

## Carrier, Christopher

---

**From:** Lois Thieme (Legal) [LTHIEME@bordersgroupinc.com]  
**Sent:** Tuesday, June 10, 2008 12:17 PM  
**To:** Carrier, Christopher  
**Cc:** Lindebak, Scott  
**Subject:** RE: Borders #122, Wichita, Kansas - Flooding

**Sensitivity:** Private

Thank you much for your quick review and response. I am sure that at some point, our team will have questions for you. No doubt we'll be back in touch.

Best,

Lois Thieme, Sr. Manager Claims,  
Borders Group, Inc. 100 Phoenix Drive Ann Arbor, MI 48108  
P 734-477-1545 FX 734-477-1370 M: 734-358-6772  
[LThieme@bordersgroupinc.com](mailto:LThieme@bordersgroupinc.com)

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

**From:** Carrier, Christopher [mailto:CCarrier@wichita.gov]  
**Sent:** Tuesday, June 10, 2008 9:55 AM  
**To:** Lois Thieme (Legal)  
**Cc:** Lindebak, Scott  
**Subject:** Borders #122, Wichita, Kansas - Flooding  
**Sensitivity:** Private

This is in response to your May 27<sup>th</sup>, 2008 email to Mr. Scott Lindebak concerning flooding that has occurred at this store. We have investigate this situation and have the following comments.

First of all, the public drainage system in this area is a large double box culvert that goes under the corner of the Haverty's store and ultimately across Rock Road. When the area developed that includes your store, a 24 inch private drain was built that parallels the access road to the units west of your building. The designer of your building tied your storm drain into the 24 inch line.

It is apparent that neither the 24 inch line or the sewer leading to it from your building are big enough. Your roof drains by themselves probably fill your drain, let alone the runoff from your parking lot in the back. I suspect that water may also back up in the sump area on the access road. If that happens, the 24 inch line in the access road would operate under pressure and water may actually come out on the inlets on your property. Because your building is so low, the only overflow path available is through the building.

Our recommendation is that you contact the engineer that was responsible for the design of your drain system when your building was constructed and request that they find a solution to your problem. If necessary, we would be glad to meet with them and review the situation.

If you have any questions, please let us know.

Christopher M. Carrier

Director of Public Works

City of Wichita, Kansas

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

|

## Carrier, Christopher

---

**From:** Carrier, Christopher  
**Sent:** Tuesday, June 10, 2008 8:55 AM  
**To:** 'LTHIEME@bordersgroupinc.com'  
**Cc:** Lindebak, Scott  
**Subject:** Borders #122, Wichita, Kansas - Flooding  
**Sensitivity:** Private

This is in response to your May 27<sup>th</sup>, 2008 email to Mr. Scott Lindebak concerning flooding that has occurred at this store. We have investigate this situation and have the following comments.

First of all, the public drainage system in this area is a large double box culvert that goes under the corner of the Haverty's store and ultimately across Rock Road. When the area developed that includes your store, a 24 inch private drain was built that parallels the access road to the units west of your building. The designer of your building tied your storm drain into the 24 inch line.

It is apparent that neither the 24 inch line or the sewer leading to it from *your building* are big enough. Your roof drains by themselves probably fill your drain, let alone the runoff from your parking lot in the back. I suspect that water may also back up in the sump area on the access road. If that happens, the 24 inch line in the access road would operate under pressure and water may actually come out on the inlets on your property. Because your building is so low, the only overflow path available is through the building.

Our recommendation is that you contact the engineer that was responsible for the design of your drain system when your building was constructed and request that they find a solution to your problem. If necessary, we would be glad to meet with them and review the situation.

If you have any questions, please let us know.

