

1005.240 Improvements.

1. Plans for improvements shall be prepared by a registered professional engineer; and the streets, storm sewers, sidewalks, pedestrian ways (unless waived by Department or Commission), and sanitary sewers shall be staked by a registered land surveyor.
2. The owner of the tract may prepare and secure tentative approval of a final subdivision plat of the entire tract, but the improvements shall be either installed, or guaranteed to the extent and in a manner required by Section 1005.080 in any portion of the area for which a record plat is approved for recording.
3. Utilities, including water mains, streets, storm and sanitary sewers, and sewage treatment plants shall be designed and built or guaranteed to the extent and in the manner required by Section 1005.080 to serve the platted area or be designed and built or guaranteed to the extent and in the manner required by Section 1005.080 to serve the area to be initially developed in such a manner that they can be expanded or extended, as the case may be, to serve the entire drainage area or watershed.
4. Required improvements for large lot subdivisions are addressed in Section 1005.135.
5. Acceptance and Final Approval - Before the developer's obligation to St. Louis County is terminated, all required improvements shall be constructed under the observation and inspection of the inspecting agency and accepted for maintenance or given final approval by St. Louis County. (O. No. 16792 - Adopted 12/9/93)

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