

From: [Biazar, Shahab](#)
To: "Richard Medina"; ccealbq@aol.com; [Chen, Tiequan](#)
Cc: [Mercedes Lopez](#); [Steve G. Herrera \(sgherrera@cabq.gov\)](mailto:sgherrera@cabq.gov); [Steve G. Herrera \(sgherrera@cabq.gov\)](mailto:Steve G. Herrera (sgherrera@cabq.gov)); [Renee C. Brissette - City of Albuquerque \(rbrissette@cabq.gov\)](mailto:Renee C. Brissette - City of Albuquerque (rbrissette@cabq.gov))
Subject: RE: 1998 Cherokee NW (F13D034)
Date: Tuesday, June 6, 2023 1:51:00 PM
Attachments: [image001.png](#)

Hi,

Sorry, we were supposed to issue an approval letter. But you can consider my email as an approval with the following conditions:

1. Pad certification will be required prior to building permit approval.
2. Bottom of the ponds must be lowered by 0.25' to 70.75'.
3. Final as-built certification will be required prior to release of Certification of Occupancy.
4. Please attached the grading plan with engineer stamp date 4/26/2023 to the building permit set.

Please submit pad certification ASAP so we can approve the building permit.

Thanks



SHAHAB BIAZAR, P.E.

city engineer

development review services

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

From: Richard Medina <rmedina@lbcnm.com>

Sent: Monday, June 5, 2023 9:59 AM

To: ccealbq@aol.com; Biazar, Shahab <sbiazar@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>

Cc: Mercedes Lopez <mlopez@lbcnm.com>

Subject: RE: 1998 Cherokee NW

Importance: High

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning folks –

I am looking to follow up on this request and see if we will have our approved G&D back so we can get through our permit review process. This is urgent as we are on a timeline for completion with this project. Please let me know if there is anything we can do to help push this forward.

Thank you,



Richard Medina

Chief Operating Officer

Phone: 505-465-8871

Email: rmedina@lbcnm.com

314 El Pueblo Rd. NW Ste. E
Albuquerque, NM 87114

www.fellowshiphomesnm.com

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

From: ccealbq@aol.com

To: tchen@cabq.gov <tchen@cabq.gov>

Cc: sbiazar@cabq.gov <sbiazar@cabq.gov>

Sent: Tue, May 30, 2023 3:37 pm

Subject: Fwd: 1998 Cherokee NW

Tiequan - this was my response to Shahab. And yes, you were copied on his directive, please see below.

Welcome to your position and new career as a hydrologist.

thanks,

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com

To: sbiazar@cabq.gov <sbiazar@cabq.gov>

Sent: Tue, May 30, 2023 11:51 am

Subject: Re: 1998 Cherokee NW

That will work, just please confirm that is your current process (meaning pad cert prior) for VALLEY flat grading schemes pursuant to ch. / section 6-5(D).

Phil

===

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Biazar, Shahab <sbiazar@cabq.gov>

To: ccealbq@aol.com <ccealbq@aol.com>

Cc: Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>

Sent: Tue, May 30, 2023 10:28 am

Subject: RE: 1998 Cherokee NW

Hi,

We can go ahead and approve the plans based on the understanding the bottom of the pond must be lowered 0.25', and detailed as-built elevations must be submitted prior to Certification of Occupancy. Also Pad Certification will required as well prior building permit approval.

Please let me know if you concur and will send you an approval letter.

Thanks



SHAHAB BIAZAR, P.E.

city engineer

development review services

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>

Sent: Tuesday, May 30, 2023 7:35 AM

To: Biazar, Shahab <sbiazar@cabq.gov>

Subject: Re: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning,

I really do not have the resources at this time to resubmit, therefore, would you please consider to allow lowering the pond (or raising the FF) 2-inches as a condition of the As-Built certification. Based on my calcs and reasonable tolerances (0.1' plus/minus) that would seem practicable to resolve your concern.

Thanks,

Phil

===

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: sbiazar@cabq.gov <sbiazar@cabq.gov>
Sent: Fri, May 26, 2023 10:28 am
Subject: Re: 1998 Cherokee NW

sorry I missed your call around 11:30 yesterday - was out checking on our Home 2 Suites on Flightway / University.

Next time you might want to call my cell also - although in office this morning.
I called earlier first thing this morning.

