

1997 Lake Forest Drive

LAWRENCE B. McNALLY, M.D.

Certificant, College of Family Practice (Canada) 1971

Fellow, College of Family Practice (Canada) 1978

Diplomate; American Board of Family Practice 1978, 1984, 1990, 1996

*File
Lake Forest Drive*

September 16, 1997

Dear Lake Forest neighbor,

I am sure that you all realize that Lake Forest Drive is a private street which belongs to the residents, unlike other streets in Addison, which like everywhere else, belong to the city. That is why our street has never been resurfaced, why we have open storm sewers, and why there are no sidewalks. We all own properties that extend halfway into the street. Recently, a new owner on Lake Forest was advised by his lawyers to obtain an easement guarantying permanent access to his home along this private road.

I am taking this opportunity to explore the pro's and con's of deeding our street to the City of Addison. I personally gain no thrills from being part owner of a piece of a tired, primitive street and would much prefer to be on a modern, well-maintained street which provides guaranteed public access to all residences. I am going to explore this with the City of Addison. I would deeply appreciate a call from you to get your perspective on this subject.

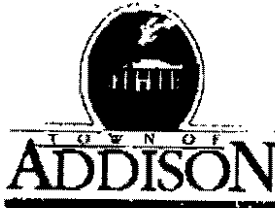
My home phone number is 972-960-7365. My office number is 972-385-0000.

Yours very truly,

L.B. McNally, M.D.

cc: Rich Beckert, Mayor of Addison
Ron Whitehead, City Manager of Addison
John Baumgartner, City Engineer of Addison

John



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 104 Addison, Texas 75001-0144

5300 Belt Line Road

November 17, 1995

Mr. Vic Sahn
14910 Lake Forest Drive
Addison, Texas 75240-7618

Dear Vic:

I have thought a lot about our conversation regarding the street. We have no records that indicate that the street is ours, so from our perspective it seems pretty clear that it is a private street. Traditionally, neighborhood groups meet and decide what actions they need from the town. We do not mind attending meetings, but we do not usually organize everything, because people think we are advocating a position or a course of action.

We really do not have an opinion on whether Lake Forest Drive should be improved or not, but we would be happy to respond to a recommendation from the neighborhood. We participate with neighborhoods on the basis of the town paying for a third of a street and the owners on both sides paying two-thirds. I have enclosed a preliminary list that would indicate what it might cost to build a street to city standards and what the potential cost would be to each homeowner. The only way we would be interested in accepting the street would be if it was reconstructed to our standards, because we obviously do not want to assume something that is a constant maintenance problem.

I will be happy to visit with you further, once you have determined the desires of the neighborhood.

Sincerely,

Ron Whitehead
City Manager

RW:mc

Enclosures (3)

WILLIAM G NEAL
14800 LAKE FOREST DR
ADDISON, TX 75240-7615

DAVID SCHINDLER
14801 LAKE FOREST DR
ADDISON, TX 75240-7615

JOHN CHILTON
14804 LAKE FOREST DR
ADDISON, TX 75240-7616

WILLIAM J COPPOLA
14805 LAKE FOREST DR
ADDISON, TX 75240-7615

DEBBIE MYERS
14307 LAKE FOREST DR
ADDISON, TX 75240-7615

RICHARD ROGER
14888 LAKE FOREST DR
ADDISON, TX 75240-7615

GEORGE P KONDOCS
14904 LAKE FOREST DR
ADDISON, TX 75240-4618

CARL MILLIKEN
14905 LAKE FOREST DR
ADDISON, TX 75240-7617

VICTOR A SAHM JR
14910 LAKE FOREST DR
ADDISON, TX 75240-7618

LAWRENCE B MCNALLY
14917 LAKE FOREST DR
ADDISON, TX 75240-7617

J C ALLEN
14918 LAKE FOREST DR
ADDISON, TX 75240-7618

Post-It® Fax Note	7871	Date	11-16-15	# of pages	1
To	John Baumgartner	From	Michele Covino		
Co./Dept	PWD	Co.	CM		
Phone #	450-2871	Phone #	450-7027		
Fax #	936-6643	Fax #	960-7684		

✓ WILLIAM NEAL
14800 LAKE FOREST DR
ADDISON, TX 75240-7615

✓ DAVID SCHINDLER
14801 LAKE FOREST DR
ADDISON, TX 75240-7615

✓ JOHN CHILTON
14804 LAKE FOREST DR
ADDISON, TX 75240-7616

✓ WILLIAM J COPPOLA
14805 LAKE FOREST DR
ADDISON, TX 75240-7615

DEBBIE MYERS
14807 LAKE FOREST DR
ADDISON, TX 75240-7615

✓ RICHARD ROPER
14888 LAKE FOREST DR
ADDISON, TX 75240-7615

GEORGE P KONDOS
14904 LAKE FOREST DR
ADDISON, TX 75240-6618

CARL MILLIKEN
14905 LAKE FOREST DR
ADDISON, TX 75240-7617

✓ VICTOR A SAMM JR
14910 LAKE FOREST DR
ADDISON, TX 75240-7618

LAWRENCE B MCNALLY
14917 LAKE FOREST DR
ADDISON, TX 75240-7617

✓ J C ALLEN
14918 LAKE FOREST DR
ADDISON, TX 75240-7618

*Hobart
mantra
1-800-554-7082*

**LIST OF PROPERTY OWNERS AND COST ESTIMATE FOR RECONSTRUCTING
LAKE FOREST DRIVE
NOVEMBER 15, 1995**

PROPERTY OWNER	FRONTAGE	ESTIMATED PRORATED COST
* Allen	220	18,700
Benchmark Bank	268	22,780
Chilton	150	12,750
Cappola	150	12,750
Kondos	148	12,580
* McNally	242	20,570
Milliken	190	16,150
* Neal	100	8,500
Roder	290	24,650
Sahm	142	12,070
* Schindler	100	8,500
Watters	100	8,500
SUBTOTAL RESIDENTS	2100	178,500
SUBTOTAL TOWN		89,250
TOTAL		267,750 **

* Estimate of frontage length.

** Includes construction, engineering, and 15% contingency.

AUGUST 28, 1995

*Robin:
Do you know
anything about
this?
Cm*

RON WHITEHEAD
CITY MANAGER
TOWN OF ADDISON
ADDISON, TEXAS 75001- 0144

DEAR RON:

THANKS FOR YOUR UPDATE ON THE LAKE FOREST DRAINAGE PROJECT. WE ARE ALL LOOKING FORWARD TO THE SUCCESSFUL COMPLETION OF THIS AGE OLD DRAINAGE PROBLEM.

~~THE STREET AGREEMENT BETWEEN THE CITY AND THE HOME OWNERS ON LAKE FOREST OCCURRED~~
ABOUT TWENTY (20) YEARS AGO, SO I DO NOT REMEMBER ALL THE DETAILS. THE GENERAL AGREEMENT WAS THAT THE HOME OWNERS WOULD GIVE THE CITY A CONDITIONAL LEASE OF THE STREET UNDER THREE CONDITIONS. 1) THAT THE CITY WOULD NEVER MAKE LAKE FOREST A THROUGH STREET FROM CLESTIAL, AND IT WOULD REMAIN A CUL-DE-SAC. 2) THAT THE CITY WOULD PAVE THE STREET AND ERECT THE DRAINAGE CULVERTS ON THE WEST SIDE OF THE STREET. THE CONCRETE CURBING ON THE EASTSIDE OF THE STREET (THE SAHM AND KONDOS PROPERTY) WAS DONE BY THE CITY AND BILLED TO US PERSONALLY. 3) THAT THE CITY WOULD MAINTAIN THE STREET (DRAINAGE, ETC.).


FOR THESE CONSIDERATIONS, THE HOME OWNERS GAVE THE CITY A FREE RIGHT OF PASSAGE AND LAKE FOREST WOULD FUNCTION AS A PUBLIC STREET.

IT WAS ALSO NOTED THAT IF THE CITY FAILED TO MEET THESE CONDITIONS, THE HOME OWNERS HAD THE OPTION TO TAKE THE STREET BACK AND MAKE IT PRIVATE.

THERE MUST BE SOME TYPE AGREEMENT LAYING AROUND IN THE ARCHIVES CONFIRMING THE ABOVE. THE ONLY PEOPLE STILL AROUND THAT MIGHT REMEMBER THIS AGREEMENT IS SKIP BEATTY AND GENE WEISMER.

LET ME KNOW IF I CAN DO ANYTHING FURTHER ABOUT GETTING THE STREET RESURFACED.

REGARDS,

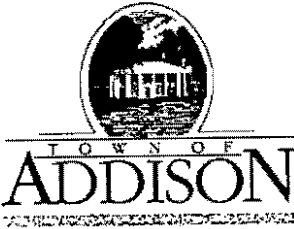


V. A. SAHM, JR.

VAS/BS

*David N.
FYI
9/3*

COPY



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

August 23, 1995

Mr. Vic Sahn
Maxi Lift Inc.
P.O. Box 11-0518
Carrollton, Texas 75006

Dear Vic,

The City Council approved the engineering design contract for the Lake Forrest drainage last evening at their meeting. It is not a particularly complicated project from a design standpoint, so the survey work and design should be completed in 60 days. The project will have to be bid, because of the size and cost of the project. That process, along with construction, will take about four months to complete. We will begin contacting the neighbors within the next two weeks to ask their permission to enter their properties to do the survey work.

Your question on the street is a little more difficult. Lake Forrest is a private street. Each of the property owners owns to the middle of the street, if I understand correctly. From time to time we have thrown some asphalt into the holes on Lake Forrest, but it actually belongs to the home owners.

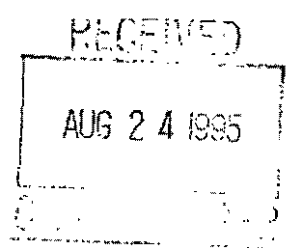
I am glad to see you making such good progress on your new building. We will look forward to having you as a corporate citizen.

Sincerely,

Ron Whitehead
City Manager

bcc: John B.

Maxi-Lift, inc.



AUGUST 22, 1995

RON WHITEHEAD
CITY OF ADDISON
5300 BELTLINE RD.
ADDISON, TX 75001

DEAR RON:

WOULD YOU PLEASE GIVE ME AN UPDATE ON OUR DRAINAGE PROJECT ON FOREST LANE? I, IN TURN, WILL ADVISE THE NEIGHBORHOOD.

THE STREET OF LAKE FOREST HAS NOT BEEN RESURFACED IN THE 20 PLUS YEARS I HAVE LIVED ON SAME. DUE TO THE TWO HOMESITES LENGTHY CONSTRUCTION AND NORMAL WEAR THE STREET IS IN BAD SHAPE. GO FOR A DRIVE DOWN IT AND I THINK YOU WILL SEE WHAT I MEAN. WOULD APPRECIATE YOUR EVALUATION IF RE-SURFACING THE STREET IS POSSIBLE.

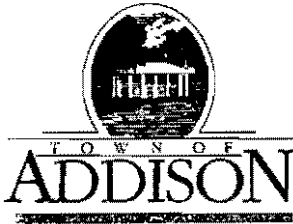
MY BUILDING IS COMING ALONG. HOPE TO MOVE IN MARCH 1996.

REGARDS,

A handwritten signature in cursive script, appearing to read "V. A. SAHM".

V. A. SAHM

Lake Forest



CITY ENGINEER'S OFFICE

Post Office Box 144 Addison, Texas 75001

(214) 450-2886

16801 Westgrove

M E M O R A N D U M

July 1, 1991

To: Ron Whitehead, City Manager
From: John Baumgartner, City Engineer *923
7-1-91*
RE: Mark and Suzanne Bond
14804 Lake Forest Drive

Since late April discussions with the Bond's have taken place regarding the drainage situation that exists on Lake Forest. The original complaint resulted from the construction of the new homes across the street. Mrs. Bond indicated that water, mud and mulch were washing across the street and depositing/ponding in front of her house. As the yard at 14801 Lake Forest is established, the mud should cease to be a problem.

Two recommended alternatives to resolve the Bond's problem are as follows:

1. Install a bar ditch along the street in front of 14801 Lake Forest to intercept the stormwater runoff and install a storm sewer system to intercept the additional stormwater runoff before it reaches 14910 Lake Forest, Vic Sahn's residence. Estimated cost is \$40,000.
2. Reconstruct Lake Forest to city standards with curbs and gutters and provide an adequate drainage system to convey the stormwater runoff. Estimated cost is \$145,000.

In both of the alternatives, the big issue is funding. My recommendation is to pursue alternative 2 because it will solve some of the existing and future problems associated with the development/drainage along Lake Forest.

