

DEVELOPMENT SERVICES

Punch List

Date: Friday, December 06, 2019

To: **Whispering Woods Land LLC**
803 PCA ROAD
WARRENSBURG, MO, 64093

Re: Certificate of Substantial Completion for:
Project Title: Whispering Woods
Permit Number: PRSUBD20181667
Permit Type: Development - Subdivision
Work Description: Sanitary, storm, streets and grading only

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. A Maintenance Bond must be submitted for 50% of the total cost of construction for all public infrastructure installed. The Engineers estimated opinion of probable cost for the total construction of public infrastructure is \$1,333,366.35**
- 2. Provide a Final Affidavit & Agreement.**
- 3. Overtime payment at a rate of \$50.00 / hour for a total of \$550.00 (11 hours).**
- 3.A minimum of 70% Vegetation density needs to be established over all disturbed areas of the site.**
- 4. Erosion control devices need to remain installed and intact and all erosion efforts must be maintained until a Certificate of Final Acceptance is issued.**
- 5. There are a total of 19 water valve boxes that need to be at final grade.**
- 6. There are four street signs that are not correct and do not match the approved plans. The signs need to be corrected asap.**

7. There are two areas where the road has water ponding that need corrected. The area near the intersection of SW RIVER RUN DR & The Private School entrance is approx 40'ft long by 7'ft wide. The other area is at the intersection turning into the subdivision of SW PRYOR RD & SW RIVER RUN DR and is approx 12'ft by 9'ft.

8. All of the storm box throats need grouted and cleaned out of debris and silt. There is alot of honeycombing in the concrete that will cause problems in the near future.

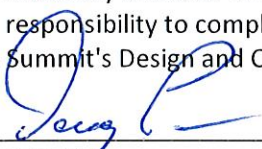
9. There are a number of cracks in the public curb that need to be replaced and grouted / epoxy sealed. Approximately 100' ft of the curb will need to be replaced. There are a number of other spots with cracks that will need sealed as well. The areas have been marked with pink paint and I will go over the areas with the contractor at their earliest convenience. Additionally there are areas in the road with damage that will need to be corrected.

10. Lots 25, 26, 27 & 28 are excluded from the Certificate of Substantial Completion. It will be acceptable that you perform this design, and then have it constructed without our review. Following construction of this new "diversion berm", a revised "as-graded" Master Drainage Plan should be submitted for final review and approval.

11. Areas of trash and construction debris need to be cleaned up.

12. The areas on site with rip rap installed need to be cleaned of silt and mud.

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)

 12/6/19

John DiMauro, Field Engineering Inspector
(Signature & Date)

Original: Public Works Inspections File

Copy:
Developer

Development Services Engineering Manager