

Carrier, Christopher

From: Huang, Vicky
Sent: Thursday, August 31, 2000 3:50 PM
To: Lindebak, Mike ; Carrier, Christopher
Subject: RE: Aberdeen 3rd Addition

Sensitivity: Private

During plan review I stressed to Jim Ubert of Poe that the drainage issue need to be looked at carefully. What they proposed is to match grade at property line and grade down to the back yard drainage inlets since Mr Kelley had stressed that he would not give easement on his property to facilitate storm sewer extension. Jim felt confident that this will work. Before we took bid, I sent Mr. Kelley the plan sheets concerning his property with a tranmittal letter (see attached). And I have not heard anything from him. I would assume he is satisfied.



Drainage at 11116 W
21st.doc

-----Original Message-----

From: Lindebak, Mike
Sent: Thursday, August 31, 2000 3:23 PM
To: Carrier, Christopher
Cc: Huang, Vicky
Subject: RE: Aberdeen 3rd Addition
Sensitivity: Private

I have a call in to Kenny. I left a detailed message. He will be calling you or me.

-----Original Message-----

From: Carrier, Christopher
Sent: Thursday, August 31, 2000 3:09 PM
To: Lindebak, Mike
Cc: Huang, Vicky
Subject: Aberdeen 3rd Addition
Sensitivity: Private

Remember Mr. John Kelley, 11126 W. 21st Street North. He has been concerned about how the drainage plan for Aberdeen 3rd Addition will impact his property which lies directly to the east of the subdivision. When we met with him it did seem to be a valid concern. Vicki has talked to Kenny Hill about all of this and Kenny was going to check into it.

Now I notice that all of this is under construction. Did we do anything to help Mr. Kelly? I hope so - I don't need to talk to him again! Please let me know.

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Cc: Huang, Vicky
Subject: RE: Aberdeen 3rd Addition

Sensitivity: Private

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June 9, 2000

Mr. John Kelley
11126 W 21st. St No
Wichita, Ks 67223

Dear Mr. Kelley,

Some times ago you have expressed concerns to us about the drainage at your property. Specifically, you wanted to know how the drainage from your property is going to be handled when the property to the west is developed. At that time a meeting was conducted with the consultant engineer, Poe and Associates. The outcome of the meeting is that the consultant will take a closer look of the drainage situation during the actual design phase before development occurs.

Poe and Associates has recently finished their design for the phase of development that is adjacent to your property. What they proposed to do is to leave the existing hedgerow intact then down grade to the storm sewer inlets. The proposed homes will be sitting high and will not have any danger of getting water into the basement. You may want to grade through the tree row close to where the inlet area to facilitate the runoff from your property to the inlets. The storm sewer system has the capacity to drain your property at its existing condition. I have attached the grading plan and two sheets of the construction plan for your information.

Please let me know if I can be of any further assistance.

Respectfully yours,

Vicky Huang, P.E.
Subdivision Engineer

Carrier, Christopher

From: Carrier, Christopher
Sent: Thursday, August 31, 2000 3:09 PM
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Cc: Huang, Vicky
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CARRIER_C

From: HUANG_V
Sent: Wednesday, February 09, 2000 8:52 AM
To: CARRIER_C
Cc: LINDEBAK_M
Subject: RE: Aberdeen 3rd Addition

Sensitivity: Private

I just called Kenny Hill and he remembers Mr Kelley and is very much aware that he has to address this drainage issue. They are in the process of getting survey for the area. As for the structure under 21st St., there are detention ponds planned to limit the outflow of this whole area.

-----Original Message-----

From: CARRIER_C
Sent: Wednesday, February 09, 2000 8:22 AM
To: HUANG_V
Cc: LINDEBAK_M
Subject: Aberdeen 3rd Addition
Sensitivity: Private

It would appear that the Kelleys do have a valid concern and I don't think we can just leave this to chance. I think we should contact Kenny Hill to see what he has done to evaluate the situation and what design changes have been made to take care of the problem. We need to show a willingness to solve the problem then if Kelley won't sign the appropriate easement - that's his problem. I'm still concerned about the pipe under 21st. Hill should address that also instead of assuming it's adequate.

CARRIER_C

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Sent: Wednesday, February 09, 2000 8:22 AM
To: HUANG_V
Cc: LINDEBAK_M
Subject: Aberdeen 3rd Addition

Sensitivity: Private

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CARRIER_C

From: HUANG_V
Sent: Tuesday, February 08, 2000 2:15 PM
To: CARRIER_C
Cc: LINDEBAK_M
Subject: RE: Aberdeen 3rd Addition

Sensitivity: Private

Yes, I remember talking with Mr. Kelley & his brother in a meeting at which Mr. Kenny Hill of Poe & Associates (the platting engineer) was also present. The approved drainage plan calls for extension of storm sewer to just inside the east line of the plat to pick up the drainage from the east. Mr. Kelley content that those inlets were not situated at the right locations and questioned the effectiveness of these inlets to pick up runoff. Mr. Hill suggested that the storm sewer be extended into Mr. Kelley's property with field inlets but Mr. Kelley flatly rejected the idea that they grant easement for this storm sewer extension. It was left at that Mr. Hill will reevaluate the situation at the time of project design when more detailed field information becomes available.

We have received indication that the developer is ready to initiate the development this year. Why don't we wait and see what the consultant come up with.

-----Original Message-----

From: CARRIER_C
Sent: Tuesday, February 08, 2000 11:32 AM
To: HUANG_V
Cc: LINDEBAK_M
Subject: Aberdeen 3rd Addition
Sensitivity: Private

I have been recently contacted by Mr. John Kelley, 11126 W. 21st Street North, about a drainage problem at the NW corner of his property adjacent to the proposed Aberdeen 3rd Addition.

I guess years ago, about 14 to 15 acres flowed from his land, across the land that Aberdeen will sit on, then on to the south and thru a culvert under 21st. At some point his neighbor constructd a field access road that blocked this drainage on his land. With the subdivision going in, he is conerned that this flow has not been addressed by the developers engineer, which will result in the backyards of homes being flooded. In looking at the approved drainage plan, I can see his concern.

Please review this situation - you've talked to this guy before. Assuming he is right, what can we do to get the drainage plan changed to solve the problem? Probably need to also look at the culvert under 21st. Will it carry the increased flow?

Let me know what you think. Thanks!! I need to call this guy back within a week or so.

CARRIER_C

From: CARRIER_C
Sent: Tuesday, February 08, 2000 11:32 AM
To: HUANG_V
Cc: LINDEBAK_M
Subject: Aberdeen 3rd Addition

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PHONE CALL

FOR Chris DATE 2/7/00 TIME 9:30 A.M. P.M.

M John Kelleif

OF _____

PHONE FAX MOBILE 262-3413

AREA CODE NUMBER EXTENSION

MESSAGE _____

<input checked="" type="checkbox"/>	PHONED
<input type="checkbox"/>	RETURNED YOUR CALL
<input checked="" type="checkbox"/>	PLEASE CALL
<input type="checkbox"/>	WILL CALL AGAIN
<input type="checkbox"/>	CAME TO SEE YOU
<input type="checkbox"/>	WANTS TO SEE YOU

SIGNED JK

ATTN: Mr. CARRIER



Department of Public Works

January 13, 2000

John M. & Linda Sue Kelley
11126 W. 21st Street North
Wichita, KS 67212

721-2401
262-3413

RECEIVED
JAN 20 2000

RE: -- 11126 W 21st St N

Dear Mr. & Mrs. Kelley:

Your property was recently annexed into the City of Wichita. For those that attended either the informational meeting or public hearing, you were told that every property in the City pays a fee to the Storm Water Utility. The purpose of this letter is to explain the fee and why the utility was formed.

The City of Wichita founded the Storm Water Utility in 1991 for two primary reasons. First, many of the City's drainage systems were deteriorating due to the lack of proper maintenance. The Storm Water Utility section would, for the first time, employ people whose primary purpose is to maintain that system. Secondly, and probably more importantly, new federal regulations dealing with storm water quality are now in effect and require the City to undertake many new programs aimed at improving the quality of our storm water run-off reducing, as much as possible, pollutants that drain into our rivers and lakes.

The utility, which operates much as our Water and Sewer Utility, derives much of its operating capital from the storm water utility charge. Every property in the city is charged a fee based on the amount of impervious area. Beginning January 1, 2000, this fee will be \$1.27 per month for all residential units and ranges from \$1.27 to over \$2,500 per month for our larger commercial and industrial properties. The yearly budget for the Storm Water Utility is about \$5 million per year, of which \$4.2 million is raised by the Storm Water Utility charge with the remainder coming from the general fund. In setting up the Storm Water Utility, the City Council decided that the fee should be a city-wide charge because our storm water drainage systems affects all citizens, whether at home, on the job, or at other facilities we use.

The Storm Water Utility provides, among others, the following services city-wide:

1. Investigates citizens' complaints about inadequate storm water drainage.
2. Cleans storm water sewer lines, inlets, ditches, and culverts both on a routine and as needed basis.
3. Analyzes storm sewer deficiencies to determine what needs to be done to solve problems.

Storm Water Management Division

City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

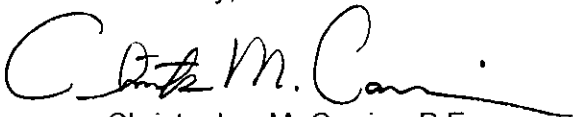
T 316.268.4498

4. Works with the City Manager and others to develop a list of long term drainage projects that are needed.
5. Administers a yearly program of approximately \$400,000 to construct improvements to solve small neighborhood drainage problems.
6. Assists, as needed, with the operation of the Wichita-Valley Center Flood Control project.
7. Monitors and samples storm water run-off to determine water quality.
8. Inspects high-risk businesses and industries to ensure that illegal discharges are not occurring to our storm sewer system.
9. Assists in implementing a variety of educational campaigns aimed at educating the public about storm water pollution problems and other programs and services such as hazardous household waste, waste oil disposal, etc.
10. Assist in the inspection of construction sites in an effort to minimize soil erosion and other adverse impacts on the City's storm sewer systems.

The Storm Water Utility charge is billed to each property in the City on a monthly basis, when the property receives City water or sewer service, or semi-annually if it does not. Billings unpaid at the end of the year are certified to Sedgwick County for a collection as property taxes. Unpaid property taxes can result in property foreclosure.

We hope this answers some of the questions you may have about the Storm Water Utility. Whether your area has pipes or ditches, that water ultimately drains to a facility that we are all dependent upon for proper drainage. If we can be of any assistance to you either now or in the future, please feel free to contact the Storm Water Utility office at 268-4498.

Sincerely,



Christopher M. Carrier, P.E.
Storm Water Engineer

CMC:clc

ATTN: MR. CARRIER

*RE: PROBLEM RESOLUTION CONCERNING LETTER
DATED MARCH 19, 1999 I WOULD LIKE
TO HEAR FROM YOU? NOW THAT I
HAVE BEEN ANNEXED AGAINST MY
WISHES.*

March 16, 1999

Ms. Vicky Huang
Subdivision Engineer
455 N. Main
Wichita, Kansas 67201

ATTN: MR. CARRIER

RE: FLOODING CAUSED BY RAINS AND SNOWMELT:
INADEQUACIES OF PROPOSED DRAINAGE PLAN

This letter is written as a follow-up to the meeting I attended at your office March 12, 1999, and is intended to clarify my objections to the drainage plan currently proposed for the land immediately west of mine, the same located generally west and north of the half mile line on west 21st Street north.

As I said in the meeting on March 12th, the plan as currently conceived by Poe and Associates will do absolutely nothing to drain my property, a right granted in law, and will without question lead to the substantial flooding of the land to the west. Previous floods have washed over sections of the roadway/dike currently found to the west of my west property line, and to return that stretch of land to its previous grade only assures that a foot or more of water will pool on that property at some point in the future, inundating the backyards of the two-family homes scheduled to be built there.

