

DEVELOPMENT SERVICES

Punch List

Date: Monday, May 19, 2025

To: EMERY SAPP AND SONS INC
2301 I-70 DR NW
COLUMBIA, MO 65202

Re: Certificate of Substantial Completion for:

Project Title: BAILEY FARMS - RETREAT AT BAILEY FARMS 1ST PLAT

Permit Number: PRSUBD20222088

Permit Type: Public Infrastructure

Work Description: RETREAT AT BAILEY FARMS 1ST PLAT - FULL PUBLIC INFRASTRUCTURE DEVELOPMENT FOR
RETREAT AT BAILEY FARMS 1ST PLAT

A comprehensive inspection was completed for this project. It has been determined by Development Services 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 45 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:

Provide 3 Yr. maintenance bond for 50% of the estimated cost of construction. Sewer-\$196,633.00
Water-\$136,084.00 Stormwater-\$129,259.20 Pavement, Curb, Sidewalks and Signs-\$200,217.40
Full-\$662,193.60 **Due-\$331,096.80**

Final affidavit and agreement.

Establish 70% vegetation

Pay Any Outstanding fees

Complete Water Punch list-Provided to Emery Sapp

Fix all Curb that are marked with X Joint to Joint

Cut and Grout Storm Inlet Throats

Cut off and Grout lift rings and Grout over lugs on Storm Inlets

Fix All ADA out of Compliance

Finish Putting Up Erosion Control

Correct Capitalization of all Street Signs

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)

Ryan Heckman
Ryan Heckman, Field Engineer Inspector Manager
(Signature & Date)

Original: Development Services Inspections File

Copy:
Developer

Development Services Engineering Manager