Christopher M. Carrier  
Director of Public Works  
City of Wichita, Kansas

**Carrier, Christopher**

---

**From:** Lindebak, Scott  
**Sent:** Tuesday, June 10, 2008 8:31 AM  
**To:** Carrier, Christopher  
**Subject:** FW: Borders #122 Wichita KS - flooding  
**Attachments:** header.htm; image001.png; map B0122.pdf

FYI

---

**From:** Lois Thieme (Legal) [mailto:LTHIEME@bordersgroupinc.com]  
**Sent:** Tuesday, May 27, 2008 11:57 AM  
**To:** Lindebak, Scott  
**Cc:** Wayne Schreck (Store Services)  
**Subject:** Borders #122 Wichita KS - flooding

May 27, 2008

Mr. Scott Lindebak, Civil Engineer  
Wichita Public Works  
City Hall, 7th Floor  
455 N. Main  
Wichita, KS 67202

Dear Mr. Lindebak,

**Flooding Incidents at Borders #122, 1715 North Rock Road, Wichita KS**

We are writing concerning serious incidents of water intrusion at the Borders store located at 1715 North Rock Rd in Wichita, KS.

Background: Early last July 2007, Borders Store suffered a major flood that started in the back of the store and worked its way to mid-store. Damages to merchandise, fixtures and carpet were over \$300,000. After another, similar incident early this month, May 2008, in which storm water was seeping in through the backroom of the store during a heavy rain storm, we engaged a contractor to determine whether there is anything we can do in terms of re-grading the area behind the store, or building modifications, to prevent future incidents. We have been advised that there is nothing we can do with the grade of the parking lot or the building, given that the elevations around the store are lower than the access road to the North, and the parking area to the West, and that the reason for our flooding is because the storm drains are not adequate.

We wish to bring these incidents to the City's attention, and request that the storm drains in the immediate area behind our store be inspected and if need be, cleaned, to insure that they are fully functional. We are also inquiring into the possibility of adding additional drainage capacity to the area

If we have incorrectly directed this inquiry to you, please advise as to the appropriate party or department to assist us with our concerns. Thanks in advance for your help.

Sincerely,

Lois A Thieme  
Sr. Manager Claims and Legal Support  
Phone 734-477-1545; Fax 734-477-1370

cc: Wayne Schreck, Manager Store Services

enc: Aerial map of 1715 N. Rock Road.

|

|

|

LJH@EME@bordersgroupinc.com

May 27, 2008

Email to Scott L.

**Carrier, Christopher**

---

**From:** Arvidson, Douglas  
**Sent:** Friday, May 30, 2008 1:59 PM  
**To:** Carrier, Christopher  
**Subject:** Borders  
**Attachments:** RE: Borders #122 Wichita KS - flooding

Chris, here is the info on Borders. Sent the pictures to Joe Pajor so I didn't crash your computer. I have attached the original email as well. Let me know if you want me to send the pics to you.

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

**From:** Johnson, Alan W  
**Sent:** Friday, May 30, 2008 1:44 PM  
**To:** Arvidson, Douglas  
**Subject:** Emailing: STA70147, STA70148, STA70149, STA70150, STA70151, STA70156, STA70157  
Borders

6 roof drains go into the 2' X 4' area grate and then into a 15" which goes to the north through a 18" across the drive to a buried manhole behind the curb into a 24" which drains out to Rock Road. It sure would not take much rain at the back of store that when it does back up it can run under the big overhead door because they have a garden hose stuck out of it so when shut it is not sealed along the bottom of the door almost an inch which presto in comes water. But there is really no holding if an inlet is over taxed during a heavy rain that the area will back up water and probably run into the back doors and even more when the doors are not shut tight against the floor. aj

The message is ready to be sent with the following file or link attachments:

STA70147  
STA70148  
STA70149  
STA70150  
STA70151  
STA70156  
STA70157

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

# HAVERTY'S

Fin. Floor Elev. = 202.00

SB Service Unit

T

24" ROP

15"

12" ROP

SS WH

645'

Sidewalk shall have positive cross slope @ 1/4" per foot  
 Landing shall have positive cross slope @ 1/4" per foot  
 Sidewalk shall have cross slope @ 1/4"