The issues requiring a decision are as follows:

1. Which alternative should we pursue?
2. How will the project be funded?

In the interim, I will attempt to have Todd & Hughes (the homebuilder) make a few minor corrections to their lot grading.

/rp

cc: Greg Dunham, Assistant City Manager
Lynn Chandler, Building Official

LAKE FOREST DRIVE
FACT SHEET

JULY 1, 1991

1. Mr. and Mrs. Bond of 14804 Lake Forest Drive have indicated that the new homes constructed at 14801 and 14805 Lake Forest Drive have adversely changed the characteristics of the drainage. Specifically the home at 14801 filled in a drainage swale causing sprinkler water and runoff water to flow across the street, down their driveway and pond in front of their residence.
2. The Bond's have provided pictures that illustrate a swale existed at 14805 Lake Forest Drive however, the pictures do not show the conditions at 14801 Lake Forest Drive.
3. The home at 14805 maintained a swale along the street to direct runoff to the north.
4. The walls constructed at 14801 and 14805 (along the west property line) have diverted runoff from Oaks North to the north away from Lake Forest Drive. However, this causes a different problem for the residents along the west side of Lake Forest Drive.
5. Lake Forest Drive is not a traditional street and is not constructed to Addison standards. The street does not have the capacity to convey the stormwater runoff generated from the area draining to the street. This causes runoff water to flow through the lots at 14910, 14918 and 14804 during moderate rainfall events.
6. The grading around the Bond's home is marginal because it depends on a 2-inch pipe (approximate) to drain the water from the front of the home to the back.
7. As Lake Forest and Bellbrook Estates continue to develop, the drainage problems associated with the developments will continue to grow as homebuilders and homeowners modify the characteristics (ie. increase runoff and change flow patterns) of stormwater flowing across their property.
8. The Town does not have any irrefutable evidence to support the Bonds's claim and request the homeowner at 14801 to construct a swale and divert the runoff toward the north. I have talked with the neighbors and reviewed the city's topographic maps in an attempt to justify any modification of the drainage as constructed.



MARK BOND & COMPANY, INC.



REAL ESTATE VALUATION & CONSULTATION

Suzanne

MARK BOND, MAI, SRPA

387-1007

17060 DALLAS PARKWAY
SUITE 103
DALLAS, TEXAS 75248
(214) 733-1007

2000 E. RANDOL MILL RD.
SUITE 606
ARLINGTON, TEXAS 76011
METRO: (817) 461-1007

TODD & HUGHES
BUILDING, INC.

