

SUBDIVISION: _____ **ADDRESS:** _____

MS – Meets Standards D – Deficient N/A – Not Applicable

Utilities

MS D N/A

- 1. Meters, valves, manholes, inlets are in the correct location, at grade and have lids
- 2. Air release valves in the correct location, at grade, and have lids and 2" vent pipes (for water mains) [CD 302.16 for sanitary force mains and CD 502.07 for water mains]
- 3. Manholes and inlet structure riser sections and steel frames centered and not disjointed
- 4. Manholes do not have more than 2 concrete grade rings installed, not exceeding 12" [CD 302.06]
- 5. Manhole inverts are absent of mud / debris, free flowing and unobstructed

Drainage / Grading

MS D NA

- 1. According to Plot Plan
- 2. Positive drainage from foundation and to storm intake structures
- 3. Emergency Relief System (ERS) is acceptable (6" freeboard to low sills)
- 4. Residential side and rear yard slopes are 2% or greater where feasible [EDC 6.03.02]
- 5. Maximum average slope 33%, or meets ALL criteria:
 - Is maintainable (≤ 6 feet tall for turf)
 - Is stabilized (40% maximum slope)
 - Excess drainage flow is diverted (sump pump, gutters)
- 6. Grade is minimum 3" below all sills [RBC]
- 7. Drainage/grading does not negatively impact adjacent property or common ground structures (ex: basins, trails)

Easements

MS D NA

- 1. Location of buildings or other proposed structures is outside of easements
- 2. Retaining walls are installed as approved, or permitted if 3' or taller (send issues to Building Div.)

Sidewalks

MS D NA

- 1. Installed to property line, within right-of-way (7' and 11' from BOC for Standard Residential), undamaged
- 2. If not installed, escrow established
- 3. 2% maximum cross slope
- 4. Expansion joints installed every 20'
- 5. Driveway installed per CD 700.23

Miscellaneous

MS D NA

- 1. Tree installed (per Building Ord. #3202: 1" caliper anywhere except ROW/street intersections, 25' from street light, 10' from inlets/manholes, not within 30' sight triangle, min. 5' behind sidewalk)
- 2. Sod or seed/straw is placed in all disturbed areas
- 3. No trash or debris
- 4. Silt fence and inlet protection removed where vegetation is stabilized

COMMENTS

Initial Inspection Re-inspection **Approved (Y/N):** _____ **Date (mm/dd/yyyy):** _____

- Correct within 30 days. (May-Oct.)**
- Correct by May 15. (Nov.-April)**

Notify Nichole.Ford@wentzvillemo.org or (636) 639-2045 when corrected.

Re-inspection not approved; lot escrow may be used to complete remaining deficiencies.

SIGNATURE

Inspector: _____