provided for consideration.**

Section 5. [Section 410.145](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.145](#) Tree Preservation Program for St. Charles County.

A. Intent/Purpose. The purpose of this Section is to promote the public health, safety, comfort and general welfare of St. Charles County residents by providing tree preservation standards. These standards are designed to enhance the quality and appearance of developed properties, protect existing natural resources, buffer differing land uses and conserve the value of land and buildings throughout St. Charles County. These standards will also increase energy efficiency through shading and cooling, filter air pollution, **filter and assist in the management of stormwater runoff**, buffer noise and wind and provide wildlife habitat as well as pleasant visual relief.

B. *Applicability.* These standards will apply to all new residential developments in unincorporated St. Charles County except the following:

1. Individual single-family residences, not in a proposed and/or existing subdivision;
2. Individual two-family residences, not in a proposed and/or existing subdivision;
3. Developments within the "A", "RM", "RF", "CO", "C1", "C2", "HTCD", "I1", "I2" or "SWD" zoning districts.^[1]

[1] *Editor's Note—In ord. no. 10-041 §2, District "C3" was repealed, the above reference to said district was editorially removed after conferring with the county.*

C. *Plan Requirements.*

1. All preliminary residential subdivision plats shall delineate the anticipated tree preservation plan. Tree preservation information supplied on the Preliminary Plat shall be as follows:

- a. The approximate limit of all tree preservation areas.
- b. Approximate areas where trees are to be removed.

c. Estimated acreage calculations for the preservation areas.

d. Aerial photo showing the area of trees as they existed three (3) years prior to submittal.

2. Final Tree Preservation Plan shall be included with the grading plans for a site and have the following:

a. Property boundary including north arrow and scale.

b. The proposed layout of all lots and public and private right-of-ways.

c. Existing and proposed topographic data for the site.

d. The location of all known existing utility easements.

e. The limits of all tree preservation areas to the edge of the canopy drip line.

~~[f. A statement of intent by the property owner that all the County's tree preservation regulations shall be met within the required time frame and all material to be planted will be of sufficient size, condition and quality and maintained to meet the intent of the County's tree preservation regulations.]~~

3. The tree preservation limits as approved on the final tree preservation plan shall be depicted on the final plat. A note shall also be provided to reference any tree preservation areas stating: "There shall be no clearing, grading, filling, construction activities or disturbance in any tree preservation areas".

D. Tree Preservation Requirements.

1. Subject to paragraph (2), below, all developments shall meet a minimum tree preservation requirement of ten percent (10%) of the site or twenty-five percent (25%) of existing woodlands and trees as they existed three (3) years prior to submittal of the Preliminary Plat; whichever is greater. If the total area of trees on the site is equal to or less than ten percent (10%) of the total site area, fifty percent (50%) of the existing trees shall be retained. The preservation of existing trees must be depicted on the tree preservation plan. Existing woodlands and trees may be determined by using aerial photographs or field inventory. No credit will be given to a tree or any portion of a tree canopy that is not located on the subject property.
2. The Director of Community Development may waive all or part of the requirements imposed by paragraph 1, above, provided that:

- a. The Director or his designee, based on his physical inspection of the property to be developed, determines that strict compliance with those requirements would render the property undevelopable,
- b. ~~[The requirements for the replacement of destroyed trees imposed by Subsection (G) of this Section shall be met.]~~ **A replacement ratio of three (3) trees to each tree destroyed, damaged or removed is required to be planted in the development per the requirements of Subsections G and H. The final ten percent (10%) of the performance guarantee of the required erosion control plan will be held until all tree preservation requirements have been met.**

E. *Protective Methods.* To receive preservation credit, trees to be preserved must be protected from direct and indirect root damage and trunk and crown disturbance. No credit will be allowed for any dead tree, any tree in poor health or any tree subjected to grade alterations. The death of any tree used for preservation credit shall require the owner to replace the tree. The following standards shall apply:

1. The protection area around trees shall include all land within the canopy drip line. This area shall remain free of all grading and filling activities.