# Borders Books and Mus

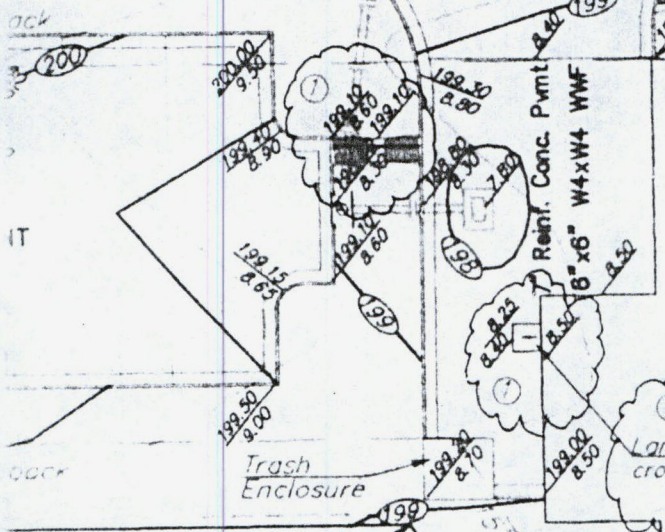
Fin. Floor Elev. = 198.5

Landing shall have positive cross slope @ 1/4" per foot

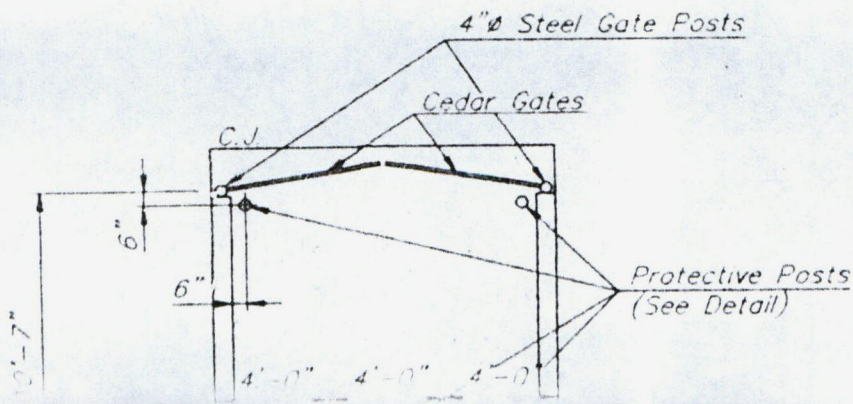
Sidewalk and Landings shall have positive cross slope @ 1/4" per foot  
 Constr. 5'x5' Conc. landing. See Floor Plan.

Construct swale as indicated.

3.5' Sidewalk 4" Conc.