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com <ccealbq@aol.com>
To: Shahab Biazar <sbiazar@cabq.gov>
Sent: Thu, May 25, 2023 4:12 pm
Subject: Fw: Fwd: 1998 Cherokee NW

??

Philip W. Clark, P.E.

Clark Consulting Engineers
505.281.2444. 505.264-6042

----- Forwarded Message -----

From: "ccealbq@aol.com" <ccealbq@aol.com>
To: "sbiazar@cabq.gov" <sbiazar@cabq.gov>
Cc:
Sent: Wed, May 24, 2023 at 9:22 AM
Subject: Fwd: 1998 Cherokee NW

Again,

if you go back over this string - I pose several questions that I need answered. I've left a few phone messages, so let me know when a good time to call you again.

Phil

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com <ccealbq@aol.com>
To: sbiazar@cabq.gov <sbiazar@cabq.gov>
Sent: Tue, May 23, 2023 5:18 pm
Subject: Re: 1998 Cherokee NW

Plse call. What was the difference that you got. Btwn 10-day and the FF?

Philip W. Clark, P.E.
Clark Consulting Engineers
505.281.2444. 505.264-6042

On Tue, May 23, 2023 at 8:41 AM, ccealbq@aol.com
<ccealbq@aol.com> wrote:

Shahab,
I checked my calculations, and I still see no reason to resubmit. This site is completely walled in, and actually stores more than the required 1650 cf. Brissette first said a subterranean system would be required, and THEN said "no way" storing the calculated volume? You and I know those were flippant and arbitrary comments, and then passes to Tiequan who has hardly any hydrology experience whatsoever. I also asked her/him where did he get the notion for an underground system - no repsonse.

Let me ask you, what is your difference between the the 10-day W.S. and the finish floor? Please give me a call on this particular fundamental question.

Thanks,
Phil
===

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Biazar, Shahab <sbiazar@cabq.gov>
To: ccealbq@aol.com <ccealbq@aol.com>
Sent: Tue, May 23, 2023 8:24 am
Subject: RE: 1998 Cherokee NW

Good morning,

I went back and checked the volume shown on your plan one more time, and it appear that the ponding provided will required +/- 300 cf of additional volume. And the easy fix would be simply to lower the bottom of the pond slightly (0.25') to meet the required volume. Please revise your plan per previous email, and resubmit to PLNDRS@cabq.gov, and we should be able to approve the plan. The changes should not take more than few minutes.

Thanks



SHAHAB BIAZAR, P.E.
city engineer
development review services

o 505.924.3999
e sbiazar@cabq.gov
cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>
Sent: Wednesday, May 17, 2023 1:03 PM
To: Biazar, Shahab <sbiazar@cabq.gov>
Subject: Re: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

That's not preferred - the site is walled, and the residence is adequately above the 10-day, so I see no reason.

My stamp is on the plan, and believe it complies with 6-5(D).

1. Glad you realize a sub-terranean system not required
2. That a top pond contour can tie into a vertical wall!
addressing Renee's unfounded (2) comments.

Please release - thanks! or please give me a call.

Phil

===

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Biazar, Shahab <sbiazar@cabq.gov>
To: ccealbq@aol.com <ccealbq@aol.com>
Cc: Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>
Sent: Wed, May 17, 2023 12:43 pm
Subject: RE: 1998 Cherokee NW

Phil,

Please see attached exhibit and calculations. I believe we may need to lower the bottom of the pond in the front and in the back by 0.25' (to 70.75) to provide adequate ponding. Please go ahead and resubmit the plan and update calculations to PLNDRS@cabq.gov.

Thanks



SHAHAB BIAZAR, P.E.

city engineer

development review services

o 505.924.3999

e sbiazar@cabq.gov
cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>
Sent: Monday, May 15, 2023 4:03 PM
To: Biazar, Shahab <sbiazar@cabq.gov>
Subject: Re: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Those areas and depths are contained as requested below in this email string. It may be best to go over them on the phone if any questions.

Phil
===

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Biazar, Shahab <sbiazar@cabq.gov>
To: ccealbq@aol.com <ccealbq@aol.com>
Sent: Mon, May 15, 2023 2:58 pm
Subject: RE: 1998 Cherokee NW

Hi,

There are two ponds with volumes shown one in the back and one in the front. Can you please provide pond volume calculations. What is top/bottom of pond elevations/limits as well as the areas in square foot.

