

CITY OF LEE'S SUMMIT  
Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
(816)969-1200  
**DEVSERVICES.CITYOFLS.NET**

Inspection Summary

Permit #: PRCOM20173849  
Address: 1610 SE HAMBLIN RD, LEES SUMMIT, MO 64081

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This work has been inspected and the inspection results noted below. Please schedule inspections once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
<b>Occupancy Inspection - Codes Commercial</b>	Mike Copeland	Failed	Friday, June 07, 2019

Corrective Action Required:

1	Misc	-NO CODES OR FIRE ISSUES - OBTAIN PLANNING APPROVAL -OBTAIN ENGINEERING APPROVAL:
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Matt,

The City has completed its review of the above-referenced as-built Record Drawing plan set and revised stormwater study. We offer the following comments:

1. The report does not discuss in much detail that the detention basin was not constructed in accordance with the previously-approved plan. Only toward the end of the report is this briefly discussed. The report should begin with a discussion of what occurred, and why the report is being revised.
2. Within the conclusions section of the report, the reader is referred to Exhibit M within the report for a discussion of what is to occur for future phases, in order to bring any future phases into compliance. Upon examination of Exhibit M, it appears to be a repeat of the original report, with no discussion of what is proposed for these future phases. Elevations of orifices and pipes appear to be based on the previous plan, with no changes

made in accordance with the as-built condition. In other words, Exhibit M appears to bear little if any relevance to future activities.

3. Exhibit M should be revised to concentrate on the activities that are to occur during future phases. Alternatively, these activities might be better placed within the body of the report, especially since a new stormwater study will be required at that time.

4. The "Pond Report" summaries do not match what is shown on the as-built plan views. For instance, outflow culvert A (i.e., the outflow culvert) is shown at an elevation of 1003.12 in the report, and a slope of 3%. Our users guide concerning the use of Hydraflow Hydrographs indicates that Culvert A is always the outflow pipe, not the incoming pipe. Neither of these figures (1003.12 or 3%) match what is shown on Sheet C.300. The frontal culvert (i.e., the 24 inch inflow pipe) does not appear to be accounted anywhere in the "Pond Report", and since this is the primary controlling orifice, must be included in the routing.

5. Sheet C.300: No as-built elevations were provided for the connection from Culvert A (i.e., the 24 inch HDPE pipe) to the field inlet to the east of the detention basin. Only a flow line out elevation is provided. In any case, it does not appear 3% slope shown in the report is valid.

Prior to the City issuing a Certificate of Substantial Completion for this project, an "As-built" drawing for the detention basin and an associated Stormwater Drainage Study needs to be accepted.

**Comments:**