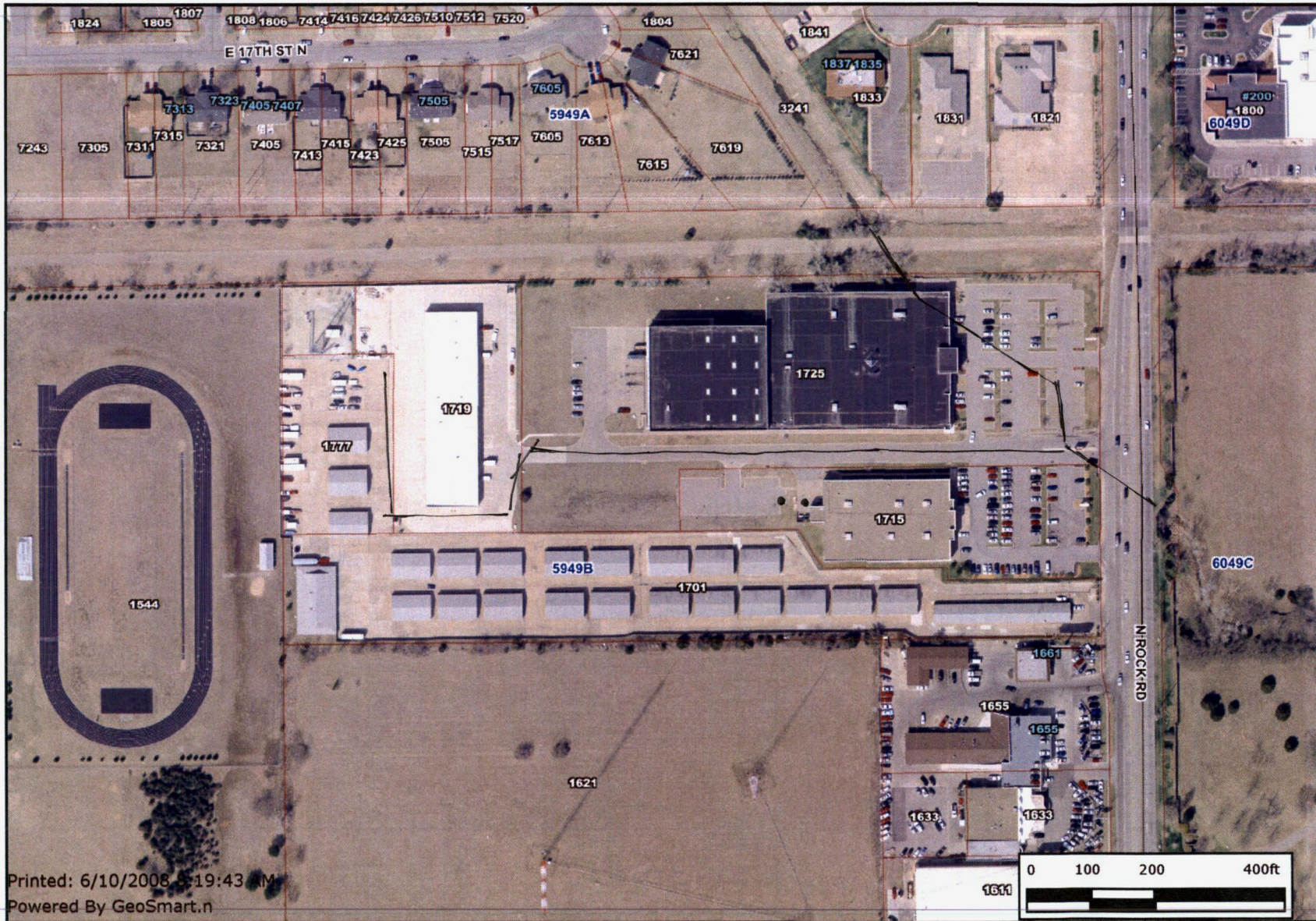
WADT  
 12/2/2011  
 1:29 (BS/51)



#4 Bars in Ground Cells @ 24" O.C.



# Broders



**Identified Features**

**Label Structure Addresses**

**Label Address**

**Property Parcels**

**Roads**

- State Highway
- US Federal Highway
- Interstate
- KTA
- Arterial
- Collector
- Minor
- Ramp

**Quarter Section**

**Airports**

**SDERASTER.S-DEDATA.ORTH-O1FT**

**SDERASTER.S-DEDATA.ORTH-O**

**City Limits**

- Andale
- Bel Aire
- Bentley
- Cheney
- Clearwater
- Colwich
- Derby
- East borough
- Garden Plain
- Goddard
- Haysville
- Kechi
- Maize
- Mount Hope
- Mulvane

