



PUBLIC WORKS ENGINEERING DIVISION

Certificate of Substantial Completion
TWIN LAKES INSURANCE

Date: Monday, July 31, 2017

To: WARD DEVELOPMENT & INVESTMENT CO LLC
1101 C NW PAMELA BLVD
GRAIN VALLEY, MO 64029

Project Title: TWIN LAKES INSURANCE
Permit Number: PRPWFC20161027
Permit Type: Public Works Infrastructure Permit - Commercial
Permit Work Class: Development Complete
Project Address: 2641 NE MCBAINE DR, LEES SUMMIT, MO 64064

Project Parcel #: 52240020500000000

This Certificate of Substantial Completion for the infrastructure associated with the above referenced project satisfies the Public Works portion of the requirements for a building permit. The infrastructure for this subdivision has been installed and tested and can be used for its intended purpose. Incomplete items will be indicated in a separate punch list letter. The Punch List will indicate corrections and documentation that must be completed in order to receive a Certificate of Final Acceptance from Public Works. A ninety (90) calendar day time period commences from the above date of issuance for completion and submittal to the City of all required final acceptance items as directed in the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. After all requirements have been met, a Certificate of Final Acceptance will be issued. If the Certificate of Final Acceptance is not obtained within the specified time period, issuance of building permits shall be suspended until the requirements are met.

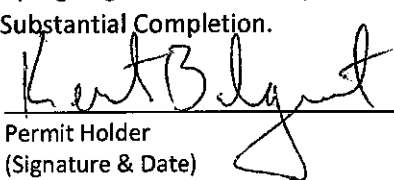
Erosion and Sediment Control

Erosion and sediment control must be established/installed according to Lee's Summit's Design and Construction Manual Sections 1000, 2150, and 5100. Erosion and sediment control must be established/installed immediately and maintained continuously - the 90 day completion period which may apply to other punch list items does not relate to erosion and sediment control.

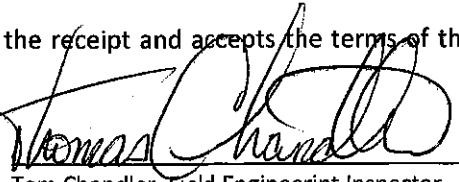
<u>Public Infrastructure</u>	Quantity
Sanitary Sewer	N/A linear feet
Stormwater	N/A linear feet
Street	N/A linear feet
Water	N/A linear feet

Building permits will be frozen on October 29, 2017 if all items on the punch list are not completed. If you have any questions about the above or any items listed on the Punch List please contact Tom Chandler, Field Engineerint Inspector, at (816) 969-1982.

By signing this letter, the permit holder acknowledges the receipt and accepts the terms of this Certificate of Substantial Completion.

 8/11/17

Permit Holder
(Signature & Date)

 8/11/17

Tom Chandler, Field Engineerint Inspector
(Signature & Date)

Original: Public Works Inspections File

Copy:

- Contractor
- Developer
- Design Engineer / Architect
- Codes Administration Director
- Codes Administration Manager

- GIS Manager
- Public Works Development Engineering Manager
- Public Works Engineering Support Supervisor (PW Records)
- Public Works Operations
- Water Utilities Operations

PUBLIC WORKS ENGINEERING DIVISION

Punch List

Date: Thursday, July 27, 2017

To: WARD DEVELOPMENT & INVESTMENT CO
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
TWIN LAKES INSURANCE AGENCY
2641 NE MCBAIN DR
LEES SUMMIT, MO 64064
Fax # (816) 585-4049

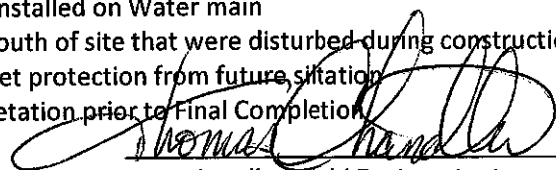
Re: Certificate of Substantial Completion for:
Project Title: TWIN LAKES INSURANCE
Permit Number: PRPWFC20161027
Permit Type and Work Class: Public Works Infrastructure Permit - Commercial,
Development-Complete

A comprehensive inspection was completed for this project. It has been determined by Public Works that a Certificate of Substantial Completion can be released. The following items were incomplete as of the date of this letter. The developer, contractors and engineers have ninety (90) days to complete these deficiencies in accordance with the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. Failure to complete all items will result in a freeze of building permits until all items are corrected and a Certificate of Final Acceptance is issued.

PUNCH LIST CORRECTIONS:

- Certificate of Backflow valve inspection on fire line in vault
- Extend valve riser above grade on new valve installed on Water main
- Seed and straw installed on areas north and south of site that were disturbed during construction
- Clean field inlets F1-1 and F1-2 and correct inlet protection from future sitation
- The seeded areas will require established vegetation prior to Final Completion.


Permit Holder
(Signature & Date)


Tom Chandler, Field Engineerint Inspector
(Signature & Date)

Original: Public Works Inspections File

Copy:

Developer
Contractor

Public Works Development Engineering Manager
Design Engineer / Architect