

# BARTLETT & WEST ENGINEERS

SERVICE. THE BARTLETT & WEST WAY.

628 VERMONT STREET ■ LAWRENCE KS 66044-2252  
785.749.9452 ■ FAX 785.749.5961 ■ 888.200.6464  
WWW.BARTWEST.COM

## Letter of Transmittal

To: Mary Miller

Lawrence/Douglas County Planning Office

6 East 6<sup>th</sup> Street

Lawrence, KS 66044

Date: April 3, 2007

Project No.: 15442.001

Re: Stoneridge Water Tower – Site Plan

We are sending you the following:  Attached  Under separate cover via:

Shop Drawings  Prints  Plans  Samples  Specifications

Change Order  Copy of Letter  Other

Copies	Date	No.	Description
19			Site Plan for Stoneridge Water Tower
1			Site Plan Application Form, Property Description
1			Letter to Adjacent Owners & Certificate of Mailing
2			Stormwater Letter

These are transmitted as noted below:

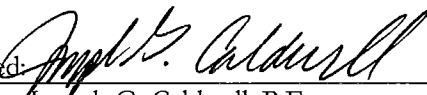
- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit copies for approval   |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return corrected copies        |
| <input type="checkbox"/> For your information    | <input type="checkbox"/> For review and comment   | <input type="checkbox"/> For signature & return         |

**Remarks:** Please find attached the information outlined above. This information is being submitted to gain approval of the site plan for the Stoneridge Water Tower. Previously, a preliminary plat and rezoning application were submitted on March 7, 2007. A Owner Authorization Form and Property Ownership List were included in that submittal, and therefore have not been included with this site plan paperwork.

Please contact me with questions or comments. Thank you.

cc: Mary Baker, Department of Utilities

File:

Signed:   
Joseph G. Caldwell, P.E.



## SITE PLAN APPLICATION

Pre-Application Meeting  
required minimum 7 days  
before submission  
Planner Mary Miller  
Date Feb 23, 2007  
Fee N/A  
\$50 for new site plan  
\$25 for renewal

**OWNER INFORMATION**

Name(s) City of Lawrence, KS  
 Contact Mary Baker (Department of Utilities)  
 Address 6 East 6<sup>th</sup> Street  
 City Lawrence State KS ZIP 66044  
 Phone (785) 832-7809 Fax (785) 832-7897  
 E-mail mabaker@ci.lawrence.ks.us Mobile/Pager (\_\_\_\_) \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

Contact Joe Caldwell  
 Company Bartlett & West  
 Address 628 Vermont  
 City Lawrence State KS ZIP 66044  
 Phone (785) 749-9452 Fax (785) 749-5961  
 E-mail joe.caldwell@bartwest.com Mobile/Pager (785) 331-7210

**PROPERTY INFORMATION**

Legal Description (*may be attached*) Attached

Address of Property 5600 Stoneridge Drive

Description of Existing Improvements or Structures A new water tower will be constructed along with a small parking area. Fencing and landscaping will be part of the improvements as well.

Existing Zoning <b>UR</b>	Existing Land Use <b>Vacant</b>	Proposed Land Use <b>Public Utility</b>	
Total site area <b>3.31 Ac.</b>	Current Appraised Value <b>\$46,110</b>	Existing Building Footprint <b>N/A</b>	Open Space Area <b>3.31 Ac.</b>
# of Buildings <b>1</b>	Estimated Cost of Construction <b>\$1,685,000 (Water Master Plan)</b>	Proposed Building Footprint <b>1963.5 sq. ft.</b>	Pavement Coverage <b>11,164 sq. ft.</b>

<b>Are you also submitting any of the following applications?</b>			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Subdivision Plat <b>Submitted on 3/7/07</b>	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change <b>Submitted on 3/7/07</b>
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

**Description of Project:**

**Property Address:** 5600 Stoneridge Drive

**Detailed Description of Proposed Project:**

**(Attach additional sheets if necessary)**

**An above ground water tower will be constructed at the site. In addition to the water tower, there will be a small parking area. The site will be surrounding with a chain link fence. Finally, landscaping will be installed to help buffer the property.**

**Reason for Request:**

**(Attach additional sheets if necessary)**

**The reason for the project is to provide City water supply to northwest Lawrence.**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the  
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for site  
plan approval as indicated above.

Signature(s): Joseph L. Caldwell Date 4/3/07

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

**Note: If signing by agent submit Owner Authorization Form**

**STAFF USE ONLY**

Application No. \_\_\_\_\_

Date Received \_\_\_\_\_

Fee \$ \_\_\_\_\_

Date Fee Paid \_\_\_\_\_

**EXHIBIT "A"**  
**STONERIDGE WATER TOWER ADDITION**  
**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT OF BEGINNING BEING 40.00 FEET NORTH 00° 06' 21" WEST (BEING AN ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY U.S. NO. 40, FOR POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, NORTH 0° 06' 21" WEST, 650.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, WEST 400.00 FEET; THENCE PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SOUTH 00° 06' 21" EAST, 400.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, EAST 360.00 FEET; THENCE PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SOUTH 0° 06' 21" EAST, 250.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY U.S. NO. 40; THENCE PARALLEL TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND ALONG THE NORTH LINE OF SAID HIGHWAY U.S. NO. 40, EAST 40.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, LESS THAT PORTION CONVEYED BY DEED RECORDED IN DEED BOOK 889, PAGE 44, IN THE OFFICE OF THE REGISTER OF DEEDS, IN DOUGLAS COUNTY, KANSAS.



**Lawrence Douglas County  
Metropolitan Planning Office**  
6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceplanning.org>

## CERTIFICATE OF MAILING

**THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.**

Name of Project: Stonewall Water Tower  
Address of Project: 5600 Stonewall Drive  
Application Number: \_\_\_\_\_

I hereby certify that I have read and understood the attached requirements for public notification of a proposed site plan and that I have executed all requirements.

Furthermore, I hereby certify that a true and correct copy of the foregoing "Notice to Property Owners" was mailed to the attached list by depositing said copy in the United States Mail, proper postage prepaid, on the following date: April 3, 2007

Joseph G. Caldwell  
Signature

4/3/07  
Date

Joseph G. Caldwell  
Printed Name

**BARTLETT & WEST**  
**ENGINEERS**  
SERVICE. THE BARTLETT & WEST WAY.

April 3, 2007

Turner-Douglas LLC Et Al  
Attn: Debbie Dovorsee  
PO Box 460  
Great Bend, KS 67530

SUBJECT: NOTICE OF SITE PLAN REVIEW PENDING  
BEFORE THE LAWRENCE DOUGLAS COUNTY PLANNING OFFICE

Re: Stoneridge Water Tower

To Whom It May Concern:

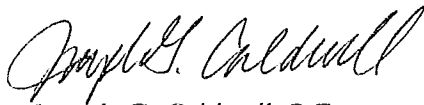
A site plan is being submitted to the Lawrence-Douglas County Planning Office on April 3<sup>rd</sup>, 2007, for the Stoneridge Water Tower site, sitting on 3.306 acres of property located at 5600 Stoneridge Drive in Lawrence, Kansas. The proposed plan contains an above ground water tower, the addition of a small parking area, fencing, lighting, landscaping and various other site enhancements. Construction is currently scheduled to commence in the fall of 2007.

This letter is being sent to all owners of property adjacent to the proposed development described above. It is being sent for the purpose of informing the property owner and other interested parties about the proposed project. This letter does not grant the recipient and/or property owner any legal rights to challenge the proposed development; instead, it is being provided solely to advise adjoining property owners of the pending proposed development. For further information, you may contact Bartlett & West (785) 749-9452, or the Lawrence-Douglas County Planning Office at (785) 832-3150.

As representatives of the owner, we will attempt to answer questions regarding the information shown on the site plan or return any phone calls as promptly as possible. If you need an immediate response or desire to view the site plan, please contact the Lawrence-Douglas County Planning Office directly at the number listed above.

Sincerely,

BARTLETT & WEST

  
Joseph G. Caldwell, P.E.

cc: Lawrence-Douglas County Metropolitan Planning Office

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785.749.9452 ■ FAX 785.749.5961 ■ 888.200.6464

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**ENGINEERS**  
SERVICE. THE BARTLETT & WEST WAY.

April 3, 2007

Oregon Trail Holdings LC  
4100 W. 6<sup>th</sup> Street  
Lawrence, KS 66049

SUBJECT: NOTICE OF SITE PLAN REVIEW PENDING  
BEFORE THE LAWRENCE DOUGLAS COUNTY PLANNING OFFICE

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Sincerely,

BARTLETT & WEST



Joseph G. Caldwell, P.E.

cc: Lawrence-Douglas County Metropolitan Planning Office

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**BARTLETT & WEST**  
**ENGINEERS**  
SERVICE: THE BARTLETT & WEST WAY

April 3, 2007

St. Margaret's Episcopal Church  
Attn: Darrel D. Proffitt  
5700 W. 6<sup>th</sup> Street  
Lawrence, KS 66049

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Sincerely,

**BARTLETT & WEST**

  
Joseph G. Caldwell, P.E.

cc: Lawrence-Douglas County Metropolitan Planning Office

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WWW.BARTWEST.COM

April 3, 2007

Lawrence-Douglas County Metropolitan Planning Office  
P.O. Box 708  
Lawrence, KS 66044-0708

SUBJECT: NOTICE OF SITE PLAN REVIEW PENDING  
BEFORE THE LAWRENCE DOUGLAS COUNTY PLANNING OFFICE

Re: Stoneridge Water Tower

To Whom It May Concern:

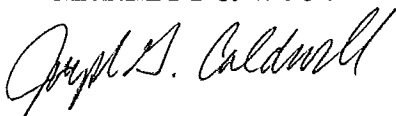
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Sincerely,

BARTLETT & WEST



Joseph G. Caldwell, P.E.

cc: Lawrence-Douglas County Metropolitan Planning Office

**BARTLETT & WEST**  
**ENGINEERS**  
SERVICE. THE BARTLETT & WEST WAY.

April 3, 2007

Mr. Matt Bond, P.E.  
Stormwater Engineer  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

Re: Stoneridge Water Tower - Stormwater  
Project No.: 15442.001

Dear Matt:

Bartlett & West is working with the City of Lawrence and Black & Veatch on the new Stoneridge Water Tower. As a part of the site plan submittal, a drainage study is to be submitted for review and approval. This letter will address the stormwater issues for the site.

The overall property is 3.31 acres. The topography of the site is split into two drainage areas. The north and west areas of the lot, approximately 2.21 acres, drain towards the recently platted Oregon Trails project, which is north of the City's property and the St. Margaret's Episcopal Church. The south and east portion of the property, approximately 1.10 acres, drains into what is commonly known as the Yankee Tank Drainage Basin (Lake Alvamar). Per Chad Voigt's letter on January 28, 1998, the Yankee Tank Basin allows for higher stormwater flows before detention is required.

For the Stoneridge Water Tower site, all the improvements will be occurring on the portion of the property that drains into the Yankee Tank Basin. Therefore, we have calculated the Curve Number, CN, for this portion of the property to determine if detention is required. The proposed and existing impervious areas consist of the following:

- Existing Shared Access Drive with St. Margaret's Church 6,636 sq. ft.
- Proposed Asphalt Drive & Parking Area & Concrete Pad 4,528 sq. ft.
- Proposed Base of Water Tower 1,963 sq. ft.
- Proposed Cell Tower Building 600 sq. ft.

In aggregate, the impervious area will be 13,727 sq. ft. or 0.315 acres. Since the southeast portion of this lot is 1.10 acres, then there is 0.785 acres of pervious area. Applying a CN value of 74 for pervious areas and a CN value of 98 for impervious areas results in a weighted CN of 80.87. The aforementioned letter from Chad Voigt indicates that detention will not be required unless the weighted CN value is 84 or greater. Therefore, the Stoneridge Water Tower site will not require detention.

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, reading "Joseph G. Caldwell". The signature is written in a cursive style with a large, stylized initial "J" and "C".

Joseph G. Caldwell, P.E.