



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049

tele 785.843.7530
fax 785.843.2410
email info@landplan-pa.com

October 13, 2005

Debbie Van Saun, Assistant City Manager
PO Box 708
Lawrence, KS 66044

Re: Final Plat – Fall Creek Farms 12th Plat

Dear Debbie,

This letter requests your recommendation for approval of Fall Creek Farms 12th Plat, henceforth referred to as "FC12". This plat was recently recommended for denial by the Department of Utilities, citing possible sanitary sewer capacity problems in the KR-2 drainage basin. For the purpose of this letter, all lot and block references are taken from the attached "Revised Preliminary Plat for Fall Creek Farms." This preliminary plat depicts previously final platted portions in gray. Also note, the southwest area has been final platted as Fall Creek Farms 10th Plat (FC10) and Lots 35 through 37, Block Two, have since been final platted as a single lot.

On behalf of the Owner, we offer the following two recommendations for your consideration:

Recommendation 1 – Unplatted lots adjacent to existing sanitary sewers are allowed to be final platted and developed. Because the existing sewer system already experiences inflow and infiltration as the major component of system flows, additional domestic flows from immediately adjacent lots would contribute relatively little to any capacity deficiency, which may currently exist. In the case of FC12, this recommendation would apply to Lots 39 through 46, Block Two. Also request that this recommendation apply to Lots 29, 34, 35, Block 2 and Lots 22 and 23, Block Eight, although these parcels are not proposed for development at this time.

Recommendation 2 – Remaining lots in FC12 (Lots 47 through 50, Block Two and Lots 1 through 4 and 9 through 12, Block Six) are allowed to be final platted, under the condition that the Owner will not develop already-platted Lots 2 through 8, Block One until present capacity issues are resolved to the satisfaction of the City.

Finally, it should be noted that Fall Creek Farms develops at a much slower pace than other Lawrence developments. Fall Creek Farms has only developed 17 new homes over the past ten years. While the Owner expects this pace to increase with demand, it is very unlikely that the 51 lots of FC10 and 20 estate lots of FC12 will be fully developed prior to resolving the capacity problems in the KR-2 basin.

It is our earnest request that your office consider the recommendations enumerated in the above paragraphs, and we ask that you forward your support for approval of the Fall Creek Farms 12th Plat to the Planning Office. FC12 is presently scheduled for the October 24th Planning Commission meeting, therefore, your timely response is very much appreciated.

Sincerely,

Christopher M. Storm, P.E.
Project Engineer

cc: Gene Fritzel
Phil Ciesielski
Lisa Pool

