

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 #: PRSUBD20221459
Address: 3221 SW PERGOLA PARK 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:
Site Visit	Devon Perry	Partial	Friday, July 07, 2023

Informational:

1 Misc

No utility work or grading taking place. 7/5/22 ES

No utility work or grading taking place. 7/6/22 ES

No utility work or grading taking place. 7/7/22 ES

No utility work or grading taking place. 7/8/22 ES

No utility work or grading taking place. 7/11/22 ES

No utility work on grading taking place. 7/12/22 ES

No utility work or grading taking place. 7/14/22 ES

No utility work or grading taking place. 7/15/22 ES

Informational:

2 Misc

No utility work or grading taking place. Sheepsfoot was picked up today, no equipment left on site. 7/18/22 ES

No utility work or grading taking place. 7/19/22 ES

No utility work or grading taking place. Had sewer pipe/materials delivered.

8/1/22 ES

No utility work being done. Schlagel was onsite setting gps points. 8/2/22 ES

No utility work being done. 8/3/22 ES

No work being done. 8/4/22 ES

Bair Excavating on site pot holing to determine requirements for sanitary install. 8/8/22 ES

No work being done due to rain. 8/16/22 ES

No grading or site work being performed on 5th plat, all work contained within off site sanitary area. 8/25/22 ES

9-23-22 RH. No work done on site today due to rain.

Bair was onsite working on water line in am. No work in pm. 10/24/22

No work being done on site. 10/25/22 ES

12-27-22 RH. No work being completed on site today.

3-9-23 RH. No work for development today due to rain.

3-24-23 RH. No work for development today.

3-24-23 RH. No work for development today.

4-10-23 RH. No work for development in the AM.

4-12-23 RH. No Work for developmnt in the AM.

Informational:

3 Misc

5-2-23 DP Crew is continuing to compacted and get ready the ally way for a proof roll tomorrow.

5-4-23 DP. Crew is forming Ally way for concrete.

5-8-23 DP. Crew poured Ally way today, they had a 3rd party inspector taking cylinders.

6-12-23 DP. Crew is grading middle of round a bout to begin installing brick pavers

6-15-23 DP. Crew is working on grading ADA ramps and sidewalks

6-16-23 DP. Crew is currently removing dirt mounds that will be tied to passing the MDP. Crew is also grading ADA ramps and public sidewalk that is also tied to passing the MDP. All ADA ramps will need to be installed by the developer except the two by Lumberman's Row that will be installed once curb is placed for Lumberman's Row.

6-20-23 DP. Crew poured the inner curb at the round a bout.

Corrective Action Required:

6-27-23 DP. I'm adding to City View what's been discussed the past couple days regarding getting a Substantial Completion.

- Fix all Sags and deformed pipe, remove all bulging mastic from Manholes.
- Do required testing with me which will include repulling the mandrel over problem areas to help prove sags are fixed. Anywhere we cut out pipe we will redo a pressure test manhole to manhole (deformed pipe)
- Flush the sewer with 300 gallons of water which will clean pipe and allow water to settle where any sags may be making them easier to see by camera
- Get problem areas cameraed by by third party and record to prove to water the areas are fixed.
- The Road Cut size will need to be cut clean and as for how far back to make the cut, i'll determine in the field. Width wise the road will need to go curb to curb making only TWO seams in the road.
- The hole will need to be rocked over pipe, filled with diggable flowable fill up to 8" of finished asphalt, then will need 6" of concrete and capped with 2" of surface asphalt

Per Steve Robbins email, all lots in 5th plat will be released with partial substantial ONCE ALL REQUIRED WORK AND TESTING LISTED ABOVE IS COMPLETE with the EXCEPTION of lots 127,128 and 129.

- Once work is complete I will start a 30 day punch list count down to have the LS Water Dept. come back out for final camering to make sure all sags meet their expectations. Once they sign off, the remaining three lots will be released.

To update the list above, the contractor has already went through and trimmed all mastic inside manholes and is currently working on repairing the sags on Off Site sanitary.

6-27-23 Crew is continuing to fix sags and deformed pipe on off-site sanitary

6-28-23 DP. Crew fixed sags and deformed pipe on offsite sanitary, they successfully pulled the mandrel from manhole A-2 to A-3. They are currently working on passing the air pressure test on same line. For the sag on Corinthians, the street has been cut and crew is currently exposing the pipe.

6-28-23 DP. Crew just passed air pressure test on sewer main from MH A-2 to A-3 covering the deformed pipe area that they cut out. Remaining Items to accomplish working towards partial substantial are listed below.

- Fix sag in road (road is opened up)
- Mandrel pipe under road
- Fix road
- Flush sewer main with 300 gallons
- 3rd Party camera inspection
- approval of 3rd party report from LS Water Department

6-29-23 DP. Crew finished fixing the sag under the road today. They have backfilled with rock and diggable flowable fill. The updated list for partial

substantial is listed below.

- Flush sewer lines (Per Lafe they are doing today)
- 3rd Party camera inspection (Per Lafe scheduled for tomorrow)
- Acceptance from LS Water dept.
- 6" of concrete and 2" of asphalt to finish fixing the road.

7-5-23 DP. Crew removed the rest of the asphalt that was needed today. Curb has been poured back, thumb drive was delivered to the Water Department today. Camera crew saw one sag in the line that the water department hasn't cameraed yet on off-site. Bair was onsite fixing that sag today. We are just waiting for the Water department to give the OK from the thumb drive footage and the asphalt company to finish putting the 2" cap back on the road cut.

7-7-23 DP. The road was finished this morning. Water Dept. is currently finishing up on site. Ryan will update once that report comes in.

Comments: