

Certificate of Substantial Completion

Date: Monday, May 19, 2025

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

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

Project Address: 1305 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1309 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1313 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1317 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1321 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1325 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1329 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1331 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1335 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1424 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1428 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1432 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1433 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
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1405 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1344 SE WINDBREAK DR, LEES SUMMIT, MO 64081
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1332 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1328 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1324 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1320 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1316 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1312 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1308 SE WINDBREAK DR, LEES SUMMIT, MO 64081

1304 SE WINDBREAK DR, LEES SUMMIT, MO 64081
1377 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1373 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
1369 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081
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1365 SE VANTAGE POINT DR, LEES SUMMIT, MO 64081

Project Parcel #: 337411
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This Certificate of Substantial Completion for the infrastructure associated with the above referenced project satisfies the Development Services portion of the requirements for a Temporary Certificate of Occupancy. All infrastructure for this site has been installed and tested and can be used for its

intended purpose. Incomplete items will be indicated in the punch list. The punch list will indicate corrections and documentation that must be completed in order to receive a Certificate of Final Acceptance from Development Services. Final Acceptance from the Development Services Department is required in order for a Certificate of Final Occupancy to be issued from the Codes Administration Department.

Public Infrastructure	Quantity
Sanitary Sewer	__ linear feet
8" PVC	_989_ linear feet
6" PVC	_1,632_ linear feet
Stormwater	__ linear feet
15" HDPE	_549_ linear feet
18" HDPE	_172_ linear feet
24" HDPE	_106_ linear feet
24" RCP	_108_ linear feet
Street-Residential	_1,771_ linear feet
Water	__ linear feet
8"C-900	_1,250_ linear feet

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.

If you have any questions about the above or any items listed on the Punch List please contact **Ryan Heckman**.

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

Permit Holder
(Signature & Date)

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

Original: Development Services 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