To conclude the developer has provided for adequate drainage under the proposed plan is to ignore what will certainly happen in the future, when those several backyards abutting the common property line are knee-deep in water. The owners or renters of those properties will stand on their back patios and look east, and will think they see the cause of their problems; quite wrongly, I might add. Lawsuits will be threatened or filed by those property owners, and efforts to raise the elevations of their backyards will probably follow, further aggravating the problem.

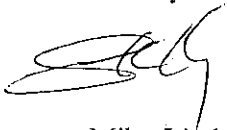
A successful drainage design will require the developer of the property to the west to extend several drainage outlets to the very edge of the common property line, and to better locate those same outlets north and south so as to completely drain the northwest corner of my land. Measures short of these will do absolutely nothing to drain my property, and the properties of my neighbors' to the east, north and west, especially when mother nature unleashes her heaviest rains and snows, the occasions when adequate drainage is most needed.

Now is the time to deal with this particular matter, and you and your department have the power and responsibility to make it happen. I only ask that reasonable steps be taken to provide real drainage for my property, so that my current neighbors to the east and north, and future neighbors to the west, will be adequately protected against flooding. It seems the city should do whatever it can to prevent such things from happening again, given the events of last fall, and the massive financial losses that resulted. This problem has been brought to your attention early, so you have the means to solve it.

I will call your office the first of next week to talk about this matter further, and look forward to your response. If you have any questions before then, please contact me at the telephone numbers shown below.

Respectfully yours,

John Kelley

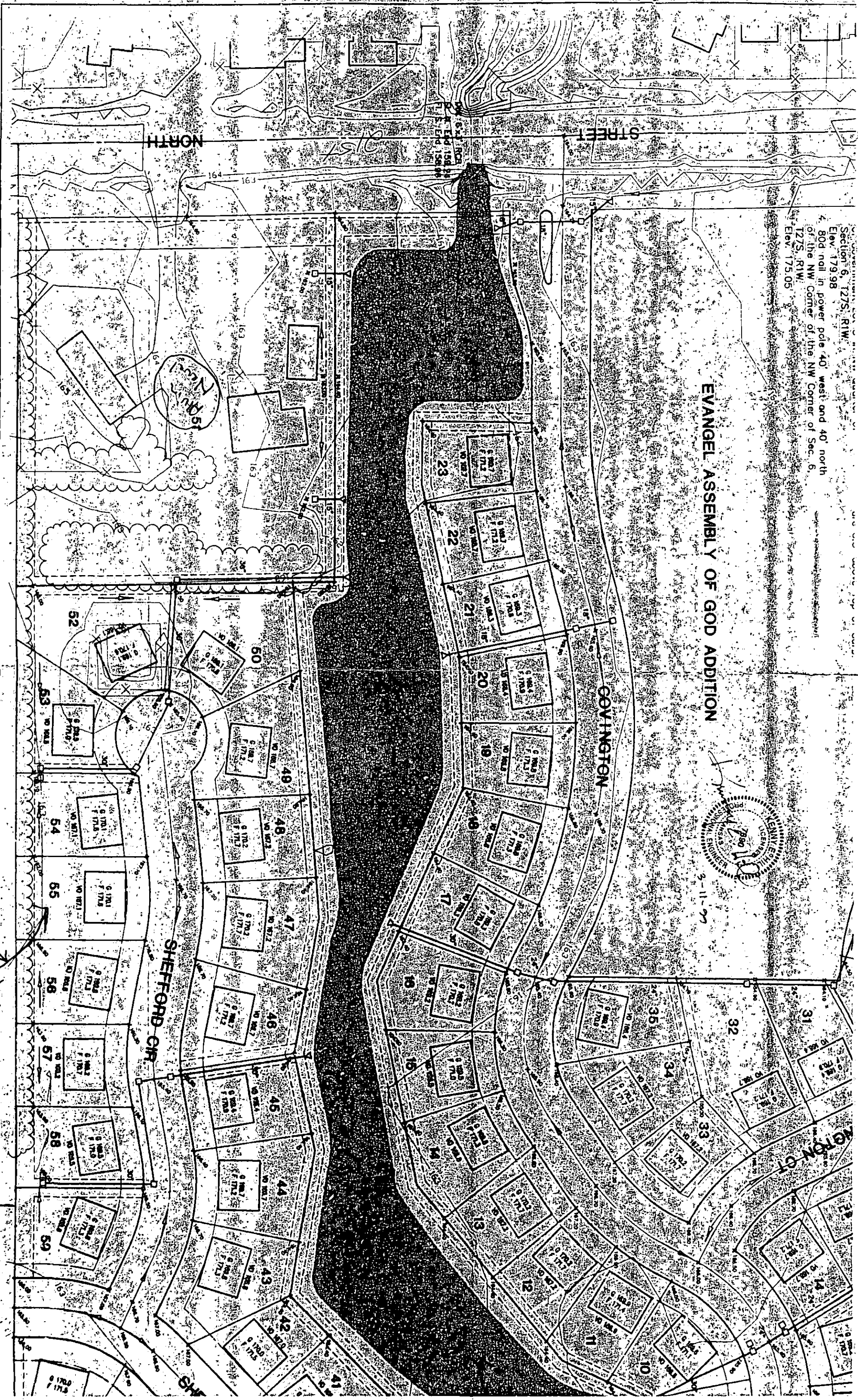


cc: Mike Lindebak

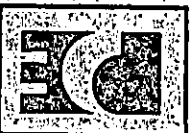
Section 6, T27S, R1W.
Elev. 179.98
80d nail in power pole 40' west and 40' north
of the NW Corner of the NW Corner of Sec. 6
T27S, R1W.
Elev. 175.05

