

**Olson, Greg R.**

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**From:** Bryan Bobrick [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**  
**Project Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632  
[bryanb@iacivil.com](mailto:bryanb@iacivil.com)

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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