

**From:** [Biazar, Shahab](#)  
**To:** "Richard Medina"; [ccealbq@aol.com](mailto: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](#)

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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](mailto:sbiazar@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Richard Medina <[rmedina@lbcnm.com](mailto:rmedina@lbcnm.com)>

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

**To:** [ccealbq@aol.com](mailto:ccealbq@aol.com); Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>

**Cc:** Mercedes Lopez <[mlopez@lbcnm.com](mailto:mlopez@lbcnm.com)>

**Subject:** RE: 1998 Cherokee NW

**Importance:** High

[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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](mailto:rmedina@lbcnm.com)

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

[www.fellowshiphomesnm.com](http://www.fellowshiphomesnm.com)

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

From: [ccealbq@aol.com](mailto:ccealbq@aol.com)

To: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto:tchen@cabq.gov)>

Cc: [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com)

To: [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:sbiazar@cabq.gov)>

To: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>

Cc: Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; Brissette, Renee C. <[rbrissette@cabq.gov](mailto: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](mailto:sbiazar@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

From: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>

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

To: Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>

Subject: Re: 1998 Cherokee NW

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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**

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505-281-2444 505.264.6042 cell

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

From: [ccealbq@aol.com](mailto:ccealbq@aol.com)  
To: [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
To: Shahab Biazar <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com)" <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
**To:** "[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)" <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
To: [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com)  
<[ccealbq@aol.com](mailto: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](mailto:sbiazar@cabq.gov)>  
To: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto: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](mailto: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](mailto:sbiazar@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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**

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505-281-2444 505.264.6042 cell

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

**From:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>  
**To:** [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
**Cc:** Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; Brissette, Renee C. <[rbrissette@cabq.gov](mailto: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](mailto:PLNDRS@cabq.gov).

Thanks



**SHAHAB BIAZAR, P.E.**

city engineer

development review services

o 505.924.3999

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

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

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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](mailto:sbiazar@cabq.gov)>  
**To:** [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto: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  
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o 505.924.3999  
e [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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

**Subject:** Fwd: 1998 Cherokee NW

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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](mailto:ccealbq@aol.com)  
To: [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>  
Cc: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto: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**  
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505-281-2444 505.264.6042 cell

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

From: [ccealbq@aol.com](mailto:ccealbq@aol.com)  
To: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>;  
[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:ccealbq@aol.com)  
To: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>;  
[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov) <[sbiazar@cabq.gov](mailto: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](mailto:tchen@cabq.gov)>  
To: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>; Brissette, Renee C. <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto: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](mailto:tchen@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

From: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
Sent: Thursday, May 11, 2023 1:49 PM

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

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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](mailto:tchen@cabq.gov)> wrote:

Hi Phil:  
Please address our comments with a response letter and resubmit the plan to  
[PLNDRS@Cabq.gov](mailto: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](mailto:tchen@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**From:** [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
**Sent:** Thursday, May 11, 2023 12:15 PM  
**To:** Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; Brissette, Renee C. <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>  
**Subject:** Re: 1998 Cherokee NW

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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**

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505-281-2444 505.264.6042 cell

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

From: [ccealbq@aol.com](mailto:ccealbq@aol.com)  
To: [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>  
Cc: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto: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**

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505-281-2444 505.264.6042 cell

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

From: [ccealbq@aol.com](mailto:ccealbq@aol.com)  
To: [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>  
Cc: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto: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](mailto:ccealbq@aol.com)  
To: [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>  
Cc: [tchen@cabq.gov](mailto:tchen@cabq.gov) <[tchen@cabq.gov](mailto: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](mailto:rbrissette@cabq.gov)>  
To: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto:ccealbq@aol.com)>  
Cc: Chen, Tiequan <[tchen@cabq.gov](mailto: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](http://cabq.gov/planning)

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

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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](mailto: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](mailto:rbrissette@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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](mailto:rbrissette@cabq.gov)>

To: [ccealbq@aol.com](mailto:ccealbq@aol.com) <[ccealbq@aol.com](mailto: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](mailto:rbrissette@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 1998 Cherokee Rd NW Resid Building Permit # \_\_\_\_\_ Hydrology File # F13/ D  
DRB# \_\_\_\_\_ EPC# \_\_\_\_\_  
Legal Description: LOT 2A1, LAND OF BETTY SKOGEN City Address OR Parcel 1998 Cherokee NW

Applicant/Agent: Clark Consulting Engineers Contact: Phil  
Address: 19 Ryan Rd, Edgewood, NM 87015 Phone: (505) 281-2444  
Email: CCEalbq@aol.com

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☒ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: \_\_\_\_\_  
RE-SUBMITTAL: ☐ YES ☒ NO

SECTION \_\_\_\_\_: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE  
Check all that apply:

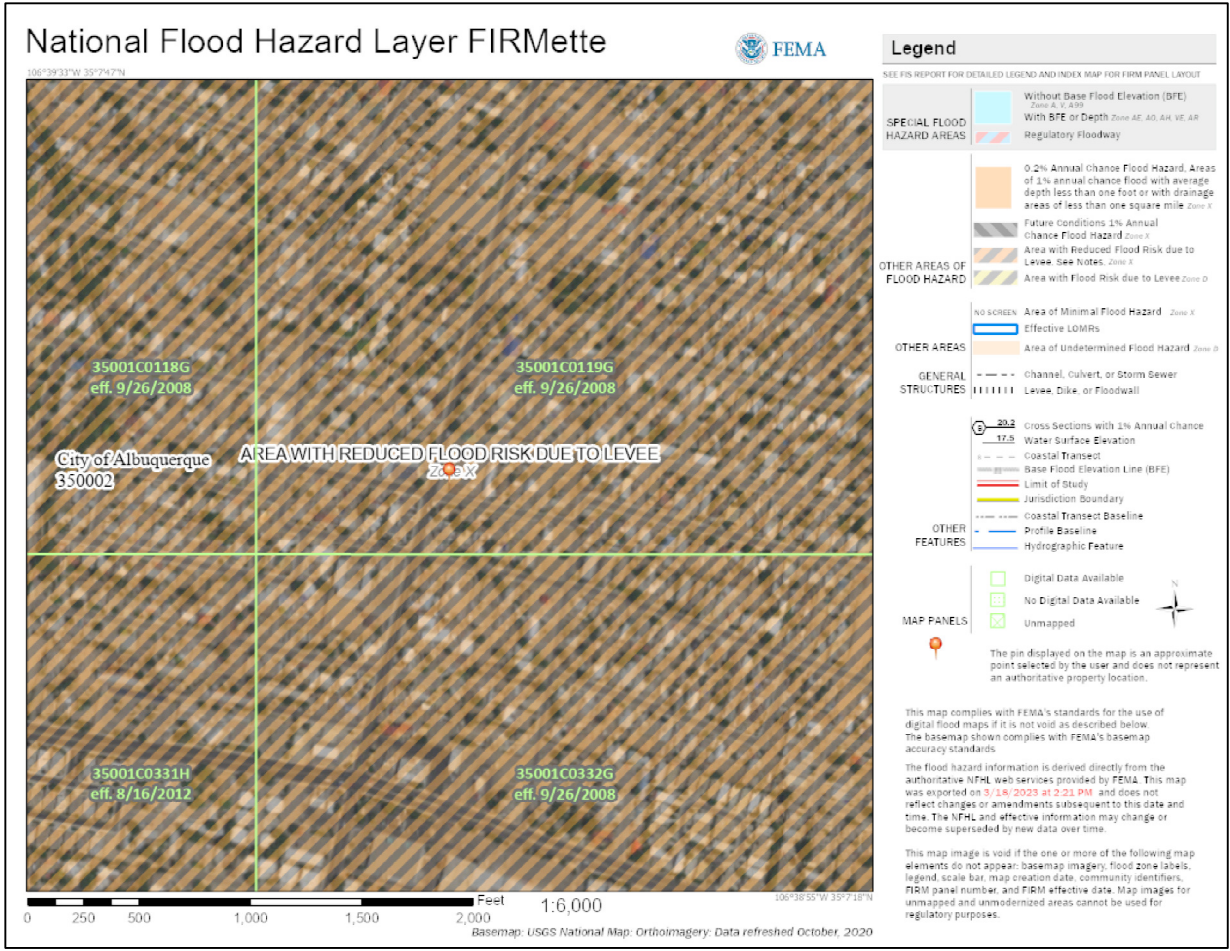
### TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G&D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOOD PLAN DEVELOPMENT PERMIT APP.  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
☐ TRAFFIC CIRCULATION LAYOUT FOR DRB  
APPROVAL  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ CONCEPTUAL TCL DRB APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☒ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOOD PLAN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 4/26/23