Thanks



SHAHAB BIAZAR, P.E.

city engineer
development review services
o 505.924.3999
e sbiazar@cabq.gov
cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>
Sent: Monday, May 15, 2023 11:17 AM
To: Biazar, Shahab <sbiazar@cabq.gov>

Subject: Fwd: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning,
Have you had a chance to review my submittal and supporting calculations contained in this string, below?
thx,
Phil
===

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: sbiazar@cabq.gov <sbiazar@cabq.gov>
Cc: tchen@cabq.gov <tchen@cabq.gov>; rbrissette@cabq.gov <rbrissette@cabq.gov>
Sent: Fri, May 12, 2023 8:28 am
Subject: Re: 1998 Cherokee NW

Good morning Shahab,
Thanks for returning my call last evening. I have asked them to call if any questions or need clarification, but all I get is emails.
Please release this rudimentary little project. 1st Renee is entirely incorrect that this site is too tight to retain required surface storage volumes per Ch 6-section 5. FYI, the total site % impervious is merely 34%...enough said. ...See 5(D)
2nd, the calculations submitted bear this out, as do the PLAN contours and proposed spot elevations, ie the two are congruent.
3rd - I've presented 3 different ways to compute the volume provided and get the same approximate number, with two (2) different options also.

Finally, the first submittal attached should be acceptable and therefore, I cannot justify the reason to resubmit.

Thx again for taking a good look at this,
Phil
=====

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: tchen@cabq.gov <tchen@cabq.gov>; rbrissette@cabq.gov <rbrissette@cabq.gov>;
sbiazar@cabq.gov <sbiazar@cabq.gov>
Sent: Thu, May 11, 2023 2:27 pm
Subject: Re: 1998 Cherokee NW

And you do concur, correct? that a subterranean storage design certainly not necessary...agree?
In fact, did some other engineer discuss that with you Renee? prior to my design submittal?
Where did that thought ever come about?

thank you,
Phil
=====

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: tchen@cabq.gov <tchen@cabq.gov>; rbrissette@cabq.gov <rbrissette@cabq.gov>;
sbiazar@cabq.gov <sbiazar@cabq.gov>
Sent: Thu, May 11, 2023 2:14 pm
Subject: Re: 1998 Cherokee NW

The calcs and plan do not change. I calced it 3-ways.
Thanks!, pls release this.

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Chen, Tiequan <tchen@cabq.gov>
To: ccealbq@aol.com <ccealbq@aol.com>; Brissette, Renee C. <rbrissette@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>
Sent: Thu, May 11, 2023 2:09 pm
Subject: RE: 1998 Cherokee NW

OK, Phil. Please resubmit your plan, add cross-sections for the ponds and we'll review it.

Thanks!



TIEQUAN CHEN, P.E.

Principal Engineer, Hydrology
development review services

o 505.924.3695

e tchen@cabq.gov

cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>

Sent: Thursday, May 11, 2023 1:49 PM

To: Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>
Subject: RE: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Tiequan,
Your response is incorrect. The plan and calcs are congruent.
Show me how they are not, I am confused.

Most welcome.

Philip W. Clark, P.E.
Clark Consulting Engineers
505.281.2444. 505.264-6042

On Thu, May 11, 2023 at 1:08 PM, Chen, Tiequan
<tchen@cabq.gov> wrote:

Hi Phil:
Please address our comments with a response letter and resubmit the plan to
PLNDRS@Cabq.gov. Your plan does not support your calculations. You may include cross-
sections for your ponds.

Thanks!



TIEQUAN CHEN, P.E.

Principal Engineer, Hydrology
development review services

o 505.924.3695

e tchen@cabq.gov

cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>

Sent: Thursday, May 11, 2023 12:15 PM

To: Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>

Subject: Re: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hey guys,
Can I please get an acceptance letter? I have addressed your comments - 3 ways. My calcs
are reasonable.
The builder is proceeding with pad development, and all remaining BP permits have been
pulled.

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: rbrissette@cabq.gov <rbrissette@cabq.gov>
Cc: tchen@cabq.gov <tchen@cabq.gov>
Sent: Tue, May 9, 2023 2:57 pm
Subject: Re: 1998 Cherokee NW

The second way/calculation is copied here sent to you at @4:41 Friday...

