

ARTICLE V. REQUIRED IMPROVEMENTS

Section 1. Monuments and Markers for Major Subdivision (more than 3 lots)

- A. Monuments shall be placed in accordance with State of Missouri minimum standards for property boundary surveys.

Section 2. Streets

- A. Unless otherwise approved by the Planning Board, all streets shall be public streets.
- B. Public streets shall be designed and constructed in accordance with the Greene County Design Standards for Public Improvements.
- C. Street layout shall conform to the Major Thoroughfare Plan.
- D. Where the proposed subdivision adjoins an existing County road, additional right-of-way shall be dedicated on the final plat. The width of the additional right-of-way shall be determined by the designation of the road on the Major Thoroughfare Plan.
- E. Whenever a tract to be subdivided includes any part of a highway, freeway, expressway, arterial, or secondary arterial street for which a definite route and right-of-way plan have been determined and approved by the County Commission or the Missouri Department of Transportation (MoDot), the right-of-way of such public way as may be located within or adjacent to the proposed subdivision shall be reserved by the developer for acquisition by the County or Missouri Department of Transportation in the location and at the width as shown on the approved plan for acquisition by the County or State.
 - 1. Dedication shall be from the existing centerline of the road.
 - 2. When the road is an integral part of or necessary for access to the subdivision, the right-of-way and road construction shall be the developers' responsibility. The right-of-way identified on the Major Thoroughfare Plan Map will be dedicated, while the developer will be required to construct the road to collector road standards.
- F. Streets are a major part of the local transportation system and as such

1 they need to provide connections. When considering the extension of
2 roads, sidewalks and other modes of travel, connections for pedestrians
3 as well as cars must also be considered. A good interconnected
4 transportation system will allow good movement throughout the
5 community and increase the livability of the community.
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7 There are several principles and concepts presented in the Greene
8 County Comprehensive Plan that must be considered with respect to
9 requiring local streets, collector, or higher status roads provide access to
10 adjacent properties. The following are requirements to insure a good
11 transportation system.
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- 13 1. Collector or higher status roads must be extended to adjacent
14 properties. These major roads are the backbone of the
15 transportation system and are needed to serve the community not
16 just the needs of one or two subdivisions. The functional
17 classification of streets is listed in the Greene County
18 Transportation Plan. Based on the classification and spacing
19 recommendations in this plan the spacing for these roads will be
20 approximately:
 - 21 a. Collector 3/8 mile (\pm 1/4 mile)
 - 22 b. Secondary Arterial 3/4 mile (\pm 1/4 mile)
 - 23 c. Primary Arterial 1 1/2 miles (\pm 1/2 mile)
 - 24 d. Expressway 4 miles (\pm 1 mile)
 - 25 e. Freeway 5 miles (\pm 1 mile)
- 26
27 2. Local streets should provide connection in the four cardinal
28 directions, i.e., north, south, east, and west. Their spacing should
29 be, as recommended by the transportation plan, approximately 1/8
30 mile (660 feet). Local streets are necessary to allow goods and
31 services to be delivered to residents or businesses, as well as
32 provide access for emergency vehicles and other essential
33 services. The exact location of these local streets will need to be
34 adjusted to take into consideration such things as topography, flood
35 plain, sinkholes, and other natural and man made obstacles.
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- 37 3. Where a bridge is to be constructed, additional right-of-way may be
38 required.
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41 4. Connection to existing streets that would provide access from
42 adjacent developments must be made to insure that the
43 transportation system is not interrupted.
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5. Adjacent property must not be land locked by not providing access.
6. The following are exceptions or factors that may allow deviation from the above criteria. These exceptions will be reviewed by Staff with the developer, and the access requirement(s) for each subdivision will be determined by this review.
 - a. Local streets should not cross flood ways. If a trail system or other pedestrian system exists in the flood way or flood plain or is proposed by the Greene County Comprehensive Plan, then access to the trail must be provided if the local street does not cross the area. Collector or higher status roads should cross flood ways to insure that the transportation system is continuous. At a minimum the developer must dedicate the right-of-way to allow the crossing.
 - b. Local streets should not be extended where it will result in streets that cannot reasonably meet Greene County Design Standards for grades, sight distance, etcetera.
 - c. Local streets shall not be extended to the right-of-way of limited access thoroughfares.
 - d. Local streets, collectors and higher classification roads should not be extended across significant natural or environmental features as identified by the Greene County Comprehensive Plan.
 - e. Local streets, collectors and higher classification roads should not be extended to public owned land unless needed for circulation on the public land.
 - f. Extension of streets or dedication of right-of-way should not be required when it is highly unlikely the street will ever be built.
7. Half streets are prohibited except where required in order to complete an existing half street.
8. Streets shall be named so as to conform to existing street names and avoid duplication. Streets names must be approved by

Emergency Management Services (9-1-1) during plat review process.