EVANGEL ASSEMBLY OF GOD ADDITION

3-11-97
Professional Engineer
7850
3-11-97



14-15-96
Elev. 175.05



Complete Access Control

SE Corner SW 1/4
Sec. 6, T27S, R1W

GL 21ST STREET NORTH

RESERVE A

RESERVE B

Section to Plot

addition

SHEFFORD

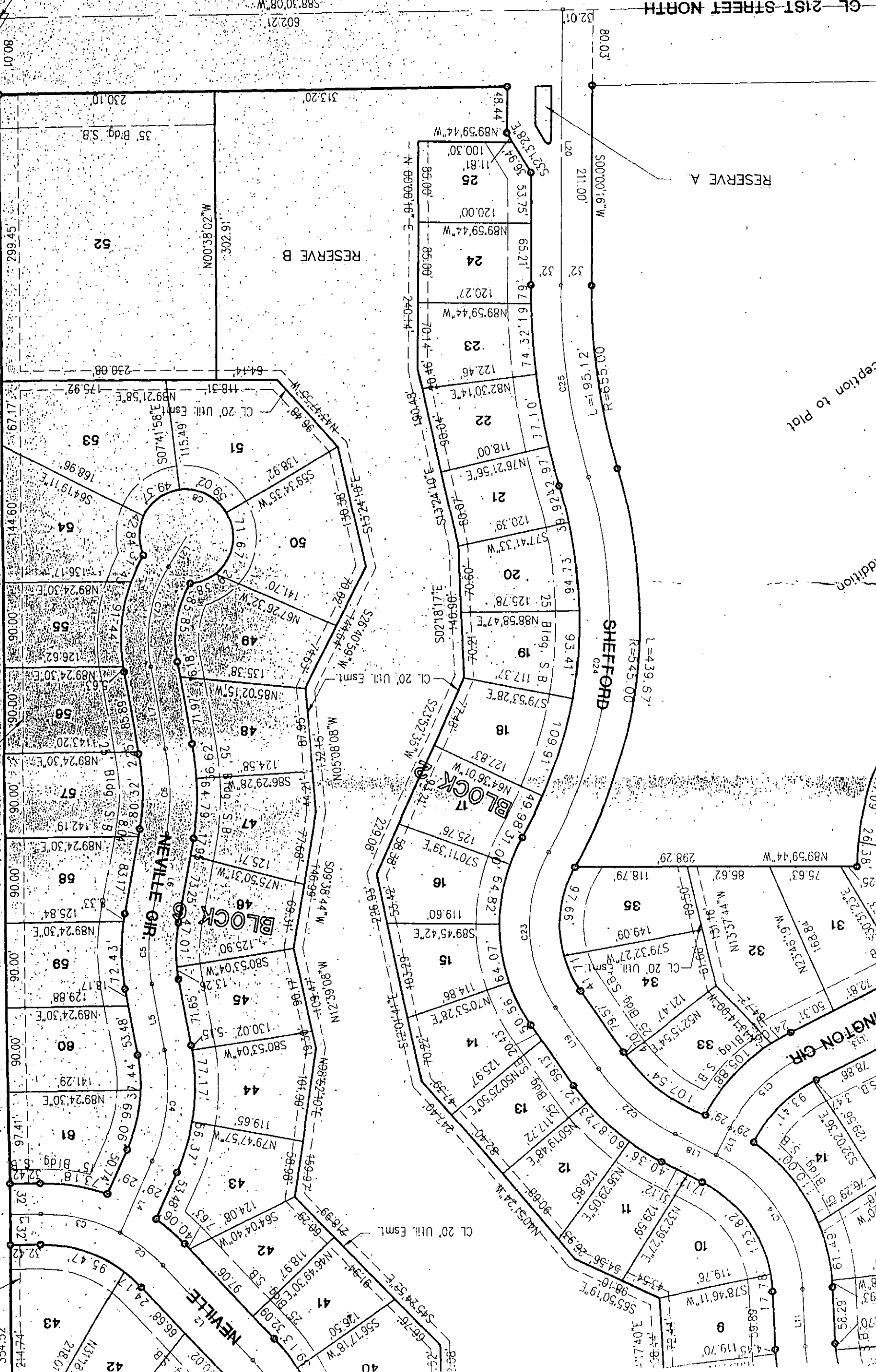
NGTON CIR

NEVILLE CIR

NEVILLE

BLOCK 7

BLOCK 8



E. Line SW 1/4

20' Utl. Esmt.

10' Utl. Esmt.

P.0

5940

ANNEXED
MAP PLAN

ABERDEEN 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS
DATE: MAR. 11, 1933

