

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 #: PRSUBD20192377
Address: 1901 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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:
DE - Curb New/Replacement	Joe Starlin	Partial	Friday, June 19, 2020

Informational:

1	Misc	11-6-19 They have cut the grade for the curb pour on 11-7-19.
---	------	---

Informational:

2	Misc	11-7-19 8:14am The base rock temp is between 19 and 21 degrees at this time . I spoke with the Forman for Freeman Concrete and told him we need to reach 33 degrees and rising before they can pour curb. He said he understands. They are on hold for now.9:28am They have called off the pour.
---	------	--

Informational:

3	Misc	11-14-19 8:26 am. They have started pouring curb. The inspector for Cook, Flatt, & Strobel is starting tests at approximately 9:14am. He said he was not informed that they were pouring. The temp for the mix is 64 degrees. The slump for the mix is 2 on the ticket. 4:46pm The major of the curb is poured they are working on the curb at the park.
---	------	--

Informational:

4	Misc	11-15-19 11:16am ESS are setting up hand pours for the curb.
---	------	--

Informational:

5	Misc	11-16-19 9:52am Freeman concrete have poured the hand work at the park. They are smoothing out the back side of all the curb poured and will be curing. They do not need to cover with blankets. The temps are going to be above freezing. I spoke with ESS about pulling up blankets, they assume all risk before the 3500 break should the temp drop below freezing.
---	------	--

Informational:

6	Misc	11-18-19 They are pulling off blankets and are confident that the temp won't
---	------	--

go below 32 degrees before the 3500 break.

Informational:

7 Misc

11-20-19 2:41pm Bob Burns and I walked the intire curb line and marked all damaged curb.

Informational:

8 Misc

12-3-19 Steve Robbins and I walked the curb line on Lowenstein and the park parking lot. We marked everything that must be removed and marked 37 panels that are in question.

Informational:

9 Misc

12-4-19 12:48pm Bob Burns and Steve Robbins and I are walking the site to check curb again to determine what curb can be saved if any. 1:45pm After looking at it again we have determined that Mike Anderson needs to see the curb in person to evaluate.

Informational:

10 Misc

12-30-19 10:56am Bob Burns, Dan Harper and I walked the complete curb line and marked what has to be replaced. Approximately 52 sections.

Informational:

11 Misc

1-6-2020 3:55pm They are forming up for curb replacement along Lowenstein. They will be pouring on 1-7-2020.

Informational:

12 Misc

1-7-2020 9:40am Sapp has started pouring curb on Lowenstein Dr. CFS is on site for testing. 2:52pm They will be covering with blankets due to temps.

Informational:

13 Misc

1-8-20 10:48am They are pouring the island curb and the curb on the south side of the road. 2:13pm They have pour approximately 11 yards of concrete today.

Informational:

14 Misc

1-9-20 They have all of the curb replacement done and are covering with blankets.

Informational:

15 Misc

2-17-20 11:02am They have placed rock in the island's along Lowenstein and are compacting it.

Informational:

16 Misc

3-6-20 All of the curb is poured on the south side of B road coming of Lowenstein. Steve Robbins was the inspector. 5-6-20 8:48am ESS are getting ready to pour the curb on the south side of Black Twig. They will be setting up driveways for the residents. CFS will be doing the testing. Concrete is set for 9am. They have poured out the curb on Black Twig and are setting up throats for storm inlets. One citizen is not happy with there drive opening at 713 Black Twig. ESS MP will be talking with the developer. There was a complaint that a concrete truck was washing out close to a storm inlet. I spoke with the paving superintendent and he assured me that he would make sure that all trucks would have a proper wash out area. 5-7-20 They are pouring the wedge next to the curb along with throats. Pennys concrete is who ESS is using. Rain has moved in so they are done for the day. 5-8-20 They poured driveway approaches today along Black Twig. All concrete trucks had a wash out pit at the west end of Black Twig. 6-19-20 9:24am ESS put the pour for curb on hold due to weather. They are digging around inlets and prepping for the pour. ESS will start pouring curb at 11am.

Comments: