

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 - MANOR AT BAILEY FARM 1ST PLAT
Permit Number: PRSUBD20222424
Permit Type: Public Infrastructure
Work Description: FULL DEVELOPMENT OF A 65 LOT SINGLE FAMILY SUBDIVISION
Project Address: 1513 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1509 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1405 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1409 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1413 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1416 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1412 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1408 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1313 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1317 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1508 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1512 SE FALLING STAR DR, LEES SUMMIT, MO 64081
1517 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1513 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1509 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1505 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1232 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1228 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1224 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1134 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1130 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1126 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1113 SE RANCHLAND ST, LEES SUMMIT, MO 64081
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1121 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1131 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1141 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1508 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1512 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1516 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1520 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1521 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1517 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1513 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1509 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1505 SE SWEET ROOT DR, LEES SUMMIT, MO 64081
1504 SE RISING SUN DR, LEES SUMMIT, MO 64081
1508 SE RISING SUN DR, LEES SUMMIT, MO 64081
1508 SE RISING SUN DR, LEES SUMMIT, MO 64081
1512 SE RISING SUN DR, LEES SUMMIT, MO 64081
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1505 SE RISING SUN DR, LEES SUMMIT, MO 64081
1504 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1508 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1512 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1516 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1451 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081
1415 SE RANCHLAND ST, LEES SUMMIT, MO 64081
1100 SE RANCHLAND ST, LEES SUMMIT, MO 64081

Project Parcel #: 337011
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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.

<u>Public Infrastructure</u>	<u>Quantity</u>
Sanitary Sewer	__ linear feet
12" DIP	_222_ linear feet
10" PVC	_2,405_ linear feet
8" PVC	_3,074_ linear feet
6" PVC	_3,519_ linear feet
Stormwater	__ linear feet
15" HDPE	_1,733_ linear feet
15" RCP	_266_ linear feet
18" HDPE	_752_ linear feet
24" HDPE	_788_ linear feet
24"RCP	_35_ linear feet
30" HDPE	_1,789_ linear feet
30" RCP	_73_ linear feet
36" HDPE	_526_ linear feet
36"RCP	_341_ linear feet
42" RCP	_395_ linear feet
48"RCP	_192_ linear feet

60" x38" RCP	_120_ linear feet
Street-Residential	__ linear feet
Curb	_21,216_ linear feet
Water- 8" C-900	_7,856_ 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