JOHN E. LEE
CITY ENGINEER

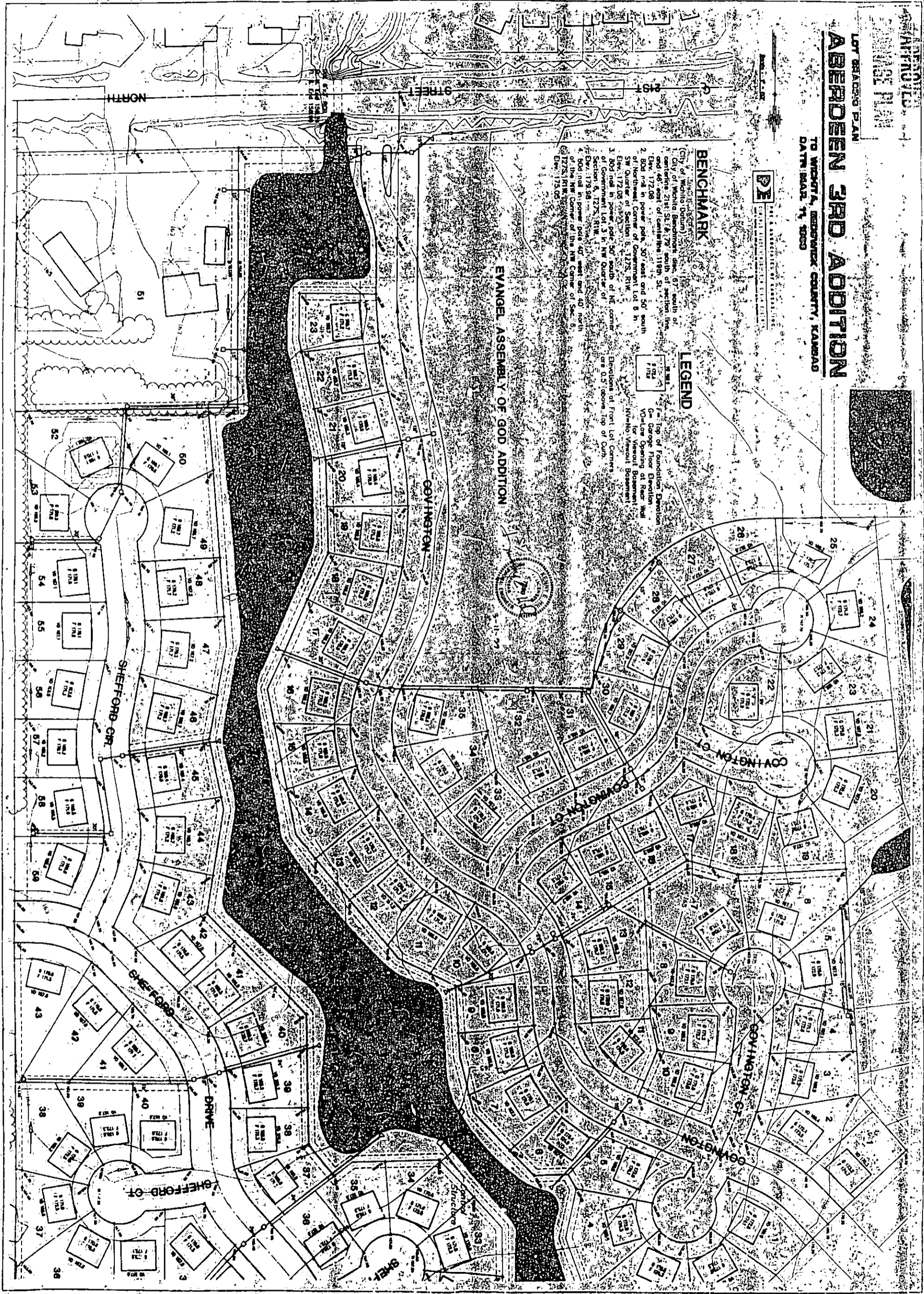
BENCHMARK

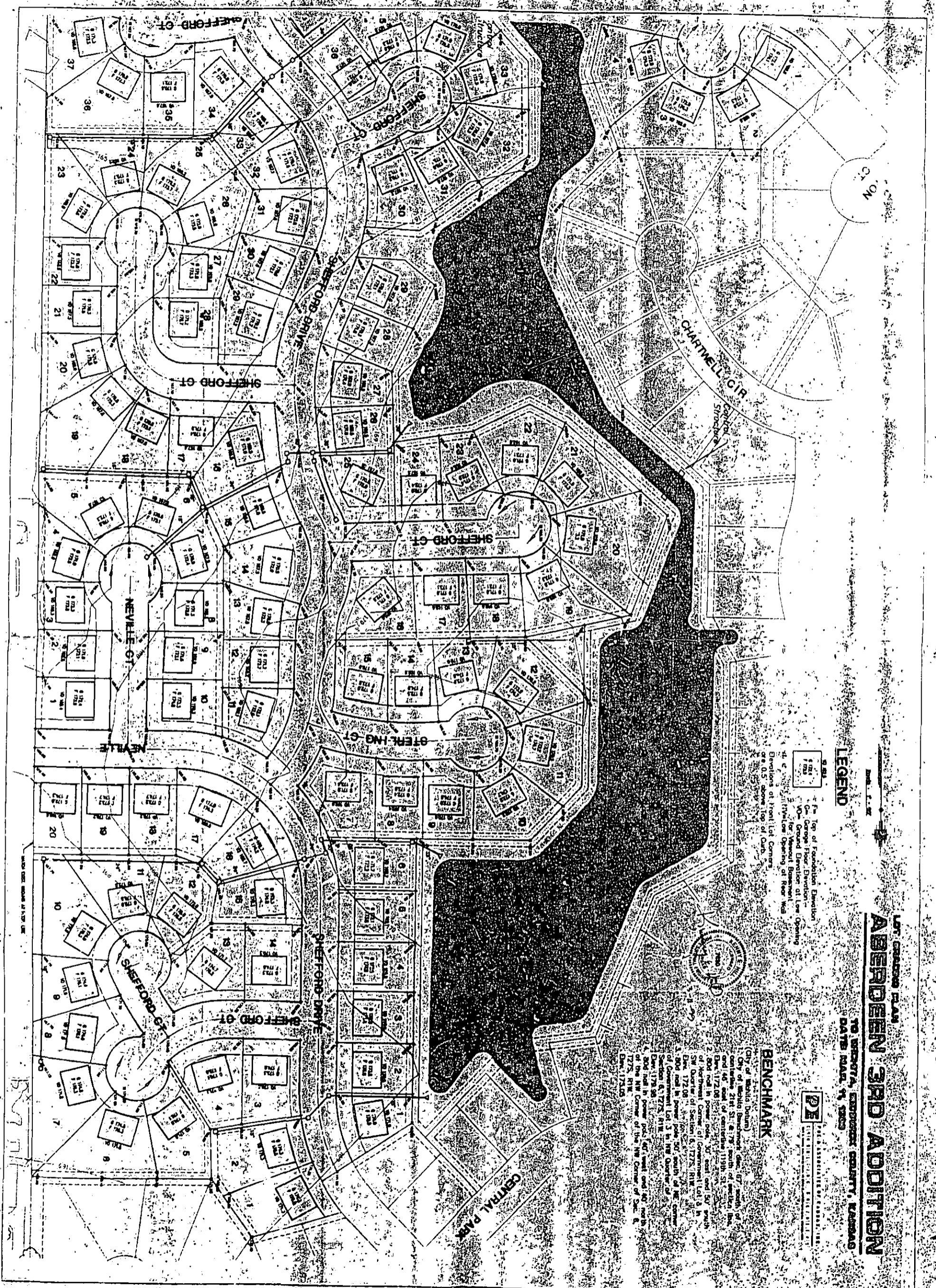
(City of Wichita Datum)
1. 150' north of
centerline 21st St. & 75' south of section line
and 46' east of centerline 118th St.
Elev. 1722.08
2. 80d nail in power pole, 30' east and 50' south
of Northeast corner of Government Lot 6
SW Quarter of Section 5, 1225, RTW.
Elev. 1722.08
3. 80d nail in power pole 50' south of NE corner
of Government Lot 3 in NW Quarter of
Section 6, 1225, RTW.
Elev. 1722.08
4. 80d nail in power pole 40' west and 40' north
of the NW corner of the NW corner of Sec. 5
Elev. 1722.08

LEGEND

- Top of Foundation Elevation
- Grade Floor Elevation
- Lowest Opening of Rear Wall for Ventout Basement
- Elevations at Front Lot Corners are 0.5' above Top of Curb

EVANGEL ASSEMBLY OF GOD ADDITION





LEGEND

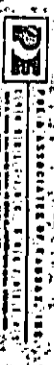
- F — Top of Foundation Elevation
- G — Ground Floor Elevation
- V — Viewout Elevation at Low Opening
- W — Viewout Elevation at Rear Wall
- 0.5 — Elevations at Front Lot Corners are 0.5' above Top of Curb.

BENCHMARK

(City of Wichita Datum)
 City of Wichita Benchmark, Sec. 67, south of
 Centerville 21st St. at 79' south of section line
 and 40' east of centerline 119th St.
 Elev. 172.06'
 1. 800' road in power pole, 30' east and 147' south
 of Northwest Corner of Government Lot 3 in
 SW Quarter of Section 6, 172S, R1W,
 Elev. 172.06'
 2. 800' road in power pole, 50' south of NE corner
 of Government Lot 3 in NW Quarter of
 Section 6, 172S, R1W,
 Elev. 172.36'
 3. 800' road in power pole, 40' east and 40' north
 of the NW Corner of the NW Corner of Sec. 6,
 172S, R1W,
 Elev. 172.05'

UT GRADUATE PLAN
ABERDEEN 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS
 DATE MADE: 9/1/2003



PAUL A. SCHAEFER, P.E.
 STATE OF KANSAS
 LICENSE NO. 11111