
DEVELOPMENT SERVICES**Punch List**

Date: Thursday, April 29, 2021

To: JCM Development
1314 SW Market St.
Lee's Summit, Mo. 64081

Re: Certificate of Substantial Completion for:
Project Title: COBEY CREEK
Permit Number: PRSUBD20191069
Permit Type: Development - Subdivision
Work Description: COBEY CREEK - ON-SITE SANITARY, STREET, STORM, MDP, ESC and Water

A comprehensive inspection was completed for this project. It has been determined by Development Services that a Certificate of Substantial Completion can be released **Excluding Lots 8-12, 30 and 146-151.** The following items were incomplete as of the date of this letter. The developer, contractors and engineers have thirty (30) days to complete Items 1-6 in accordance with the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. Items 7-9 will be handled separately. 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. Establish 70% vegetation throughout the site.
2. Remove the plastic on the ADA ramps.
3. Final Affidavit and Agreement
4. Provide a Maintenance Bond for 50% of the cost of construction for all public infrastructure.
5. Complete the MoDOT right-of-way paperwork as previously outlined in an email dated April 12 and as discussed during a meeting on April 15, 2021, in order to complete the dedication of right-of-way to MoDOT's Policy for such dedication.
6. Drainage easement as previously outlined in an email dated April 12 and as discussed during a meeting on April 15, 2021.
7. A potential redesign of the emergency overflow swale; detention basin side slope and outlet structure; diversion berm and overall grading in the area of Lots 8-12 and 146-151, and potentially Lot 30 (subject to review of additional information provided on April 28, 2021), is being considered by the Developer. This redesign needs to take into consideration City staff's review comments of the As-Built drawings for Street and Storm and the As-graded Master Drainage Plan, dated April 13, 2021.
8. City staff acknowledges receipt of revised As-Built drawings for the On-site sanitary sewers. Review will be completed by May 4, 2021. Any outstanding issues will be identified at that time.
9. Correspondence from MoDOT of their acceptance of current M-150 road improvements.

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)

Tom Taylor,
(Signature & Date)

Original: Development Services Inspections File

Copy:

Developer

Development Services Engineering Manager