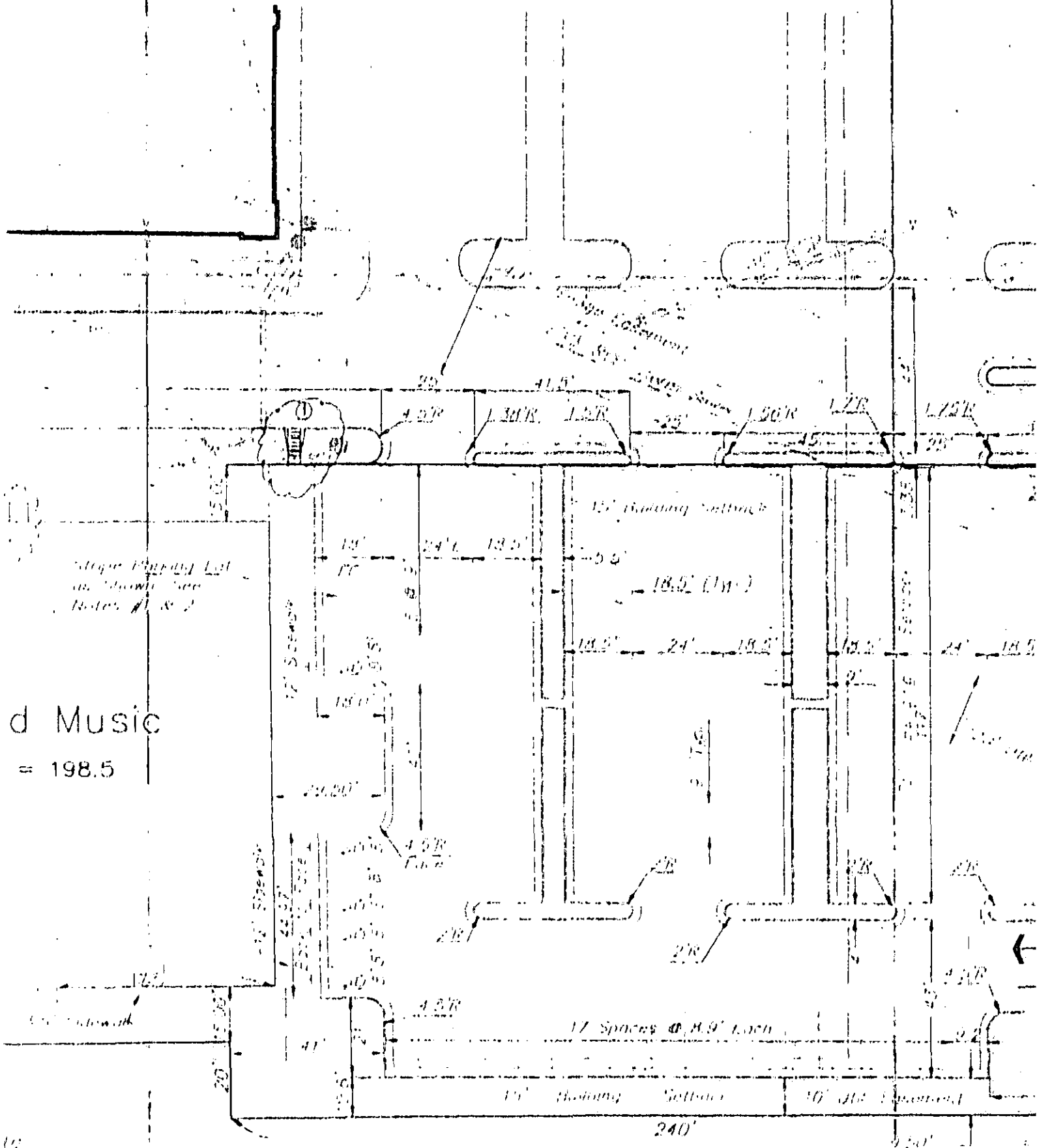
Printed: 6/10/2008 5:19:43 AM  
 Powered By GeoSmart.n



Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.