2. Construction site activities such as parking, material storage, soil stock piling and concrete washout shall not be permitted within tree protection areas.
3. Tree protection areas should be clearly identified prior to any land disturbance. Methods that may be used include snow fence, polyethylene, chain link fence, ~~or~~ construction stakes placed every fifteen (15) feet, **or other measure as approved in writing by the Director of the Division of Development Review.**
4. Signs shall be used to designate tree protection areas. Signs are to be posted visibly on all sides of the preservation area and must be visible throughout the development process. Minimum size for the signs is twenty-four (24) inches by thirty-six (36) inches and should state the following "TREE PROTECTION AREA—Machinery access, dumping or storage of materials and equipment is prohibited."

F. *Enforcement and Penalties.* The Director of the Division of Planning and Zoning is hereby charged with the responsibility of administering and enforcing the provisions of the landscaping and tree preservation program. All violations are subject to penalties set forth in [Sections 405.640 through 405.655](#), except that the Director of the Division of Planning and Zoning shall have the discretion to allow

more than ten (10) days for the correction of violations, taking into account such factors as:

1. The requirements of the grading project under review, and
2. The requirements for planting or transplanting trees and shrubs under the best practices of the landscaping or arborist profession. If required tree protection areas are disturbed during construction, a replacement ratio of three (3) trees to each tree destroyed, damaged or removed is required to be planted in the development. The final ten percent (10%) of the performance guarantee of the required erosion control plan will be held until all tree preservation requirements have been met.

G. Materials. A mixture of native, hardy deciduous, flowering and/or coniferous trees may be planted.

1. All deciduous trees planted to meet the requirements of this Section must be a minimum caliper of two and one-half (2½) inches at the time of installation.
2. All coniferous trees must be a minimum of six (6) feet in height at the time of installation.

H. Installation and Maintenance. All landscape materials must meet the following:

1. All trees must be in place and healthy prior to the issuance of any occupancy permit. Upon approval by the Director of the Division of Planning and Zoning, a temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives.
2. New landscaping shall not be planted within any easement, right-of-way or sight triangle.
3. All trees shall have natural bark mulch placed around the base of the tree, at least four (4) inches deep and have at least an eighteen (18) inch radius from the trunk.
4. Newly planted trees shall be supported (staked and tied) through the first (1st) growing season to insure proper growth.
5. All landscaping within common ground areas must be maintained by the owner. The landscaping must be maintained in a healthy growing condition as is appropriate for the season of the year. Plant materials, which exhibit damage, must be restored to healthy condition or replaced within the next growing season.

Section 6. [Section 410.160](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.160](#) Improvement Plans and Installation.

- A. After the preliminary plat is approved, improvement plans for all or any part of the subdivision shall be prepared by an engineer and submitted to the Director of the Division of Development Review for review and approval by the Director. If any changes are made to the streets, storm or sanitary sewers, [~~detention~~] **stormwater management** facilities, drainage areas, or any other significant changes after the improvement plans have been approved or the date the final plat was recorded, then revised plans must be submitted to the Director of the Division of Development Review for reapproval by the Director. All submittals of improvement plans and design calculations must bear the seal of the engineer.
- B. Improvement plans shall be prepared in accordance with St. Charles County's **Design Criteria for the Preparation of Improvement Plans** [~~"Design Criteria for the Preparation of Improvement Plans" as issued by the St. Charles County Highway Department in February, 2002, or as amended thereafter~~].
- C. Installation of pavement and related paving improvements shall conform to the requirements set forth in St. Charles County's "Standard Specifications

for [~~Highway~~] **Subdivision Street Construction**", **dated February 2014, or as amended thereafter.** Installation of storm sewers shall conform to the requirements set forth in the Metropolitan St. Louis Sewer District's "Standard Construction Specifications for Sewers and Drainage Facilities" dated [~~2000~~] **2009.**

D. Actual construction of such facilities and improvements may commence at the developer's risk prior to the final plat approval if the detailed improvement plans have been approved by the Director of the Division of Development Review, provided that such facilities and improvements will be inspected throughout their construction. Final plat approval will be contingent, in part, upon acceptable compliance to County improvement and facility standards.

