9 Inspection, In-service, and Dedication

9.01 General

The City of Wentzville will accept for dedication, all public sewers, pump stations, water mains, storm drainage facilities, and streets within easements and rights-of-way dedicated to the City of Wentzville that have been constructed to City of Wentzville standards and for which the requirements stated herein have been met. The requirements stated below are for informational purposes and conform to the requirements in Chapter 410, Article VI ACCEPTANCE OF IMPROVEMENTS of the City of Wentzville Municipal Code.

The maintenance of these public facilities will remain the responsibility of the project owner until such time that they have been accepted for dedication by the City.

9.02 Construction Approval

The developer shall obtain a construction permit from the City of Wentzville Engineering Division. The steps necessary to obtain a construction permit are as follows:

a. Improvement plan submittal and approval, including submittal fee.
b. Payment of requisite construction permit fee.
c. If Record Plat is recorded, establish a completion guarantee. The guarantee can be in the form of an escrow agreement, letter of credit, deposit agreement, or performance bond based on the engineer's estimated construction costs as approved by the Engineering Division for each of the following:
    1. 110% of the estimated cost for public infrastructure, not including residential stormwater quality BMPs, and
    2. 110% of the engineer's estimated construction cost for all sediment and erosion control BMPs.

After obtaining a construction permit, but before construction may begin, the developer and his/her contractor(s) shall conduct a pre-construction meeting with the City of Wentzville Engineering Division. A representative of the contractor and the developer are required to attend this meeting.

If the project is a phased project, and more than one phase are depicted on a set of improvement plans, the permitting, fees, escrow, pre-construction meeting and construction may be completed per phase.

9.03 Inspections

The developer and/or contractor(s) shall coordinate construction inspections with the Engineering Division personnel. If the contractor stops work for any period of time, the City will require 48 hours notice prior to the re-commencement of work.

All required testing for water, stormwater and sanitary sewer systems shall be coordinated by the contractor with the City of Wentzville inspector. The water and sanitary systems will not be placed into service until such time as all testing has been adequately completed for both systems, and initial construction inspection is complete and as-built drawings (see chapter 11 for as-built requirements) have been submitted to the Engineering Division.

Service connections will not be allowed until the systems have passed the in-service inspection process. Additionally, water and sanitary sewer improvements will not be placed into service except according to the phasing as depicted on the improvement plans. The City will notify the developer and contractor in writing that the systems have passed the in-service inspection process and/or satisfactory completion of stormwater BMP construction in compliance with approved plans.

9.04 Escrow Release and Dedication Procedure

1. After notification by the City that all initial construction inspection items are satisfactorily completed, the Developer may request, in writing, the release of escrowed funds not to exceed 95% of the estimated cost of improvements. Prior to any escrow release, the developer shall submit the required affidavit stating that all improvements have been completed, as well as as-built drawings. The City shall within 30 days, issue an escrow release letter to the respective holding institution, with a copy to the developer.

2. If necessary, an inspection report will be generated and sent to the Developer. The Developer will have 60 days to correct deficiencies and request a follow-up inspection. Should the Developer fail to correct all or any deficiencies, the City shall have the option to re-inspect and create a new deficiency list or to make identified corrections and have all costs reimbursed through the established escrow. The City shall perform an initial inspection and a re-inspection at no additional charge. Any subsequent inspections will require the payment of a re-inspection fee of $100.

3. The Developer shall, in writing, request a final dedication inspection. The City shall, within 30 days of notice, perform a final dedication inspection. With the receipt of all documents and inspection corrections, the City will prepare a dedication ordinance for the effected improvement. With the approval of the Board of Aldermen, an executed ordinance will be forwarded to the Developer along with the notice to release the 5% escrow to the respective holding institution.