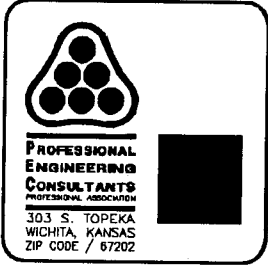
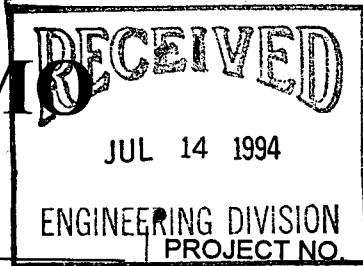


MEMO



TO: Vicky R. Huang, P.E.
7th Floor City Hall, 455 N. Main
Wichita, KS 67202

PROJECT: Oak Cliff Estates
5th Addition

DATE: July 13, 1994

COPIES TO:

ATTN: _____

Suzanne Loomis, Storm Water Utility Office
Brent Wooten, Baughman Co., P.A.
Larry Chambers, Slawson
Development Corporation
File through RDP, GMG

FROM: Michael W. Berry, P.E. *MB*
 REFERENCE: Reported drainage problem in Westlink Village 22nd
Addition and Oak Cliff Estates 5th Addition

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

In response to your request, this memorandum summarizes our findings to date relative to citizen reported rear yard surface drainage problems on Lots 1 through 7, Westlink Village 22nd Addition (10711 through 10819 Rolling Hills) and Lots 8, 9, 16, and 17, Block 1, Oak Cliff Estates 5th Addition (10714, 10718, 10814 and 10818 Meribeau Court). (See Attachment A).

History

Westlink Village 22nd Addition was platted in 1988, being a replat of a portion of Westlink Seventeen. At this time, all public improvements had already been constructed. The adjacent property was platted as Oak Cliff Estates 3rd Addition but was undeveloped.

Attachment B is a copy of the drainage plan for Westlink Village 22nd Addition, prepared by Baughman Co., P.A. It should be noted that the drainage notes state "The lots will drain north to the paved street as indicated on the plan".

Oak Cliff Estates 5th Addition was platted in 1991, being a replat of a part of Oak Cliff Estates 3rd Addition. The detailed drainage plan for this plat (Attachment C) prepared by Professional Engineering Consultants, P.A., indicates several match points along the north line of Lots 8, 9, 16, 17, and 24 in Block 1. Lots 8 and 9 were to drain from west to east. Lot 16 was to be graded with a midpoint crest and drain to both the northwest and northeast corners. From the NW corner of Oak Cliff Lot 16, drainage would then flow north along the west line of Westlink Lot 3 to Rolling Hills Street. From the northeast corner of Oak Cliff Lot 16, drainage was to be directed to flow to the east.

On July 1, 1994, Mr. Gayle Grier and Michael W. Berry of PEC visited the site of the reported drainage problems.

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Westlink Village 22nd Addition and Oak Cliff Estates

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On the site visit the following observations were made:

1. There is evidence of ponding of water on Oak Cliff Lot 16 along the rear lot line. It appears that water ponds also on Lot 9 to the west as well as on Westlink Lots 2 through 4 to the north.
2. Oak Cliff Lot 25 and lots to the east of that point have sufficient gradient to provide positive drainage to the east.
3. Existing above ground utility boxes indicate that both KG&E Power and Southwestern Bell Telephone lie in the twenty foot utility easement along the north edge of Oak Cliff Estates 5th Addition.
4. During our site investigation we spoke with Mr. Bill Jones who lives at 10811 Rolling Hills (Westlink Lot 3). Mr. Jones reported that he has lived in his home approximately one year. After a rainfall event, water ponds in the southwest corner of his yard to an area extent of about twenty feet in diameter. Mr. Jones suggested that an inlet be constructed in his rear yard and a pipe taken north through his property to the curb line of Rolling Hills Street. Mr. Jones stated that he would grant permission to construct such a system across his property assuming his yard would be restored back to as close to its original condition as possible. However, Mr. Jones does not feel that he should be responsible for the payment for this system.

On July 8, 1994, the author visited with Mrs. Suzanne Loomis, of the City of Wichita Stormwater Management Office. Mrs. Loomis has recently met with the residents about this problem. A City survey crew measured profiles along each side of the east-west rear yard fence and observed several low areas on each side of the fence, particularly on Westlink Lots 2, 3, 5 and 6, and Oak Cliff Lots 8, 9, 16 and 17, (see Attachment D). Mrs. Loomis presented a proposal to the residents whereby the yards are regraded to establish a grade of 0.06% to the east. The City has offered to set "blue top" grade stakes for the purpose of establishing the design grade in the field, but has not yet done so as of July 12, 1994.

The City's survey (Attachment D) clearly shows that existing lot grading on Oak Cliff Lots 8, 9, 16 and 17 is not in conformance with the intent of the detailed grading plan. It is further evident, based on our field investigation and resident complaints, that not all of the Westlink 22 lots drain north to Rolling Hills.

In light of our research and investigation, we offer the following alternatives for consideration:

- a) Regrade an overland flow channel from the northwest corner of Lot 16 easterly through Lots 16, 17, 24 and perhaps 25, similar to the City's current proposal.
- b) Construct an inlet and pipe system draining from the northerly line of Lot 16 through the lot adjacent to the north to Rolling Hills Street to discharge at the gutter line of Rolling Hills Street, as proposed by Mr. Jones.

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- c) Provide a drainage swale from the northwest corner of Lot 16 south and southeasterly along the property line to drain to the top of curb of Meribeau Court in front of Lot 16.
- d) Provide either an overland open channel or an inlet/pipe system from the northwest corner of Lot 16 south through lots 15, 14 and 13 to the north gutter line of Meribeau Street.
- e) Regrade each lot in Westlink Village 22nd Addition to re-establish the intended drainage pattern.

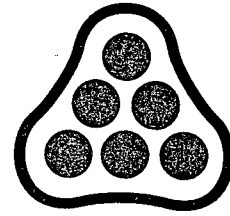
It is evident that the drainage design originally conceived has not been well executed in the field. Several lots are not in conformance with the design grading plan. It is our opinion that regrading of some, perhaps several, lots will be required to establish a suitable drainage pattern regardless of the option chosen. The final decision regarding the alternative to be constructed lies with the homeowners themselves.

We trust that the above analysis fulfills your request for an investigation of the site.

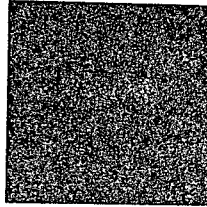
November 8, 1994

Mrs. Melanie Northcutt
10815 Rolling Hills
Wichita, KS 67212

Reference: Drainage Problem
10815 Rolling Hills
PEC File No. 36-94000-1120



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



Dear Mrs. Northcutt:

In response to your telephone call of November 4, 1994, transmitted herewith is a copy of a memo to the City Engineer's Office dated July 13, 1994, summarizing the findings of our previous investigation into this matter.

It is evident from field survey data taken by the City that the plan originally intended for drainage of these lots was not well executed in the field. No one from this office witnessed the construction of homes in the vicinity of yours; therefore, it is impossible for us to assign responsibility for any action taken. It would be our recommendation that a cooperative, neighborhood approach be taken to address the matter jointly, to eliminate duplicative efforts or even conflicting efforts by individuals acting alone.

We trust that the information enclosed assists you in this matter. Upon request, we can recommend contractors which might be able to perform any construction required. Further services of PEC are available to your and/or your neighbors on a standard hourly rate basis.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Michael W. Berry, P.E.
Manager, Land Development Division

MWB:ama

Encl: As noted

cc: Larry Chambers, w/o attachment
Vicky Huang w/o attachment
Suzanne Loomis w/o attachment