E. **As-Built Plan Requirements.** The developer shall submit to the Director of the Division of Development Review one (1) set of prints, one (1) digital AutoCAD drawing file, and one (1) digital file in ".pdf" format of "as-built" plans for the required infrastructure improvements that have been completed. Storm sewer systems, including culverts, bridges, improved open channels designed in accordance with Section 50.30.5 of the Design Criteria for the Preparation of Improvement Plans, and stormwater management facilities shall be surveyed after the completion of

construction to verify the elevations, dimensions, and locations of the facilities in relation to the approved design. As-Built surveys are not required for typical yard swales designed to drain local subdivision drainage to storm sewer inlets. The "as-built" plans for sanitary systems and water systems shall be required where these systems are not under the jurisdiction of other public agencies. Each set of "as-built" plans shall be certified and sealed by a professional engineer or land surveyor licensed in the State of Missouri.

**[REMOVE FROM ORDINANCE & PLACE IN
DESIGN CRITERIA – SECTION 30]**

~~[Improvement plans for subdivisions which contain three (3) acre or larger lots with private streets or subdivisions which have only private improvements proposed, such as condominium plats, commercial plats or industrial plats with parking areas and no streets, shall be prepared on an exhibit not to exceed twenty four (24) inches by thirty six (36) inches and shall contain the following information:~~

- ~~1. The title page shall show:
 - a. A key map showing the relationship of the area to be subdivided to the tract and which shall reflect areas of the tract previously subdivided plus adjacent streets.
 - b. A north arrow and graphic scale.~~

- ~~e. A title block showing the name and address of the developer and the engineering firm.~~
 - ~~d. One (1) or more benchmarks on United States Geological Survey (USGS) Datum or a Missouri Department of Transportation (MoDOT) benchmark on USGS Datum in or near the subdivision to which the subdivision is referenced shall be included. No assumed elevations will be accepted.~~
- ~~2. Plan sheets showing horizontal layouts of streets, storm sewers, open channels and detention facilities on a graphic scale no less than one (1) inch equals one hundred (100) feet (1" = 100').~~
 - ~~3. Plans for grading and sediment and erosion control shall be in accordance with Chapter 412 of this Unified Development Ordinance.~~
 - ~~4. Plan sheets showing the proposed finished grading of the site, including both existing and proposed contours at an interval no greater than five (5) feet on a graphic scale no less than one (1) inch equals one hundred (100) feet (1" = 100'). U.S.G.S. contours may be used, except where street grades will exceed eight percent (8%) or where more accurate contour information is required as deemed necessary by the Director of the Division of Development Review.~~

- ~~5. Profiles of streets and storm sewers on a scale not less than one (1) inch equals fifty (50) feet (1" = 50') horizontal and one (1) inch equals ten (10) feet (1" = 10') vertical. Street elevations are to be shown a minimum of every fifty (50) feet horizontally on tangent sections and a minimum of every twenty five (25) feet horizontally within a vertical curve. Flow line and top of structure elevations are required at all junctions of storm sewer lines. Pipe lengths, diameters, slopes, and material specifications must be provided.~~

- ~~6. Drainage area maps showing the drainage areas of all off site and on site stormwater runoff affecting the site.~~

- ~~7. Construction details and typical sections of streets, entrances, open channels, swales and storm sewers as required. Details of all street entrances onto County roads must be at least one (1) inch equals twenty (20) feet (1" = 20'). Enough information must be provided about the entrance geometries and the intersecting street to determine whether sight distance, vehicle turning movements, and stormwater drainage will be adequate.~~

- ~~8. Hydraulic or any other required engineering calculations sealed and signed by a Missouri registered professional engineer.]~~

F. An applicant for approval of improvement plans for any preliminary plat that is subject to any easement for pipelines, overhead electric lines and other utilities that must be shown on the preliminary plat pursuant to Section 410.110(C)(2)(b) must meet the following requirements, in addition to those set out above.

