



**City of Lee's Summit, MO**

August 14, 2020

Attn: Gene Williams

220 SE Green Street

Lee's Summit, MO 64063

Re: LSR7 Bailey Road Middle School - Land Disturbance Plan and Mass Grading – PL2020209

Dear Gene:

The following are responses to your comments made July 23, 2020 on the project referenced above.

*One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department.*

### **Engineering Review**

1. *Please check the contours on the grading plan. Many were not labeled with elevations, and some made no sense. In addition, many consisted of "squared-off" elements, which in our opinion is not good lot grading practice.*

**RESPONSE:** Grading in the ball fields was inadvertently left to show the elevations of the diamonds. The contours have been revised to eliminate the "squared off elements". Additional contour labels have also been added.

2. *The work shown on the plans appears to encroach into the stream buffer. A stream buffer waiver has not been granted for this work, and we are awaiting the results of the stream study to make this determination. It is for this reason that final approval of the land disturbance plans cannot be granted until a waiver has been granted by the City Engineer.*

**RESPONSE:** The grading has been revised to ensure no grading takes place in the stream buffer zone. Coordinates have also been added to delineate the zone. A "Contractor Note" has been added on Sheet 3 to notify the contractor the stream buffer has to be marked prior to construction and that no construction activities can occur within.

*In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies.*

**RESPONSE:** Attached. The estimate was provided by McCown Gordon. They broke it per your request. Please let me know if you have any question.

Thank you,

Terry Parsons  
Olsson