Jeff Cain

(P) 204-5305

17400 Dallas Parkway • Suite 200 • Dallas, Texas 75287
(214) 380-9110 • Fax (214) 380-9113

Suzanne

Voicemail

246-0771

733-1007

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LET U

File:
Lake Forest

Lake Forest

Drainage Calc's

6-5-91

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

$n = 0.02$ Asphalt



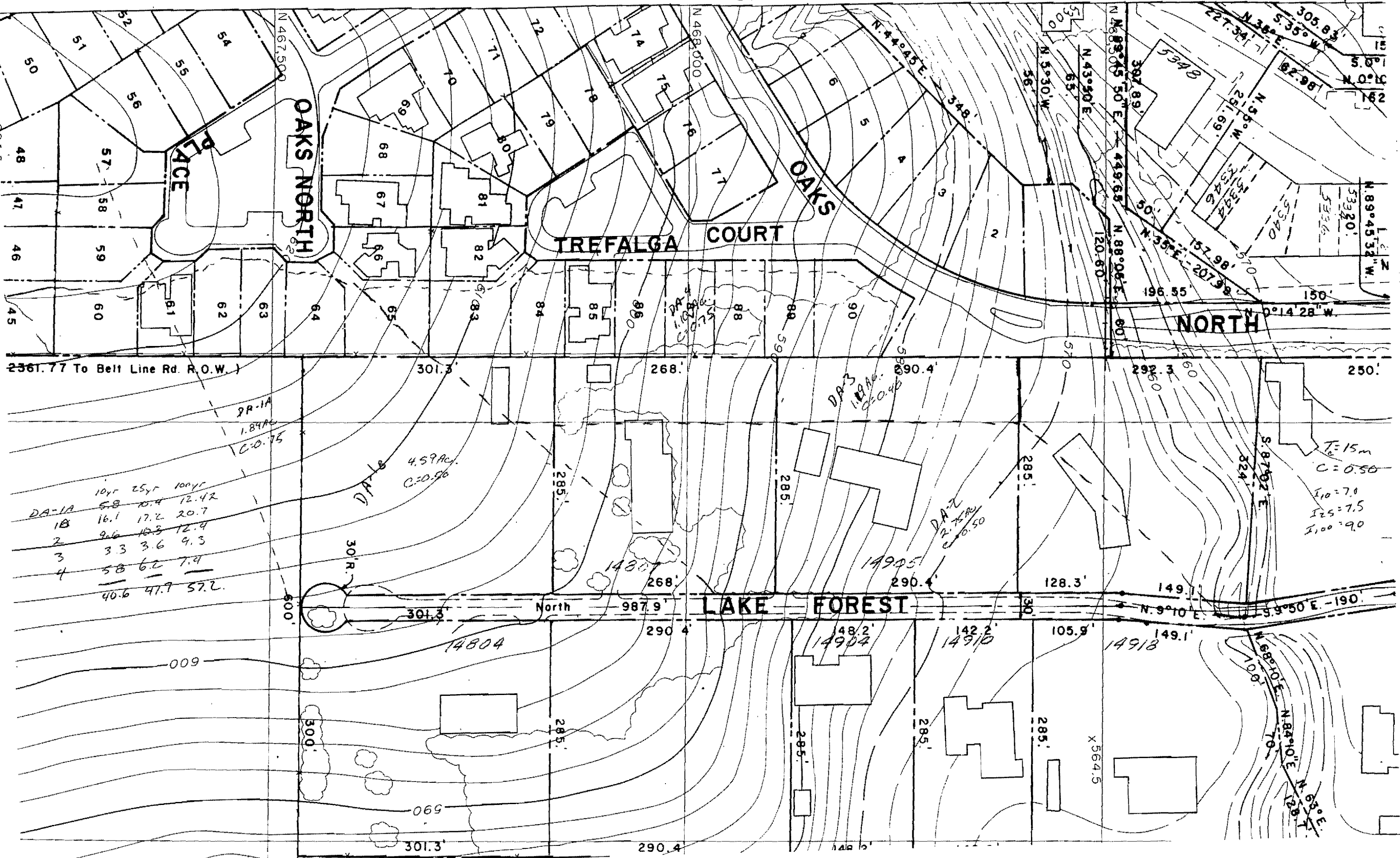
$$A = (2)(3.25) = 6.5 \text{ ft}^2$$

$$WP = 27 \text{ ft}$$

$$Q = 187.40 \text{ S}^{1/2}$$

$$R = \frac{6.5}{27} = 0.24074$$

<u>S</u>	<u>Q cfs</u>				
0.005	13.25				
0.007	15.68				
0.009	17.78				
0.010	18.74				
0.0125	20.95				
0.015	22.96				
0.0175	24.79				
0.020	26.50				
0.025	29.63				
0.030	32.46				
0.040	37.48				
Q_{10P}	Q_{10T}	Q_{25P}	Q_{25T}	Q_{100P}	Q_{100T}
31.5 cfs	40.6 cfs	37.9 cfs	47.7 cfs	45.5 cfs	57.2



$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

4' Swale 6" deep

$$n = 0.016$$

$$A = 1.0$$

$$S = 4.123$$

$$R = 0.2425$$

$$Q = 36.2136 S^{1/2}$$

S ft/ft	Q
0.005	2.56
0.0075	3.14
0.010	3.62
0.015	4.44
0.02	5.12
0.025	5.73
0.03	6.27
0.04	7.24