1. The applicant must depict all such easements of record upon the improvement plans.
2. The applicant must certify to St. Charles County that the applicant has delivered copies of those improvement plans to all holders of such easements with notice to send comments on or consents to those plans to the Director of the Division of Development Review. The certificate shall also state the date and address of delivery.

No improvement plans may be approved without the consents to those plans from the holders of such easements.

Section 7. [Section 410.210](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.210](#) Plat Information.

E. Location of [~~detention areas~~] **stormwater management facilities** for stormwater runoff in

common ground with feasible vehicular access, fifteen (15) foot width minimum. The plat shall also dedicate to St. Charles County or its successors in interest an easement of access to and in the common ground occupied by any [~~detention—areas~~] **stormwater management facilities** for the purpose of inspection and enforcement of all applicable regulations of such [~~detention—areas~~] **stormwater management facilities**. **Placement and preservation of facilities outside of common ground will be considered on case-by-case basis and approved by the Director of Community Development. Justification must be provided for consideration.**

Section 8. [Section 410.410](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.410](#) [~~Public~~] Storm Sewers, **Street Drainage**, and **Post-Construction Stormwater Management** [~~Other Drain Appurtenances~~].

A. In addition to the installation of curbs and gutters along the streets as required by this Chapter, storm sewers shall be required. Such systems will be equipped with adequate curb and yard basins, inlets and outlets, and shall be designed in accordance to St. Charles County's **Design Criteria for the Preparation of Improvement Plans** [~~"Design Criteria for the Preparation of Improvement Plans"~~, as issued by the St. Charles County Highway

~~Department in February, 2002, or as amended thereafter]~~ and constructed in accordance to the Metropolitan St. Louis Sewer District's "Standard Construction Specifications for Sewers and Drainage Facilities" dated ~~[2000]~~ **2009**. The stormwater drainage system shall be separate and independent of the sanitary sewer system. The plans and specifications for the disposing of stormwater shall be approved by the Director of the Division of Development Review.

- B. For all subdivisions with lots of one (1) acre or more in size, open drainage swales along the streets may be allowed in lieu of curb and gutter. The use of open drainage swales must be approved by the Director of the Division of Development Review.**
- ~~[Detention basins are required in accordance with Section 50.80 of St. Charles County's "Design Criteria for the Preparation of Improvement Plans" as issued by the St. Charles County Highway Department in February, 2002, or as amended thereafter. When required, stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24-hour or the 2-year and 15-year, 20-minute design storm events. Detention basins must be located in common ground that is not located in the floodway area. The minimum maintenance access to a detention facility shall be a fifteen (15) foot strip of common ground on which feasible vehicular access shall be constructed by the developer. Detention~~

~~basins must also contain some type of overflow structure capable of passing a 100 year, 24 hour or 20 minute design storm. An emergency spillway, capable of passing a 100 year, 24 hour or 20 minute design storm, may also be required by the Director of the Division of Development Review to safely route any basin overflow away from developed areas to a point of stable, natural drainage.]~~

C. Post-construction stormwater management shall be required and designed in accordance with Section 70 of St. Charles County's Design Criteria for the Preparation of Improvement Plans. A maintenance plan and schedule for each stormwater management facility shall be established by the subdivision developer, approved by the Director of the Division of Development Review, and made a part of the subdivision trust indentures. Stormwater management facilities shall be maintained by the subdivision homeowners. Periodic maintenance shall be required of the facility owners per the approved maintenance plan for the subdivision and [Section 420.020](#) of the Unified Development Ordinance. No modifications shall be made to the facilities without approval from the Department of Community Development. ~~[For all subdivisions with lots of one (1) acre or more in size, open drainage swales along the streets may be acceptable, if they are conducive to the area, non erosive, and approved on~~

~~the preliminary plat. Plans must be approved by the Director of the Division of Development Review.]~~

Section 9. [Section 410.440](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~]):

[Section 410.440](#) Inspection.