9. Private Streets

- a. Private streets shall be permitted only with the approval of the Planning Board and the County Commission.
- b. Where private streets are permitted, the restrictive covenants must contain provisions to assure maintenance of the streets, sidewalks, and other common improvements. Restrictive covenants must be approved by the office of the Greene County Counselor and must be recorded with the final plat.
- c. Only local streets may be designated as private streets.
- d. Private streets shall be constructed in accordance with Greene County Design Standards for Public Improvements. Any private street located within an ingress/egress/utility and drainage easement shall have the same width as the right-of-way provided for local streets in the Greene County Design Standards for Public Improvements.
- e. A sign shall be provided at the connection of the private street with any public street or road to notify the public that the street is privately owned and maintained. Signs shall comply with requirements set forth in the Greene County Design Standards for Public Improvements. Signs shall be provided at the developer's expense but shall be installed by the Greene County Highway Department.

10. Private Drives

- a. A private drive, exempt from standards for public streets, may be utilized by no more than three tracts without public road frontage (administrative subdivision only).
- b. A private drive that serves more than one lot must have a

1 sign that meets requirements of the Emergency
2 Management Department. Signs shall be paid for by
3 developer but shall be installed by Greene County Highway
4 Department.

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6 c. Greene County Highway Department must review proposals
7 to directly access any county farm roads.
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38 **Section 3. Sidewalks**

- 39 A. Sidewalks shall be required as follows:
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Local Streets:

Single family residential areas with a minimum lot size of one-half (½) acre or more	No sidewalks required
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Single family residential areas with lots less than one-half (½) acre in size	One side of each local street
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All other residential and commercial zoning classifications	Both sides of each local street
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Collector Streets as designated on the transportation plan	Both sides of the street
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Secondary Arterial Streets	Both sides of the street
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Primary Arterial Streets	Both sides of the street
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Expressways	Both sides of the street
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B. Sidewalks shall be constructed in conformance with requirements set forth in the Design Standards for Public Improvements.

C. Exterior sidewalks are those sidewalks along collector or higher status roads that are adjacent to a subdivision and not an integral part of the subdivision.

1. These streets do require sidewalks on both sides. This can sometimes be an unreasonable burden to place on a developer when the county road does not easily accommodate the addition of sidewalks on the developer's side.
2. Instead of requiring a developer to construct exterior sidewalks, all developers will pay to Greene County the estimated cost of the sidewalks, if they are platting a subdivision that is adjacent to a collector or higher status road. That cost will be estimated as the cost per linear foot of sidewalk along the collector or higher status road. The cost per linear foot will be reviewed and established by the Greene County Planning Board during public hearing.
3. These funds will be held by the County to be used for sidewalk installation when the collector or higher status road is presently

1 scheduled to be brought in compliance with Greene County Design
2 Standards. If the road improvement is not scheduled at the time
3 final plat fees are collected, the County may, if a high priority need
4 for sidewalks is found in the Greene County Quadrant in which the
5 funds are collected, spend the funds for sidewalk improvements at
6 such alternate site. A high priority need could include such things
7 as sidewalks in the vicinity of a new school, park, or community
8 facility, or other pedestrian system needs as identified by the
9 Greene County Comprehensive Plan.

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11 4. Sidewalk and Transportation Improvements for subdivisions
12 outside an Urban Service Area: If no high priority need(s) for
13 sidewalks is identified for a subdivision outside an Urban Service
14 Area or within the Greene County Quadrant in which the proposed
15 subdivision is to be platted, the funds could be used to improve
16 other transportation related facilities in the same Quadrant as the
17 proposed subdivision whose modifications area reasonably
18 attributable to the subdivision. Other related facilities could include
19 such tings as overlaying a roadway, improving an intersection,
20 curve, drainage facility or other transportation system need(s) as
21 identified by the Greene County Highway Administrator.

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23 **D. Fee for sidewalks**

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25 Refer to fee schedule adopted by the Greene County Planning Board for
26 current fee.