Stops Property Lot  
in Show Case  
Notes #1 & 2

d Music  
= 198.5

17 Spacing

17 Spacing @ 8.9' Each

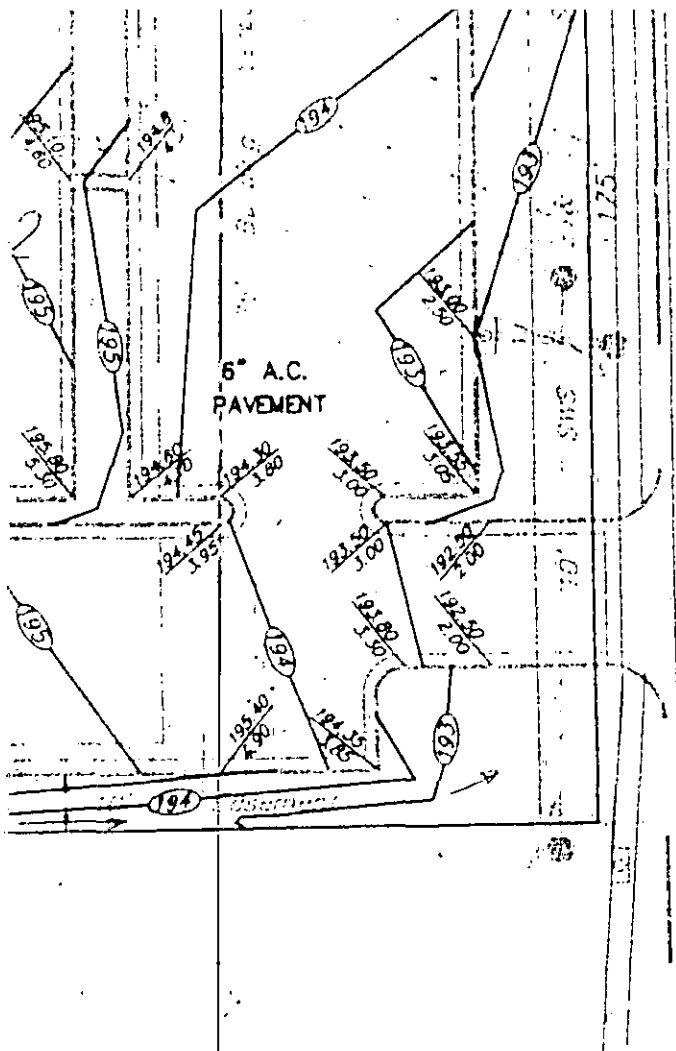
15' Railing Setback

10' Off Platform

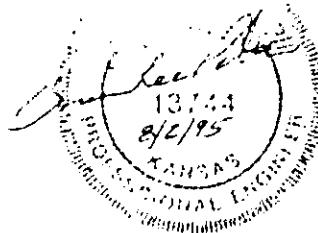
240'

240'





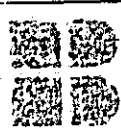
Concrete Wash



MICROFILM

Revision, per July 11, '95 Comment

Borders Books and Music  
**Site Grading Plan**



**BAUGHMAN COMPANY P. A.**

ENGINEERING, SURVEYING, & PLANNING

316-262-7221 • 1221 E. 12th St. • Wichita, Kansas 67201

PROJECT NUMBER

**Borders Books and Music**

SHEET

DESIGN

H.P.

DRAWN

H.P.

APPROVED

DATE

8-1-95

SCALE

1"=10'

POST DETAIL  
2014

95-01-1084  
Borders 1270000

## Pajor, Joseph

---

**From:** Arvidson, Douglas  
**Sent:** Friday, May 30, 2008 1:56 PM  
**To:** Pajor, Joseph  
**Subject:** FW: Emailing: STA70147, STA70148, STA70149, STA70150, STA70151, STA70156, STA70157 Borders  
**Attachments:** STA70147.JPG; STA70148.JPG; STA70149.JPG; STA70150.JPG; STA70151.JPG; STA70156.JPG; STA70157.JPG

Joe, Just talked with Gail, can you get this email and pictures to Chris. I usually send pictures to Shirley to give to him so I don't crash his computer, but she is out for 2 weeks. Hope I didn't crash yours.  
Thanks Joe

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

**From:** Johnson, Alan W  
**Sent:** Friday, May 30, 2008 1:44 PM  
**To:** Arvidson, Douglas  
**Subject:** Emailing: STA70147, STA70148, STA70149, STA70150, STA70151, STA70156, STA70157 Borders

6 roof drains go into the 2' X 4' area grate and then into a 15" which goes to the north through a 18" across the drive to a buried manhole behind the curb into a 24" which drains out to Rock Road. It sure would not take much rain at the back of store that when it does back up it can run under the big overhead door because they have a garden hose stuck out of it so when shut it is not sealed along the bottom of the door almost an inch which presto in comes water. But there is really no holding if an inlet is over taxed during a heavy rain that the area will back up water and probably run into the back doors and even more when the doors are not shut tight against the floor. aj

The message is ready to be sent with the following file or link attachments:

STA70147  
STA70148  
STA70149  
STA70150  
STA70151  
STA70156  
STA70157

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.







