



KAW VALLEY ENGINEERING, INC.

Office: 913.894.5150
Fax: 913.894.5977
Web: www.kveng.com
Address: 14700 West 114th Terrace
Lenexa, KS 66215

November 23, 2020

C20D0691

City of Lee's Summit
Development Services
220 SE Green Street
Lee's Summit, Missouri 64063

**RE: COMMERCIAL FINAL DEVELOPMENT PLAN
LSN 2020 ATHLETIC FIELD IMPROVEMENTS
LEE'S SUMMIT, MISSOURI**

To Whom it May Concern:

Kaw Valley Engineering, Inc. (KVE) has received comments from City of Lee's Summit for the above referenced project on November 11, 2020 and issues the following response.

PLANNING REVIEW

1. Provide a vicinity map and north arrow indicating the location of the property within the City. **The vicinity map and north arrow are illustrated in the top center portion of plan sheet N-C100. The vicinity map detailed the wrong school location and has been revised.**

ENGINEERING REVIEW

2. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The estimate should include only those items reviewed or inspected by the Engineering Group. **An EEOPCC has been attached to this response for your review. This estimate includes items for both the LSHS Additions and Renovations Project as well as the Athletics Project of ease of processing. This documentation will also be submitted with the LSHS Additions and Renovations FDP Submittal.**

If you have any questions or need additional information regarding the proposed project, don't hesitate to contact me at (913) 894-5150 or at wood@kveng.com.

Respectfully submitted,
Kaw Valley Engineering, Inc.


David D. Wood, P.E.
Project Manager



Attachments: 20201123 LSN Athletics N-C100
20201113 Engineer's Estimate of Probable Construction Cost

cc: Tonie Barnett, Gould Evans Goodman

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LEE'S SUMMIT NORTH HIGH SCHOOL

SITE PLAN

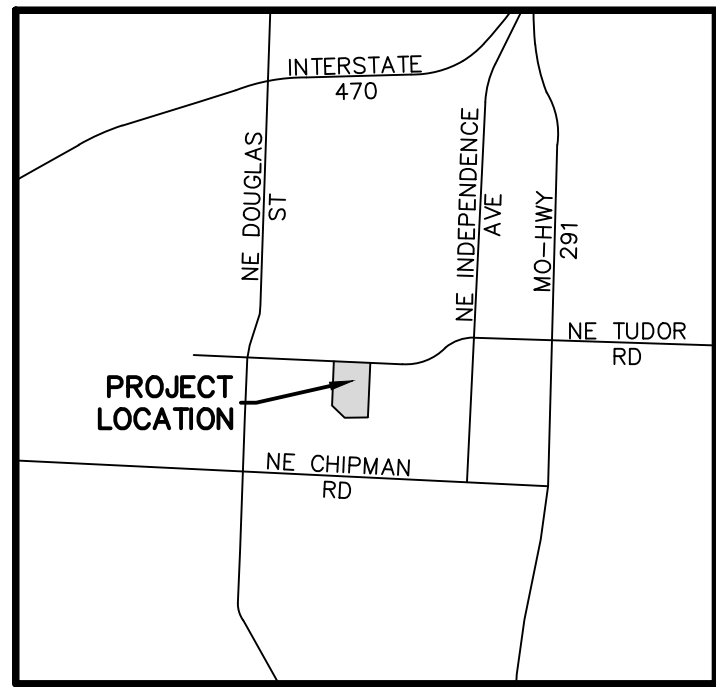
901 NE DOUGLAS ST, LEE'S SUMMIT, MO 64086
SECTION 31 - TOWNSHIP 48 N - RANGE 31 W

PREPARED FOR:

LEE'S SUMMIT SCHOOL DISTRICT
302 SE TRANSPORT RD.
LEE'S SUMMIT, MO 64081
PHONE: (816) 986-2421
CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@lsr7.net

PREPARED BY:

KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD
EMAIL: wood@kveg.com



VICINITY MAP
SEC 31 - TWP 48N - RNG 31W
NOT TO SCALE

DETAILS - SEE DETAIL SHEET N-C900
FOR THE FOLLOWING DETAILS:

- 001 CONCRETE CURB
- 055 CONCRETE SIDEWALK
- 056 CONCRETE SIDEWALK RAMP

NOTES:

- DISTURBED AREA SHALL BE FERTILIZED, MULCHED AND SEEDED WITH A THREE WAY BLEND OF TALL TURF TYPE FESCUE. (REFER TO SEEDING REQUIREMENTS ON SHEET N-C900). ALL SEEDED AREAS WITHIN 10' OF SIDEWALKS AND BUILDING, WITHIN 5' OF STORM OUTFALLS AND ON SLOPES STEEPER THAN 4:1 SHALL BE PROTECTED WITH A TYPE 2 EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75BN OR APPROVED EQUAL.)
- CONCRETE STOOP (REFERENCE STRUCTURAL PLANS.)
- PROPOSED FENCING. (REFERENCE ARCHITECTURAL PLANS FOR HEIGHTS, MATERIALS AND DETAILS.)
- RELOCATED TURNSTILE. (REFERENCE ARCHITECTURAL PLANS FOR DETAILS.)
- FILL VOID UNDER SOUTHWEST CORNER OF BLEACHERS WITH FLOWABLE FILL.
- ACCESS GATE. (REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS, HEIGHTS, MATERIALS AND DETAILS.)
- PROPOSED OR MODIFIED STORM SEWER STRUCTURE (SEE SHEET N-C500.)
- SANITARY SEWER STRUCTURE (SEE SHEET N-C500.)

HORIZONTAL AND VERTICAL DATUM:

THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE WEST ZONE (NAD 1983) (NAD 1986) CAP: 0.9999999
1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0.0

IA=142 (PID: 082142)
NORTHING: 320108.953 (METERS) (GRID)
EASTING: 858960.056 (METERS) (GRID)
ELEVATION: 318.0 (METERS)

PROJECT CONTROL:

CP #201
1/2" REBAR FOUND "CAPPED CONTROL POINT"
NORTHING: 1005747.89
EASTING: 2824897.78
ELEV = 1029.48

CP #202
1/2" REBAR FOUND "CAPPED CONTROL POINT"
NORTHING: 1006282.63
EASTING: 2824855.59
ELEV = 1016.25

CP #204
SET 1/2" REBAR WITH CONTROL POINT CAP
NORTHING: 1005472.64
EASTING: 2825043.87
ELEV = 1022.57

SITE BENCHMARKS:

BM-50
CHISELED SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE AT SOUTHEAST CORNER OF PARKING LOT WEST OF STADIUM. (POLE # E-24)
ELEVATION= 1027.98

BM-64
CHISELED SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE AT SOUTHWEST OF MAINTENANCE BUILDING AT SOUTH END OF TRACK. (POLE # E-26)
ELEVATION= 1023.18

SITE DATA:

PROJECT AREA/AREA OF DISTURBANCE
TOTAL: 16,999 SF (0.39 AC.)

IMPERVIOUS COVERAGE WITHIN PROJECT AREA
EXISTING: 9,965 S.F. - 0.23 AC.
PROPOSED: 12,158 S.F. - 0.28 AC.
INCREASE: 2,193 S.F. - 0.05 AC.

STORMWATER MANAGEMENT:

NO ADDITIONAL STORM WATER MANAGEMENT CONTROLS ARE PROPOSED AS PART OF THIS PROJECT.

LEGEND:

- SECTION CORNER
- CONTROL POINT
- BENCHMARK
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- OVERHEAD UTILITY LINE (# OF LINES)
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- AIR CONDITIONER
- GAS METER
- WATER METER
- WATER LINE GATE VALVE
- FIRE HYDRANT
- WATER SPIGOT
- SPRINKLER VALVE
- BREAKER BOX
- ELECTRIC OUTLET
- DOOR ELEVATION (AT THRESHOLD)
- FINISH FLOOR ELEVATION
- BUSH
- BASKETBALL GOAL
- SURFACE BOX
- UTILITY VAULT
- SANITARY SEWER MANHOLE
- LIMITS OF DISTURBANCE
- STORM SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- DOWN SPOUT
- GRATE INLET
- FLARED END SECTION
- STREET/TRAFFIC SIGN
- TRAFFIC SIGNAL LIGHT POLE
- HANDICAP SYMBOL
- PARKING STALL COUNT
- HANDICAP SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- TURN LANE DIRECTION
- CONCRETE PAVEMENT (055)
- AREA TO BE SEEDED. SEE NOTE 6.
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- LANDING
- RAMP
- TRANSITION

NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

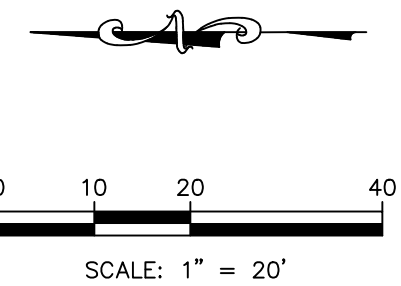
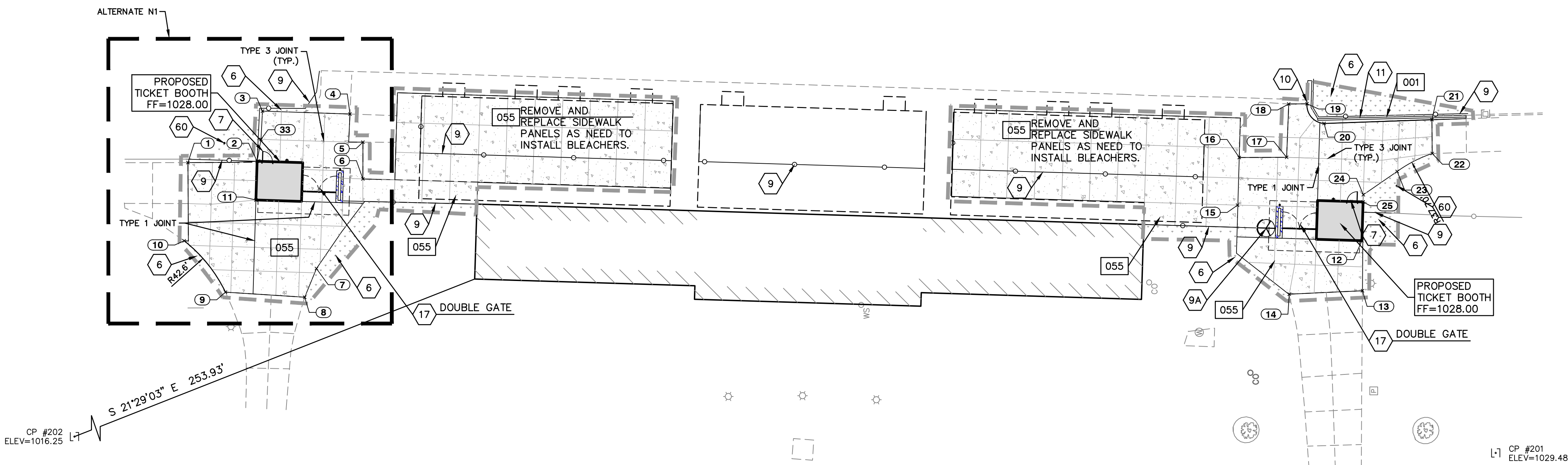
CONSTRUCTION NOTES:

- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE ARCHITECT.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE KANSAS CITY METROPOLITAN CHAPTER OF APWA STANDARD SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT.
- ALL CONSTRUCTION WORK AND UTILITY WORK SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

Point Table				
Point #	Northing	Easting	Elevation	Description
1	1006130.16	2824982.59	0.00	SW
2	1006109.93	2824982.99	0.00	OBC
3	1006108.36	2824997.64	0.00	SW
4	1006082.79	2824996.78	0.00	SW
5	1006079.01	2824988.57	0.00	SW
6	1006079.01	2824977.83	0.00	SW
7	1006092.58	2824951.64	0.00	SW
8	1006096.02	2824943.27	0.00	SW
9	1006119.19	2824944.76	0.00	SW
10	1006131.27	2824959.75	0.00	SW
11	1006110.28	2824971.66	0.00	OBC

Point Table				
Point #	Northing	Easting	Elevation	Description
12	1005786.99	2824959.78	0.00	OBC
13	1005786.83	2824945.16	0.00	SW
14	1005808.23	2824944.16	0.00	SW
15	1005823.34	2824970.18	0.00	SW
16	1005822.86	2824984.08	0.00	SW
17	1005809.00	2824984.14	0.00	SW
18	1005808.39	2824999.71	0.00	SW
19	1005803.04	2824999.77	0.00	SW
20	1005798.06	2824994.02	0.00	SW
21	1005766.53	2824995.14	0.00	SW
22	1005766.45	2824985.26	0.00	SW

Point Table				
Point #	Northing	Easting	Elevation	Description
23	1005776.69	2824980.01	0.00	SW
24	1005786.58	2824973.21	0.00	SW
25	1005786.65	2824971.11	0.00	OBC
26	1005576.70	2825288.09	0.00	OBC
27	1005552.05	2825287.30	0.00	OBC
28	1005504.43	2825245.67	0.00	SW
29	1005504.69	2825237.69	0.00	SW
30	1005584.63	2825230.55	0.00	SW
31	1005593.85	2825241.44	0.00	SW
32	1005589.92	2825250.75	0.00	SW



WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINUOUS BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.



PROJ. NO. C20_0691 DSN: DDW ENGINEER
CIN: 0691SP-LSN.DWG DWN: NJN MO # 2011037427
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kve@kveg.com | www.kveg.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842, EXPIRES 12/31/21



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phoenix • san francisco

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Lee's Summit R7 District Athletics Facilities