....."Revisiting, or if that's not acceptable (below), raise the finish floor 0.3'

Then, could calc the rear as equalizing to the front sideyard as the following:

2776 sf, area of 71.8 contour

621 sf, area of 71, thus $2776 + 621/2 \times .8 = 1360$ CF

For a grand total of 1718 CF

Certainly, no reason to have a subterranean system for this little lot."

Like I asked on Monday - which do you prefer? And again, here's a broad-brush way to check for reasonableness. .25 acres - 0.09 acres x 43560 /2 x 0.5' depth = 1724 CF provided.

So the Volume(provided) is now calced 3-ways.

thanks - I look forward to your acceptance. Please call if you need any further clarification.

Phil

=====

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: ccealbq@aol.com
To: rbrissette@cabq.gov <rbrissette@cabq.gov>
Cc: tchen@cabq.gov <tchen@cabq.gov>
Sent: Mon, May 8, 2023 10:20 am
Subject: Re: 1998 Cherokee NW

Renee,

34% impervious too tight for a walled-in residential lot? From my experience, and in compliance with the impervious threshold in chapter 6-5 I do not think a surface ponding situation is an issue.

Not even close, as the calculations clearly indicate. Again two-ways. Please let me know which option you prefer.

thank you,

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering

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

From: ccealbq@aol.com
To: rbrissette@cabq.gov <rbrissette@cabq.gov>
Cc: tchen@cabq.gov <tchen@cabq.gov>
Sent: Mon, May 8, 2023 9:51 am
Subject: Re: 1998 Cherokee NW

Renee,

It ties into a solid wall. I have presented two options with supporting calcs. The first is calced to the 71.5 contour (top) with FF @ 72.5, OR the second version also sent calculates the rear pond to a top (L-shaped) elev. of 71.8, and raised the FF to 72.8 (1'+ as "recommended" by 6-5(D), not necessarily required). This scenario ties into the existing 71.8 spot elevation.

I prefer the former - but both are computed correctly.

Thanks, it is my seal on the plan.
Phil
===

Philip W. Clark, PE
Clark Consulting Engineers
surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Brissette, Renee C. <rbrissette@cabq.gov>
To: ccealbq@aol.com <ccealbq@aol.com>
Cc: Chen, Tiequan <tchen@cabq.gov>
Sent: Mon, May 8, 2023 8:54 am
Subject: RE: 1998 Cherokee NW

Phil,

I cannot see how elevation 4971.5 is the top of your pond. This new contour does not close with itself to form a top of pond. This site is very tight and I think the house maybe too big for the lot without doing an underground system. I don't agree with your assessment. You can talk to my boss, Tiequan Chen at 505-924-3695 if you think that you can get this volume with your current design.



RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995

[e rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)
cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>
Sent: Friday, May 5, 2023 5:08 PM
To: Brissette, Renee C. <rbrissette@cabq.gov>
Subject: RE: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Mathematics dear.
I've presented two ways. Plse see second way sent.
I also have another way to calc, my original.

Philip W. Clark, P.E.
Clark Consulting Engineers
505.281.2444. 505.264-6042

On Fri, May 5, 2023 at 4:40 PM, Brissette, Renee C.
<rbrissette@cabq.gov> wrote:

There is no way that you have this volume.



RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995
e rbrissette@cabq.gov
cabq.gov/planning

From: ccealbq@aol.com <ccealbq@aol.com>
Sent: Friday, May 5, 2023 4:15 PM
To: Brissette, Renee C. <rbrissette@cabq.gov>
Subject: Re: 1998 Cherokee NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Renee,
The front pond is calced correctly Top is 71.5, bottom is 71.0, 890 sf + 500 sf/2 x 0.5'
= 350 cf
the rear pond is cacted as follows, and completely walled in:
Top, 72.0 contour, 2753 SF
Bott, 71 contour, 621 SF, thus 2753+621/2 x 1 = 1681 CF > 1500 CF called out

Best,
Phil
=====

Philip W. Clark, PE

Clark Consulting Engineers

surveying | planning | engineering
505-281-2444 505.264.6042 cell

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

From: Brissette, Renee C. <rbrissette@cabq.gov>

To: ccealbq@aol.com <ccealbq@aol.com>

Sent: Fri, May 5, 2023 3:27 pm

Subject: 1998 Cherokee NW

Phil,

Attached is the comment letter from Hydrology.



RENÉE CHRISTINA BRISSETTE, PE CFM

senior engineer, hydrology

o 505.924.3995

e rbrissette@cabq.gov

cabq.gov/planning