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39 **Section 4. Wastewater Disposal**
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- 1 A. Subdivision proposed with lots, any of which contain less than three-point-
- 2 o (3.0) acres excluding right-of-way, shall be connected to public sewer
- 3 collection system.
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- 5 B. Wastewater disposal systems shall be provided in accordance with the
- 6 approved engineering report and where applicable a construction permit
- 7 must be obtained from the Department of Natural Resources.
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9 **Section 5. Water Supply**

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- 11 A. The subdivision shall be provided with a complete water supply and
- 12 distribution system connected to a municipal water supply, public water
- 13 supply district, or community water supply meeting the requirements of the
- 14 Missouri Department of Natural Resources and Missouri Department of
- 15 Health.
- 16
- 17 B. Where the water supply is adequate for use with fire hydrants, fire
- 18 hydrants shall be required at intervals no greater than six hundred (600)
- 19 feet.
- 20
- 21 C. In the A-R Agriculture-Residence Zoning District where there is no
- 22 availability for water supply and distribution system meeting the
- 23 requirements of Paragraph A above, a single well and distribution system
- 24 meeting the requirements of the Missouri Department of Natural
- 25 Resources shall be provided.
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- 27 D. In the A-1 Agriculture District, private wells meeting the requirements of
- 28 the Missouri Department of Natural Resources may be utilized for water
- 29 supply.
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- 31 E. Public water supply lines shall be extended to adjacent undeveloped
- 32 properties.
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40 **Section 6. Storm Drainage**

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- 42 A. Storm Drainage system
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1 Subdivision shall be provided with a storm drainage system consisting of
2 natural watercourses, constructed drainage channels, storm drain inlets
3 and piping, bridges and culverts, capable of:

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5 1. Conveying stormwater runoff through the subdivision without
6 unreasonable risk of damage to structures, roads and utilities due
7 to inundation by floodwaters or erosion of the soil by floodwaters;
8 and
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10 2. Maintaining a reasonable depth of floodwaters in public streets and
11 roads in order to provide for the general safety of the public, to
12 minimize disruption of traffic flow, and to provide for movement of
13 emergency vehicles during periods of stormwater runoff.

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15 B. Stormwater Detention

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17 Construction of buildings, parking lots, and other impervious surfaces
18 results in an increase in both the rate and volume of runoff, which may
19 create harmful effects on properties downstream. In order to minimize
20 these effects, stormwater detention may be required as provided in Article
21 IV, Section 25 of the Greene County Zoning Regulations. Detention
22 facilities shall be designed in accordance with the Greene County
23 Stormwater Design Standards.

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25 C. Erosion and Sediment Control

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27 Measures shall be provided to minimize erosion and discharge of
28 sediment as required in Article IV, Section 27 of the Zoning Regulations.
29 Erosion and sediment controls shall be designed in accordance with the
30 Greene County Stormwater Design Standards.

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32 D. Best Management Practices for Water Quality Protection

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34 Best Management Practices (BMP) for water quality protection shall be
35 provided in watersheds as required by the County. Water quality
36 protection measures shall be designed in accordance with the Greene
37 County Stormwater Design Standards.

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39 E. Drainage Easements

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41 Drainage easement shall be provided encompassing all land inundated by
42 the runoff from a storm having a 100-year recurrence interval under fully
43 developed conditions. Drainage easements shall extend to a point where
44 the upstream drainage area is no greater than five (5) acres for single

1 family residential areas with a minimum lot size of one acre, or where the
2 upstream drainage area is no greater than two (2) acres for all other types
3 of development.

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5 All components of the storm drainage system, including detention basins,
6 shall be contained in drainage easement. Minimum width of drainage
7 easements shall be set forth in the Greene County Stormwater Design
8 Standards.

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39 **Section 7. Street Signs**

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41 A. Street name signs shall meet the requirements of the Design Standards
42 for Public Improvements.
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44 B. Public and private street name signs shall meet the requirements of the

1 Design Standards for Public Improvements. Names must be approved by
2 the office of the 9-1-1 Coordinator and the Greene County Highway
3 Department.

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- 5 C. Street signs will be installed by the Greene County Highway Department
6 at the expense of the developer. Cost of signs will be the County's actual
7 cost and will be established by the County Highway Administrator.
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32 **Section 8. Acceptance of Improvements**

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- 34 A. Improvements shall be constructed in accordance with the approved plans
35 and specification.
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- 37 B. Upon completion of the improvements and written approval by the Greene

1 County Highway Administrator for road and paving improvements located
2 in public road rights-of-way or private road easements; and the County
3 Stormwater Engineer for drainage improvements located on public or
4 private property; and owners of the various utility services provided in the
5 subdivision, the developer shall petition the County Commission for
6 acceptance of the public improvements.

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8 C. County maintenance of public streets shall commence only after
9 acceptance by the County Commission.

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11 D. Record plans and electronic media copy of design plans in a format
12 acceptable to the Planning Director shall be filed with the Planning
13 Director prior to acceptance of the improvements by the County
14 Commission.