

Certificate of Substantial Completion

Date: Wednesday, November 06, 2019

To: CITYSCAPE CONSTRUCTION VIEW HIGH LLC
8335 KEYSTONE CROSSING STE 220
INDIANAPOLIS, IN 46240

Project Title: Village at View High On-Site Infrastructure
Permit Number: PRPWFC20173611
Permit Type: Public Works Infrastructure Permit - Commercial
Permit Work Class: Development Complete
Project Address: 3390 NW VILLAGE PARK DR, LEES SUMMIT, MO 64081
3391 NW VILLAGE PARK DR, LEES SUMMIT, MO 64081
245 NW KESSLER DR, LEES SUMMIT, MO 64081
201 NW KESSLER DR, LEES SUMMIT, MO 64081

Project Parcel #: 62330998900000000
162138
62330998600000000

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.

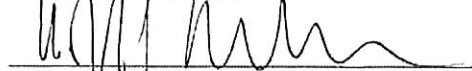
Public Infrastructure **Quantity**

Sanitary Sewer	8"	-804- linear feet
	12"	-2,150 linear feet
Stormwater		-2,636- linear feet

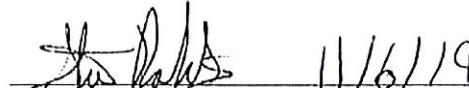
Street/ Sidewalk		-4,081- linear feet
Water	8"	-915- linear feet
	12"	-2,361- linear feet

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 Steve Robbins, Field Engineering Inspector, at (816) 969-1200.

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



Permit Holder
(Signature & Date)



Steve Robbins, 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

DEVELOPMENT SERVICES

Punch List

Date: Wednesday, November 06, 2019

To: CityScape Construction View High LLC
8335 Keystone Crossing STE 220
Indianapolis, In 46240

Re: Certificate of Substantial Completion for:
Project Title: Village at View High On-Site Infrastructure
Permit Number: PRPWFC20173611
Permit Type: Public Works Infrastructure Permit - Commercial
Work Description: Village at View High On-Site Infrastructure for Village at View High, 1st Plat (on and off-site water, on-site sanitary sewer, street, storm, MDP, ESC)

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.

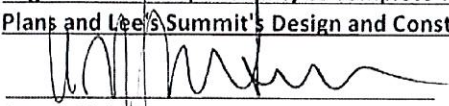
PUNCH LIST CORRECTIONS:

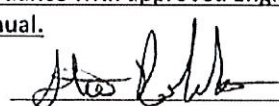
1. Maintain erosion control until 70% vegetation has been established throughout the entire site, this includes maintaining gutter buddy's and keeping the streets clean during the construction.
2. While there is construction for the apartments that is on-going right now the grading cannot be totally complete, as construction ends on the apartments the grading needs to be completed, this includes the swale that runs through the 2 field inlets (1-2 and 1-3) behind building 12 and 13 on the east side of the property and a final as-graded record drawing for the entire site needs to be submitted and approved in a timely manner when the roads on the east side of the property have been installed and the foundations for the apartments are in.
3. The water dept. needs to approve the sag in the sanitary line from MH A-3 to A-4 after 30 days, if not approved it will have to be corrected again until water dept. accepts it.
4. The basin in the NE corner of the property currently needs to have dirt brought in and built up around the entire basin and graded properly, also the silt needs to be removed from the basin. Any items that are found to be wrong with the basin will need to be corrected in order to continue to receive building permits and/or

occupancy for the apartments going forward. No Occupancy will be give beyond Building #4 until the Basin has been completed.

5. We will need another As-Graded record drawing of the basin when everything has been completed.
6. The lift rings on the field inlets and storm boxes need to be removed.
7. Need to install 4 of the OM4-3 markers at the end of Kessler Dr. and Village Park Dr. since we did not have to do the cul-de-sac.
8. All valve boxes need to be cut to grade.
9. We have 2 ADA ramps that failed to be compliant on the sw corner and nw corner of Kessler and village park dr.
10. Approximately 30-40 feet of sidewalk on Kessler Dr. needs to be installed where the construction is driving across the road, it was not installed at this time because we are trying to keep to construction to a minimal on the road so this is the best place to cross until the dirt has been removed from west side of the property.
11. Any overtime fees need to be paid to the city.
12. Submission of 3YR Maintenance Bond for 50% of the cost of construction for all public infrastructure.
13. Execution of Final Affidavit and Agreement.
14. Record Drawings of all public infrastructure, this will also include the MD (Master Drainage Plan) as we will need this revised after the corrections have been made on the basin and the construction of the apartments have been completed.
15. All trash and debris needs to be removed from the site including some pipes that are laying by the road on View High Dr.
16. We will need the approval that Kansas City has passed the sidewalks and turn lanes that have been installed in the K. c. ROW.

We do not claim this list identifies all possible incomplete, damaged, or unfinished work - items may have been unintentionally omitted. Omission from the punch list does not relieve the Developer, Contractors, or Engineer from responsibility to complete work in accordance with approved Engineering Plans, Development Plans and Lee's Summit's Design and Construction Manual.


Permit Holder
(Signature & Date)

 11/6/19
Steve Robbins, Field Engineering Inspector
(Signature & Date)

Original: Public Works Inspections File

Copy:

Developer

Development Services Engineering Manager