



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, PA

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December 7, 2006

David Corliss, City Manager
Lawrence City Hall
6 E. Sixth Street
Lawrence, Kansas 66044

RECEIVED

DEC 07 2006

CITY MANAGERS OFFICE
LAWRENCE, KS

Re: Benefit District Request - Oregon Trail Park

Dear David,

On behalf of the owners of Oregon Trail Addition, and as discussed with you during our November 21, 2006 meeting with John McGrew and members of your staff, this letter represents our formal request to form a Benefit District to facilitate construction of a 4.34-acre park and trail system within the proposed Oregon Trail Addition.

The legal description for the parkland to be conveyed to the City of Lawrence will be "Tracts 'A' and 'B' of Oregon Trail Addition". (As you and I noted when we last met, said tracts will not *officially* exist until the Final Plat of Oregon Trail Addition is recorded, anticipated to occur by mid-2007.)

Also as discussed, we propose to limit the spreading of special assessments for this district to all lots within the boundaries of the Oregon Trail Addition Final Plat (excluding Tracts "A" and "B").

Tracts "A" and "B" will contain the existing lift station (PS45) and its access drive, a pond with outflow structure and levee, an engineered open channel, approximately 1,600 feet of concrete recreation path and 930 feet of crushed limestone recreation path, large play structure and associated furnishings. (Refer to the attached "Preliminary Estimate of Probable Construction Costs" dated December 4, 2006.)

This letter accompanies re-submittal of the Final Plat for Oregon Trail Addition (copy attached), amended to fully address the conditions of approval previously established by the City and to accommodate the proposed park and its affects. Tract dimensions and areas are shown on this plat.

We understand this plat will promptly be placed on a City Commission agenda for "re-acceptance" of easements and rights-of-way, to be acted-upon concurrently with this benefit district proposal, as well as with the proposal to convey Tracts "A" and "B" to the City. Please let us know what additional information you or your staff may need in this regard. Thank you for your consideration.

Sincerely,

Tim A. Herndon,
Associate Principal

cc: John McGrew
Fred DeVictor
Sheila Stogsdill
file

encl.



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Letter of Transmittal

To: Ms. Sheila Stogsdill
Planning Office
Lawrence City Hall
Sixth and Massachusetts Streets
Lawrence, KS 66044-0708

Date: December 7, 2006
 RE: Oregon Trail Addition
Final Plat (Amended)
 Job #: 2004,611.08

We are sending you
 the following items:

attached under separate cover

- Shop Drawings Change Order Specifications
 Original Letter Original Plans _____
 Prints Electronic File

Copies	Date	No.	Description
17	12/6/06		Final Plat (full size)
1	11/30/06		Property Owner List (for your use, if necessary)
1	12/7/06		Letter to David Corliss Requesting Benefit District
1	12/4/06		Preliminary Estimate of Probably Construction Costs
1	12.7.06		Note to Fred D. and Mark H.

These are transmitted as checked below:

- For Approval As Requested _____
 For Your Use For Review and Comment _____

Sheila -

Attached for your review, and for "re-acceptance" of rights-of-way and easements by the City Commission. Please let us know if you need additional information. Also, please inform us as to when this item will appear on a CC agenda. Per our Nov. 21, 2006 meeting with you, Mr. Corliss and other staff, we understand the plat will be acted upon by the CC at the same meeting with associated Benefit District and Parkland Conveyance items.

Because this project involves revised plans to create a wet pond [versus a formerly proposed dry stormwater detention facility] a Revised Drainage Study will be submitted to Matt Bond by Landplan on Dec. 8, 2006.

Thanks very much.

Corliss, DeVictor, McGrew
 Copy to

Signed

Tim A. Herndon, Assoc. Principal



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Oregon Trail Park

12.7.06

Fred and Mark —

Attached copies of materials sent to Mr. Cortiss
and Ms. Stogsdill.

Please note the following:

1. The cost estimate dated 12.4.06 (attached)
differs from the one dated 11.14.06 (given to Mark
at our last meeting.)

The new estimate includes approximate fees
for a) parkland design drawings and b) for inclusion
of the drainage channel within parkland Tract "A"
as agreed on 11.21.06.

2. Please check your calendar and let me know
when you can meet with Landplan staff (probably
me, CL Maurer and/or Chris Storm) to discuss
what is necessary to fulfill design intent and
scope of drawings for the park/benefit district
work.

I look forward to meeting with you, soon. Don't hesitate
to call with any questions or comments.

Thanks!

Tim

Project: _____ Sheet _____ of _____
Subject: _____ Date: _____
Computed by: _____ Checked by: _____

PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS
Oregon Trail Addition - Tracts "A" & "B" - Parkland Improvements

Landplan Engineering, P.A.
December 4, 2006

ITEM OF WORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
PLANNING & ENGINEERING				
Park Concept Sketches	1	L.S.	\$4,500.00	\$4,500.00
Revised Final Plat	1	L.S.	\$5,000.00	\$4,500.00
Revised Drainage Study	1	L.S.	\$3,600.00	\$3,600.00
Park & Trail Design Drawings	1	L.S.	\$25,000.00	\$25,000.00
Benefit District Request	1	L.S.	\$2,500.00	<u>\$2,500.00</u>
			SUBTOTAL	\$40,100.00
EARTHWORK & GROUND PREPARATION				
Soil Excavation (6' Addl. Pond Depth)	16,756	C.Y.	\$13.00	\$217,828.00
Fill & Compaction (Play Area)	2,156	C.Y.	\$7.50	\$16,170.00
Clay Pond Liner (Excavated On-Site)	2,793	C.Y.	\$7.50	\$20,947.50
Native Grass Pond Perimeter	0.80	Ac.	\$5,000.00	\$4,000.00
Trail Seeding	1.15	Ac.	\$3,500.00	\$4,025.00
Sport Seeding (Play Area)	0.40	Ac.	\$3,000.00	<u>\$1,200.00</u>
			SUBTOTAL	\$264,170.50
TRACT "A" DRAINAGE CHANNEL				
Fill & Compaction	12,098	C.Y.	\$4.25	\$51,416.50
Turf Reinforcement Mat	1,900	S.Y.	\$12.00	\$22,800.00
Erosion Control Blanket	1,900	S.Y.	\$3.00	\$5,700.00
Native Grass Channel Lining	1	Ac.	\$5,000.00	<u>\$5,000.00</u>
			SUBTOTAL	\$84,916.50
MISC. STORM SEWER IMPROVEMENTS				
42" CMP	150	L.F.	\$95.00	\$14,250.00
Low Water Crossing	1	L.S.	\$10,000.00	\$10,000.00
Concrete Overflow Weir/Outlet	1	L.S.	\$3,500.00	<u>\$3,500.00</u>
			SUBTOTAL	\$27,750.00
8' RECREATION PATHS				
8' x 4" Conc. Path	1,615	L.F.	\$27.50	\$44,412.50
Expansion Joints	1,316	L.F.	\$2.50	\$3,290.00
Screened Limestone Path	930	L.F.	\$18.00	\$16,740.00
8' ADA Ramps	5	Ea.	\$1,300.00	<u>\$6,500.00</u>
			SUBTOTAL	\$70,942.50
SITE FURNISHINGS				
Signage (Installed)	6	Ea.	\$250.00	\$1,500.00
Picnic Table w/Roof	1	Ea.	\$5,000.00	\$5,000.00
Trash Receptacle	1	Ea.	\$200.00	\$200.00
Bench	1	Ea.	\$950.00	\$950.00
Deck System (Playground)	1	Ea.	\$35,000.00	<u>\$35,000.00</u>
			SUBTOTAL	\$42,650.00
Total Estimated Costs				\$530,529.50
Misc. Extras & Overruns (15%)				\$79,579.43
ESTIMATED GRAND TOTAL				\$610,108.93

Note: The above estimated probable costs exclude rock excavation.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

DEDICATION

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "OREGON TRAIL ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

JOHN M. MCGREW, MANAGER OREGON TRAIL HOLDINGS LC ROGER D. JOHNSON, MANAGER OREGON TRAIL HOLDINGS LC

ACKNOWLEDGEMENT

STATE OF KANSAS COUNTY OF DOUGLAS BE IT REMEMBERED THAT ON THIS DAY OF 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JOHN M. MCGREW, MANAGER, OREGON TRAIL HOLDINGS LC WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF KANSAS COUNTY OF DOUGLAS BE IT REMEMBERED THAT ON THIS DAY OF 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROGER D. JOHNSON, MANAGER, OREGON TRAIL HOLDINGS LC WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS

APPROVED BY LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION DOUGLAS COUNTY, KANSAS RIGHTS-OF-WAY AND EASEMENTS CITY COMMISSION LAWRENCE, KANSAS

CHAIR HOLLY KREBS DATE MAYOR MIKE AMTX DATE

CITY CLERK FRANK S. REEB DATE REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

MICHAEL D. KELLY, P.L.S. #669 DOUGLAS COUNTY SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL, 2005 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S. #610 1310 WALKARUSA DRIVE LAWRENCE, KANSAS 66049 (785) 843-7830 PLAT PREPARED JUNE, 2006

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK PAGE

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 1,405,034.

TRACTS 'A' AND 'B' ARE CONVEYED TO THE CITY OF LAWRENCE (VIA WARRANTY DEED) GENERALLY FOR PUBLIC PARKLAND/RECREATION PATH PURPOSES (INCLUDING EASEMENTS AS SHOWN).

SINGLE-FAMILY AND DUPLEX DRIVEWAY ACCESS TO/FROM OVERLAND DRIVE, GEORGE WILLIAMS WAY AND STONERIDGE DRIVE IS PROHIBITED.

MULTI-FAMILY DRIVEWAY ACCESS (LOT 19, BLOCK FIVE) IS LIMITED TO ONE TO/FROM GEORGE WILLIAMS WAY TO BE SHARED WITH THE PROPERTY IMMEDIATELY TO THE SOUTH) AND ONE TO/FROM OVERLAND DRIVE.

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.

NO BUILDING PERMITS WILL BE ISSUED UNTIL THE COMPLETION OF GEORGE WILLIAMS WAY, STONERIDGE DRIVE OR OVERLAND DRIVE TO SERVE THE SUBDIVISION.

BUILDING PERMITS ISSUED WITHIN THIS SUBDIVISION SHALL BE LIMITED TO A MAXIMUM NUMBER OF DWELLING UNITS (BASED UPON AN UPDATED TRAFFIC IMPACT STUDY SHOWING ONLY ONE ACCESS INTO THE SUBDIVISION WITH LEVEL OF SERVICE "C" OR BETTER, AT THE INTERSECTION OF GEORGE WILLIAMS WAY AND WEST 6TH STREET, OR STONERIDGE DRIVE AND WEST 6TH STREET) UNTIL SUCH TIME AS A SECOND ACCESS TO THE SUBDIVISION IS COMPLETED.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, BEARING. Lists curves C1 through C35 with their respective measurements.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 1 through 50 across blocks one through five.

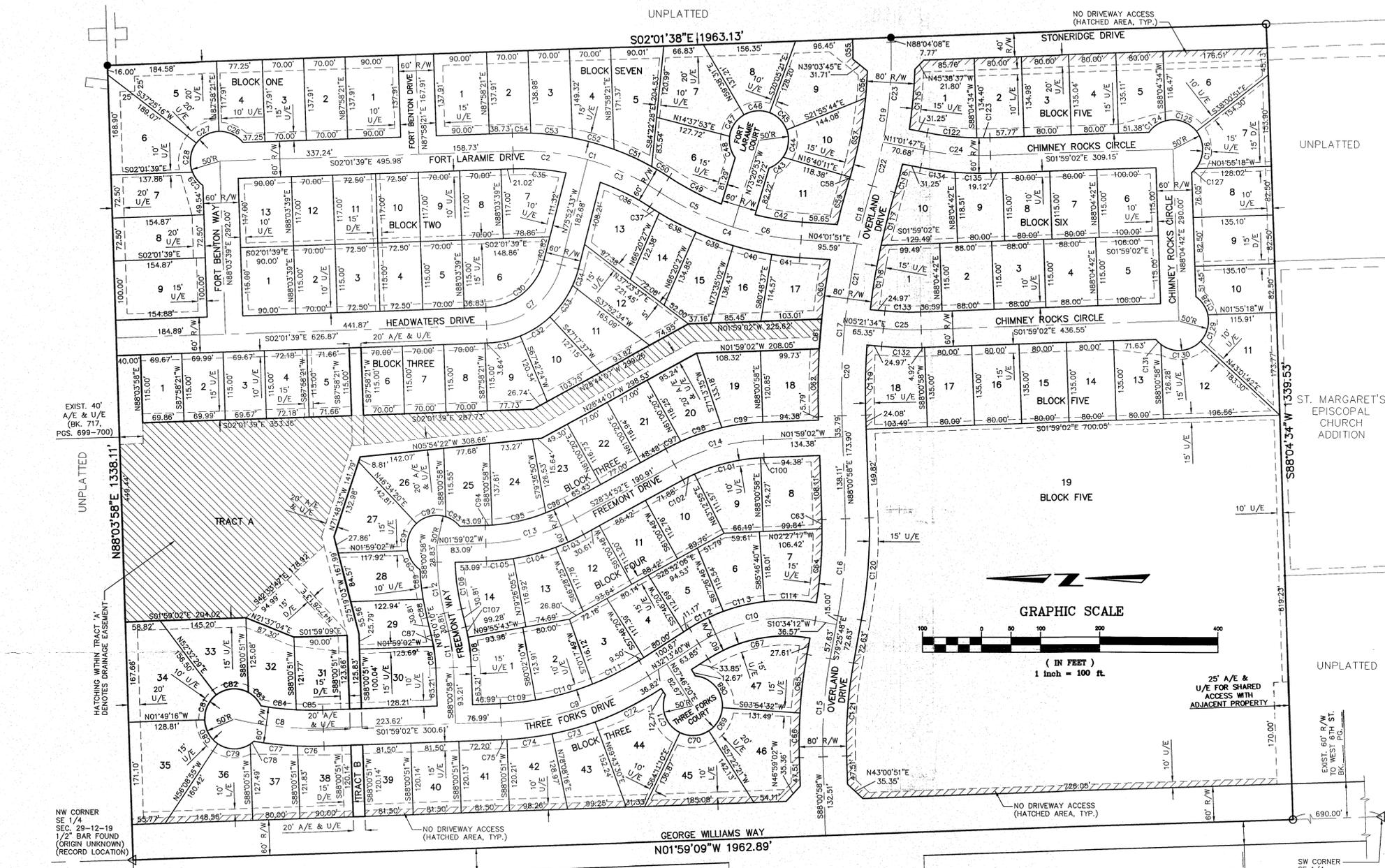
MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 51 through 100 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 101 through 150 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 151 through 200 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 201 through 250 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 251 through 300 across blocks one through five.



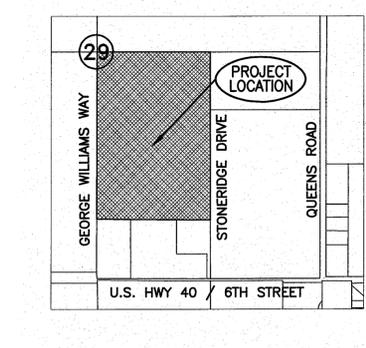
MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 301 through 350 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 351 through 400 across blocks one through five.

MEBO TABLE with columns: BLOCK, LOT NO., MEBO. Lists lots 401 through 450 across blocks one through five.

LOT NO., SQ. FT., ACRES, LOT AREA TABLE. A large table listing lot numbers, square feet, acres, and lot area for all lots in the subdivision.

LOCATION MAP



MONUMENTATION: 1/2" BAR W/CAP "PLS 610" FOUND; 1/2" X 24" BAR W/CAP "PLS 610" SET. NOTE: 1/2" X 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

FILING RECORD: STATE OF KANSAS COUNTY OF DOUGLAS. THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS DAY OF 2006, AND IS DULY RECORDED AT AM/PM, IN PLAT BOOK PAGE.

A FINAL PLAT OF OREGON TRAIL ADDITION. A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. SE 1/4, SEC. 29-T12S-R19E. REGISTER OF DEEDS KAY PENNELL.