Lee's Summit North High School
901 NE Douglas Street
Lee's Summit, MO 64086

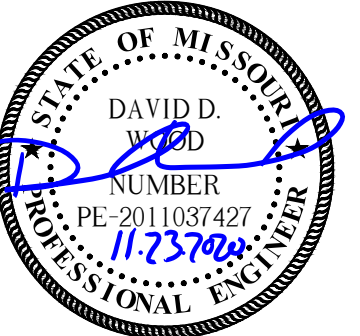
owner:
Lee's Summit R-7 School District
301 NE Tudor Road
Lee's Summit, MO 64086

architect:
Gould Evans
4200 Pennsylvania Avenue
Kansas City, MO 64111
816.931.6655 voice
www.goulddevans.com
structural engineer:
Bob D. Campbell & Company, Inc.
4338 Bellevue
Kansas City, MO 64111
816.531.4444

civil engineer:
Kaw Valley Engineering
14700 West 114th Terrace
Lenexa, KS 66215
913.485.0318

mechanical/electrical engineer:
Henderson Engineers
1801 Main St
Kansas City, MO 64108
816.663.8700

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



Kaw Valley Engineering, Inc.
Missouri Certificate of Authority: 000842
David Wood Date: 11/23/2020
Engineer License No. PE-2011037427

REVISIONS

Number DESCRIPTION DATE
1 Final Development Plan Comments 11-23-2020

PROJECT NO: 0119-0100
DATE: SEPTEMBER 28, 2020

SITE AND DIMENSION PLAN

N-C100

BID SET



KAW VALLEY ENGINEERING

14700 W. 114th Terrace
Lenexa, KS 66215
TEL: 913-894-5150

Job:

Lee's Summit North High School

Calculated By:

David Wood

Checked By:

Title:

Engineer's Preliminary Estimate of Probable Construction Cost

No. **C20D0691**

Date: **11/13/2020**

This ENGINEER'S opinion of probable construction cost is made on the basis of ENGINEER'S experience and qualifications and represents the ENGINEER'S best judgment as an experienced and qualified professional generally familiar with the industry. However, since the ENGINEER has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, ENGINEER cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost as prepared by ENGINEER. If OWNER wishes greater assurance as to probable construction costs, OWNER shall employ an independent cost estimator or contractor.

Lee's Summit North HS Athletics - City of Lee's Summit DCM - Sitework Base Bid

No.	Description	Unit	Quantity	Unit Price	Total	Notes:
1	Erosion Control	AC	0.39	\$ 3,500.00	\$ 1,365.00	
2	Demolition/Clearing (with improvements)	AC	0.39	\$ 15,000.00	\$ 5,850.00	
3	Grading (Cut/Fill)	CY	145	\$ 12.00	\$ 1,740.00	
4	Grading Export	CY	0	\$ 8.10	\$ -	\$5/Ton - 120 pcf
5	Fine Grading	SF	3,885	\$ 0.08	\$ 310.80	
6	Fine Grading Alternate	SF	5,250	\$ 0.08	\$ 420.00	
7	Spread Topsoil and Grade	CY	47	\$ 4.30	\$ 204.18	25 CY/hr 4" Across Seeded Areas
8	Subgrade Preparation	SY	1,170	\$ 5.00	\$ 5,850.00	
9	Curb and Gutter (CG-1)	LF	65	\$ 22.50	\$ 1,462.50	
10	Concrete Sidewalk/Ramps (4" on Rock)	SF	9,735	\$ 5.75	\$ 55,976.25	
11	Storm Sewer Modifications (Fittings and Emitters)	EA	14	\$ 35.00	\$ 490.00	
12	Storm Sewer Modifications (Pipe)	LF	117	\$ 18.00	\$ 2,106.00	
13	Sod or Seed/TRM	SF	3,885	\$ 0.80	\$ 3,108.00	100% of Green
Construction Estimate Total					\$ 78,882.73	

Lee's Summit North HS Athletics - City of Lee's Summit DCM - Sitework Alternates

No.	Description	Unit	Quantity	Unit Price	Total	Notes:
1	Erosion Control	AC	0.25	\$ 3,500.00	\$ 875.00	
2	Demolition/Clearing (with improvements)	AC	0.25	\$ 15,000.00	\$ 3,750.00	
3	Grading (Cut/Fill)	CY	55	\$ 12.00	\$ 660.00	
#REF!	Fine Grading	SF	5,250	\$ 0.08	\$ 420.00	
#REF!	Spread Topsoil and Grade Alternate	CY	64	\$ 4.30	\$ 275.92	25 CY/hr 4" Across Seeded Areas
#REF!	Subgrade Preparation Alternate	SY	520	\$ 5.00	\$ 2,600.00	
#REF!	Concrete Sidewalk/Ramps (4" on Rock) Alternate	SF	4,650	\$ 6.75	\$ 31,387.50	
#REF!	Storm Sewer Modifications (Fittings and Emitters)	EA	14	\$ 35.00	\$ 490.00	
#REF!	Storm Sewer Modifications (Pipe)	LF	117	\$ 18.00	\$ 2,106.00	
#REF!	Sod or Seed/TRM Alternate	SF	5,250	\$ 0.80	\$ 4,200.00	100% of Green
Construction Estimate Total					\$ 46,764.42	

