

FDP



DEVELOPMENT SERVICES

Certificate of (Partial) Substantial Completion Building # 5 Only

Date: Wednesday, July 31, 2019

To: LUKE DRAILY CONSTRUCTION INC.
75 NW BUSINESS PARK LANE
RIVERSIDE, MO, 64150

Project Title: Residences at Echelon
Permit Number: PRPWFC20173800
Permit Type: Public Works Infrastructure Permit - Commercial
Permit Work Class: Development Complete
Project Address: 3504 SW HOLLYWOOD DR, LEES SUMMIT, MO 64082

Project Parcel #:

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.

This certificate applies to the TCO for building # 5 only. Further occupancies will be granted on a case by case basis, based upon the completion of the infrastructure associated with each building.

At a minimum, completion of the paving, grading and vegetation for the entire site will be required prior to full substantial completion.

A full punch list will be provided along with the full substantial, once achieved.

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.

Building permits will be frozen on 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 John DiMauro, Field Engineering Inspector, at (816) 969-1840.

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



Permit Holder
(Signature & Date) *T.J. WATKINS*



John DiMauro, Field Engineering 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