

City of Wentzville Notes Included:

1. Driveway and sidewalk shall be constructed per Construction Detail 700.23 and 700.26.
2. Drainage Emergency Relief System (ERS) exists? If yes, builder to ensure 6" freeboard from all low sills to swale high-water elevation or highest adjacent swale elevation.
 No Yes - Non-Critical (visual review) Yes - Critical (survey required prior to occupancy)
3. Future fence permits may involve special design due to lot drainage. No Yes Staff initials _____

Drainage / Grading

- 1. Area, elevations, and direction corresponds with development plans
 - a. City staff complete Note #2 (Check "Yes" if ERS review required per EDC 6.02.04)
 - b. City staff complete Note #3 (Check "Yes" if drainage map cumulative flow (Q) through lot is >3 cfs.)
 - c. Finished grade elevations shown at property corners and halfway between property corners for emergency relief system (ERS). Where storm infrastructure is located, ERS is provided with drainage that follows pipe flow direction (especially between homes).
 - d. Where ERS water surface elevation exists on approved plans, attach ERS cross section and data to the plot plan to assist builder in grading requirements.
 - e. Residential side and rear yard slopes are 2% or greater where feasible. [EDC 6.03.02]
 - f. Non-ERS swale elevations are noted at property lines and midpoint demonstrating positive drainage away from structures and off the lot.
 - g. Finished grade has a maximum slope of 3H: 1V or less.
- 2. Driveway slope (2% - 15% above street) [CD 700.23]
- 3. Drainage/grading will not negatively impact adjacent property or structures in common ground (ex: basins, trails)

Infrastructure

- 1. Utilities are shown if located within the boundaries of the lot
 - a. Storm: emergency relief system, area inlets, curb inlets, and piping
 - b. Sanitary: laterals, manholes, air release valves, and piping
 - c. Water: meters, valves, air release valves and waterlines
- 2. The minimum vertical distance from the low point of a basement or low floor to the flowline of a sanitary main at the corresponding house connection shall not be less than the diameter of the sewer plus a vertical distance of 2.5 feet. [EDC 3.04.03]
- 3. Residential entrance [CD 700.23] and concrete sidewalk [CD 700.26] is shown along lot frontage.
- 4. Sidewalk is located within right-of-way and follows associated cross section spacing [CD 700.01a – 700.06]
- 5. As best practice, locate driveways so utility covers are not within the driveway for utility access.
- 6. Zone of Influence (ZOI): Note where building and garage footings appear to be within the ZOI of a pipe and a geotechnical report shall be provided at time of footing inspection. (This means the outside bottom of footing, extending down at a 1H:1V slope, does not intersect the pipe, but rather hits the bottom of pipe trench.) Garages typically have a shallow foundation depth of 30" below the ground elevation. If within ZOI, an extended footing is required.
- 7. Easements
 - a. All utilities and infrastructure are located within easements / ROW
 - b. Location of building or other proposed structures is outside of easements
 - c. For retaining walls, reference the Retaining Wall Review Checklist.

Building

- 1. Egress window and walkout low sill elevations are provided and at least:
 - a. 2 feet above the 100-year maximum ponding elevation identified on the sealed improvement plans (for lots adjacent to dry basins or ponds) [EDC 6.05.04 #2]
 - b. 1 foot above 100-year flood elevation (for homes adjacent to streams) [EDC 6.03.05] Information regarding the 100-year flood elevation shall include the adjacent floodplain line that was adjusted by the LOMR and the nearest floodplain elevation off of the FIRM.
 - c. 6" above 100-year high water elevation identified on the sealed improvement plans (for lots with Emergency Relief System) [EDC 6.02.04 #4]
- 2. Elevations provided for floors and do not conflict with grading plan