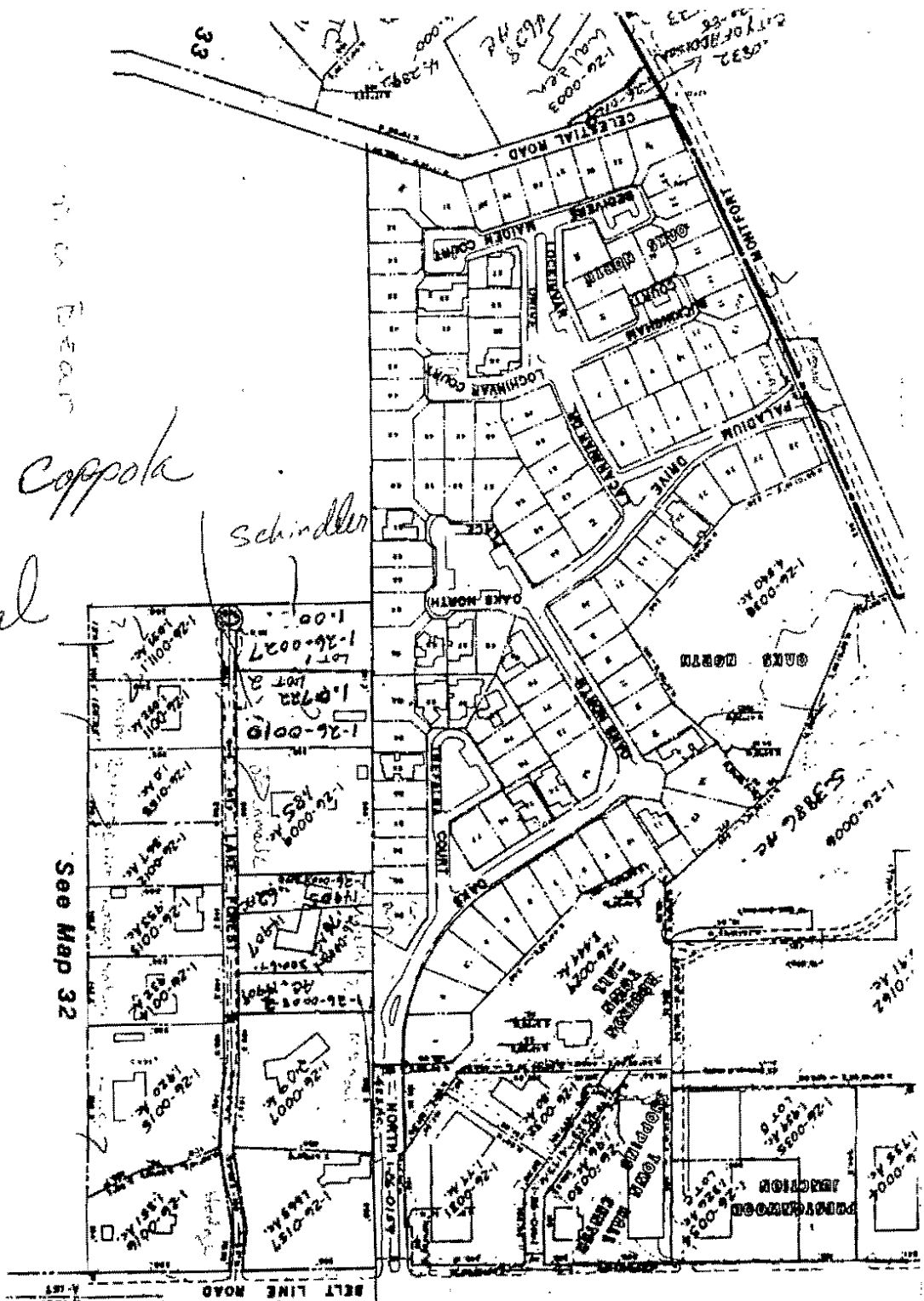
Reilly

T 482
A. BLEDSOE A-157
J. PANCOAST A-1146
ION OR ADDITION

TOWN OF
ADDISON

LAST REVISION DATE _____
SCALE: 200 FEET EQUAL 1 INCH

MAP
2



Coppola

Schindler

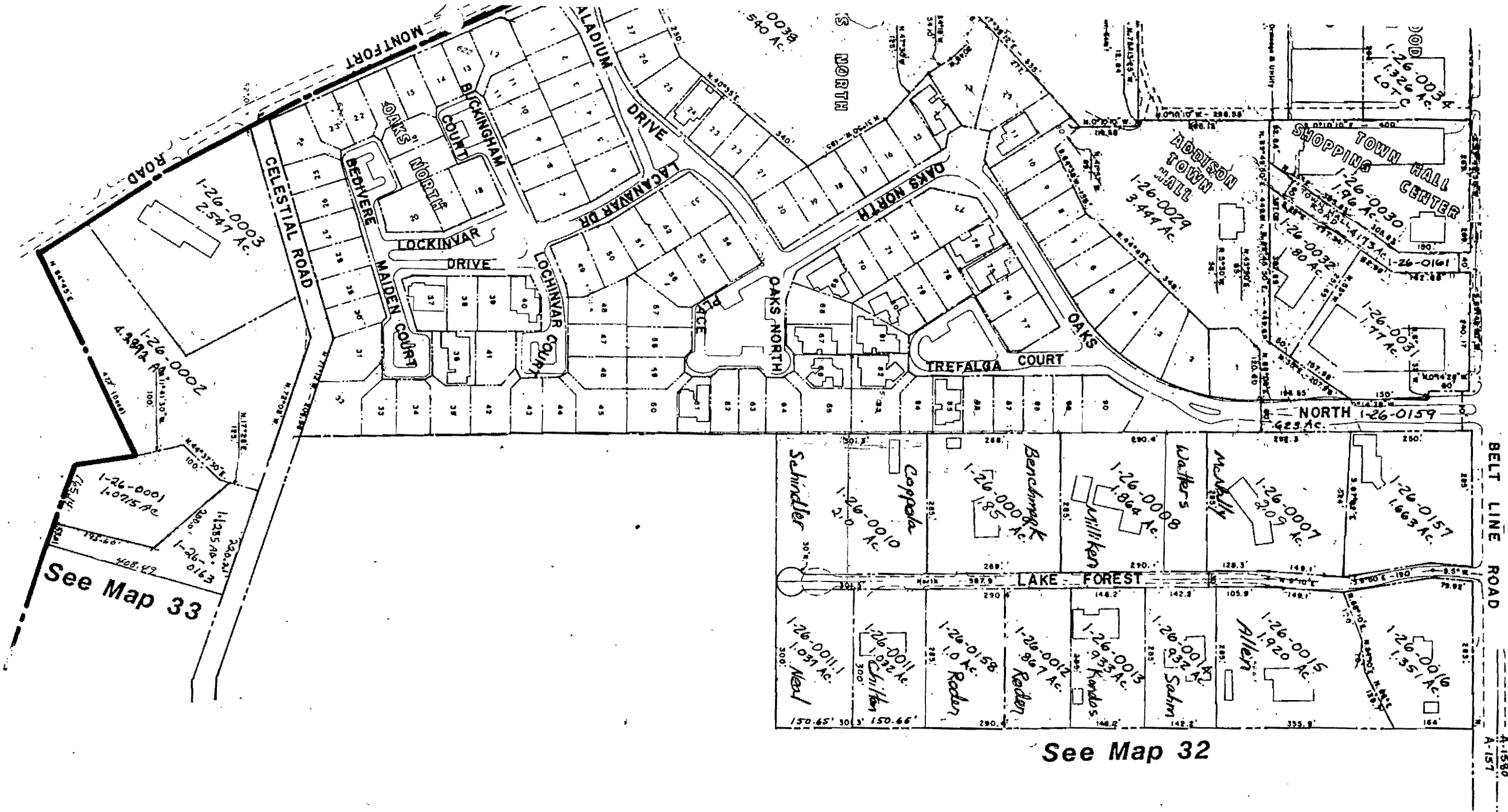
Neal

See Map 32

Walters 80

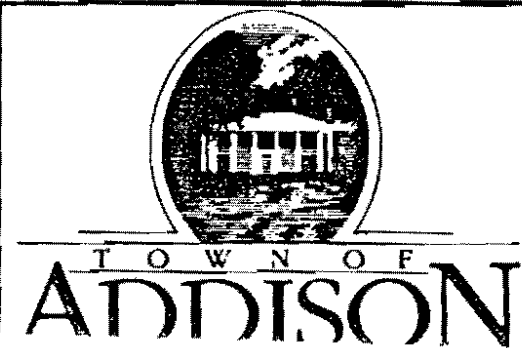
OF DALLAS

CITY OF DALLAS



BELT LINE ROAD
A-157
A-1580

ABSTRACT 482
 A. BLEDSOE A-157
 SURVEY J. PANCOAST A-1146
 SUBDIVISION OR ADDITION _____



LAST REVISION DATE _____
 SCALE: 200 FEET EQUAL 1 INCH

20
 MAP NO.