- A. Prior to starting any of the work covered by the above plans, after approval thereof, the developer shall make arrangements to provide for inspection of the work, sufficient, in the opinion of the County Engineer (or, in the case of [~~detention basins~~] **stormwater management facilities**, in the opinion of the Director of Development Review), to assure compliance with the plans and specifications as approved.
- B. The County Engineer, or a duly authorized representative, shall make all necessary inspections of all pavement **and storm sewer** construction, along with all ~~storm sewer construction and~~ sanitary sewer construction within the right-of-way.
- C. The Director of Development Review, or a duly authorized representative, shall make all necessary inspections of all [~~detention~~] **stormwater management** facilities.

D. A minimum of twenty-four (24) hours' notice shall be given to the County Engineer's office and the office of the Director of Development Review prior to the commencement of construction.

Section 10. [Section 410.460](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 410.460](#) Maintenance and Supervision.

Where the subdivision contains sewers, sewage treatment plants, water supply systems, **stormwater management facilities**, or other physical facilities that are necessary or desirable for the welfare of the area or that are of common use or benefit and which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made which is acceptable to the agency having jurisdiction over the location and maintenance of such facilities and for the proper and continuous operation, maintenance, and supervision of such facilities.

Section 11. [Section 412.080](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 412.080](#) Performance Guaranty.

C. Release of Performance Guarantee Funds.

1. The Director of the Division of Development Review may authorize release up to fifty percent (50%) of any performance guarantee funds upon confirming by inspection that all erosion and sediment controls and other proposed construction items referenced in Section 412.060(A)(1)(t), (2)(c), (2)(d), and/or (3)(a) are in place and functioning properly, including establishment of vegetation.
2. The Director of the Division of Development Review may authorize release up to ninety percent (90%) of any performance guarantee funds [~~subject to an escrow or lender's agreement~~] upon confirming by inspection that vegetation has been established, [~~and~~] ongoing maintenance has been provided for all installed erosion and sediment controls, **and all stormwater management facilities are completed and protected where performance guaranty funds are being held for stormwater management facilities in a non-subdivision development per Section 405.525.D.12.** However, the amount retained shall not be reduced to less than the cost of maintaining the erosion and sediment controls **and completing said remaining stormwater management facility improvements.**
3. The Director of the Division of Development Review shall authorize release of all remaining performance guarantee funds only when the County Inspector certifies that all land disturbance work has been completed, all temporary sediment and erosion

control measures have been properly removed or abandoned, all tree preservation requirements have been met, all permanent site improvements have been constructed and approved, **including stormwater management facilities in a non-subdivision development required per Section 405.525.D.12,** and all soil subject to the land disturbance permit is stabilized, including permanent vegetation.

Section 12. [Section 420.020](#), OSCCMo. is hereby amended as follows (additions and updated information in **bold** type and deletions [~~bracketed and stricken~~):

[Section 420.020](#) Inspection, Maintenance and Repair of Detention Basins and Other Storm Water Management Facilities.

A. *Definitions.* In this Section, the following words and terms are defined as provided below.

DAY

A calendar day.

DETENTION BASIN

See definition in Section 405.060 of the Unified Development Ordinance of St. Charles County, Missouri.

DIRECTOR

The Director of the Division of Development Review or his or her designee.

ST. CHARLES COUNTY

The unincorporated part of St. Charles County, Missouri.

STORM WATER MANAGEMENT FACILITY

~~[A facility designed and installed to intercept, detain, retain, infiltrate, evaporate, transpire, filter, and/or convey surface storm water runoff, including but not limited to such facilities as detention basins, storm water harvesting facilities, rain gardens, bio swales, bio-retention basins, engineered wetlands, sand and other proprietary filter systems, pervious pavement, etc., for the purposes of removing pollutants, reducing or controlling storm water volume, maintaining pre-development hydrology, and/or flood control.] See definition in Section 405.060 of the Unified Development Ordinance of St. Charles County, Missouri.~~
