

Olson, Greg R.

From: Asa Nilsson-Weber [asaw@iacivil.com]
Sent: Thursday, August 30, 2012 1:46 PM
To: Olson, Greg R.; 'Bryan Bobrick'
Cc: Biazar, Shahab
Subject: RE: C17-D120 Richfield Park Lot 5A -- Responses
Attachments: image001.png; image005.jpg

Greg,

Here are some additional photos that will help show that the proposed wall is not changing the existing flow pattern. As part of the recent milling overlay, the property owner to the east graded a defined berm transitioning to a swale at the northwest corner of his property. This was probably done to prevent "developed" flow from passing onto our client's property.

Because the adjacent property has been partially developed and graded to deflect flows to the north per the master drainage plan, the proposed wall at the east side of our site should not be considered as deflecting historic offsite flow. We believe that since the historic flow pattern has been altered by the adjacent development, the adjacent property owner is responsible for that flow and how it is routed per the master drainage plan.

Attached are additional photos showing the existing offsite swale directing flows to the north.





Swale looking north
property corner

Berm/swale looking west at NE

Hopefully these photos clarify your question. Please let us know if you need further information.

Thank you.

Åsa Nilsson-Weber, P.E.
Principal / Vice President



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From: Olson, Greg R. [mailto:grolson@cabq.gov]
Sent: Thursday, August 30, 2012 11:13 AM
To: Bryan Bobrick
Cc: AsaW@iacivil.com; Olson, Greg R.; Biazar, Shahab
Subject: RE: C17-D120 Richfield Park Lot 5A -- Responses

Bryan,

The photo attached only shows from mid-lot to the south. Do you have any photos to the north, or topo to show where the drainage goes, after it is deflected by the small berm in the photo, or if that berm (post millings) continues all the way to the NE corner of Lot 5A, and on out to Columbine Street?

Waterproofing the wall may be a good investment for the wall owner, but it does not address the issue of where the deflected flows will go, and how they enter the R/W downstream.

If you can document that the flows from Lot D1A are already directed north, and do not enter Lot 5A, then at least this Drainage Plan can reasonably deflect liability for those future flows going north along the new wall.

Thanks,

Greg

924-3994

From: Bryan Bobrick [mailto:bryanb@iacivil.com]
Sent: Wednesday, August 29, 2012 2:19 PM
To: Olson, Greg R.
Cc: AsaW@iacivil.com
Subject: RE: C17-D120 Richfield Park Lot 5A "Verbal NO"

Greg,

We have taken care of items 2a through 2d from your review comments. As part of the resubmittal, we included the attached photo (see below) in our response letter. This photo shows the adjacent property to the east has been 'developed' to some extent. We included the following explanation in our resubmittal letter:

1. No offsite flow passes to the property from the east. The photo below shows the east property graded with asphalt millings to serve as an overflow parking area (by others). A deflection berm at the joint property line deflects sheetflow to the north to follow the required drainage path for Parcel C1-D. In addition, a perimeter wall proposed as part of the Lot 5A construction which will also serve to deflect offsite flow.

The existing topo contours show a minor slope from south to north. The photo shows a small deflection berm. In addition, I have discussed the concern with John Mechenbier and he has agreed to waterproof the bottom rows of blocks. Will this suffice?



Thanks,

Bryan J. Bobrick
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From: Olson, Greg R. [mailto:grolson@cabq.gov]
Sent: Wednesday, August 29, 2012 10:57 AM
To: AsaW@iacivil.com
Cc: Olson, Greg R.; BryanB@iacivil.com
Subject: C17-D120 Richfield Park Lot 5A "Verbal NO"

Per our phone conversation this AM, the Grading & Drainage plan for this site is generally acceptable, but cannot be approved until the following exceptions are addressed:

1. The proposed wall on the east boundary appears to block offsite flows from Lot D1A, which may pond behind the wall, or be directed northerly along the property line. Contours shown suggest that these channelized flows (which by the Drainage Master Plan should go to Columbine Road) may cross over into the east side of Lot 6, north of your site. Provide more detail as to how these offsite flows will be routed after construction of the wall. If offsite grading is required to deal with this situation, we will require written permission from the owners of the offsite parcel(s).
2. Address drafting details on the plans as follows:
 - a. Sh. CG-101: Key Note 2 should include a width for the Sidewalk Culvert.
 - b. Sh. CG-101: Provide Flow arrows in the swale along the west side of the lot.
 - c. Sh. CG-101: Call out a curb opening and width at the low point in the driving lane south curb approx. 60' ENE of the SW corner of the site (at El. 9.0).
 - d. Sh. CG-501: The lower of the two Headwall A Details appears to represent Headwall B.
Please clarify/re-label.

Please give me a call or email if you have any questions.

Thanks,
Greg Olson
924-3994