PROJECT IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA

**FIRM MAP REF: PANEL # C0118 G**

DATED 9/26/08

## GRADING & DRAINAGE PLAN

THE SINGLE LOT R-A PROJECT IS LOCATED IN THE GRIEGOS SECTION OF ALBUQUERQUE'S NORTH VALLEY APPROXIMATELY 3 MILES NORTH OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY OF ALBUQ. DEVELOPMENT PROCESS MANUAL (DPM), CH. 6, ORIGINALLY SIGNED 6/8/20 - DRAINAGE, FLOOD AND EROSION CONTROL. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS: INCLUDING 1 RESIDENCE AND EXISTING FLATWORK.
2. PROPOSED IMPROVEMENTS: SINGLE-FAMILY RESIDENCE, NEW CONCRETE PAD / GRADE ELEVATIONS, BERMS OR BARRIERS AND SWALES.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE SOUTH, EAST AND THE WEST BY RESIDENCES. THE ACCESS ROAD, A PRIVATE STREET IS PRIVATELY MAINTAINED AND CONSISTS OF GRAVEL SURFACING. THE SITE CURRENTLY HAS SLOPES AT 0 TO 1% BUT IS GENERALLY FLAT.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE CHEROKEE RD AND PRIVATE WAY ARE IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE EASEMENT. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE, HOWEVER THE SITE IS FLAT THEREFORE A FLAT NW VALLEY GRADING SCHEME IS EMPLOYED. THIS PLAN ROUTES DEVELOPED RUNOFF THROUGH/TO THE PROPOSED LANDSCAPE AREAS. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS.

## "Valley Drainage Criteria"

PER SECTION 6-5 (A), OF THE DPM - SINGLE-LOT DEVELOPMENT

## CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER CHAPTER 6, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) 2020 EDITION FOR CITY OF ALBUQUERQUE.  
DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds"  
VOLUMETRIC DISCHARGE:  $VOLUME = E_{Weighted} \times AREA$   
 $P100-6$  Hr = 2.29 In., Zone 2,  $P100-24$  Hr = 2.59 In.,  $P100-10$  Day = 3.6 In. TC = 12 Min.  
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

### EXISTING CONDITIONS

TOTAL AREA = 0.25 ACRES, WHERE EXCESS PRECIP. 'W' = 1.01 In.  
PEAK DISCHARGE,  $Q100 = 0.75$  CFS, WHERE UNIT PEAK DISCHARGE = 3.0 CFS/AC.  
THEREFORE: VOLUME 100 = 916 CF

### DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

UNDEVELOPED	ABEA	LAND TREATMENT	Q Peak	E
0.00 Ac (0%)	A	1.71 [0.41]	0.62 [0.15]	
LANDSCAPING, Native, <10%	0.08 Ac (33%)	B	2.36 [0.95]	0.80 [0.30]
GRAVEL & COMPACTED SOIL	0.08 Ac (33%)	C	3.05 [1.59]	1.03 [0.48]
ROOF - PAVEMENT	0.09 Ac (34%)	D	4.34 [2.71]	2.33 [1.51]
	0.25 Ac			

THEREFORE: E Weighted = 1.40 In. & VOLUME 100 = 1271 CF

Q100 = 0.82 CFS

✓ V 100 DAYS =  $V_{360} + AD \times (P10DAYS - P360) / 12 \text{ in/in}$

= 1271 + 0.085(1.31)/12 x 43560 = 1675 CF

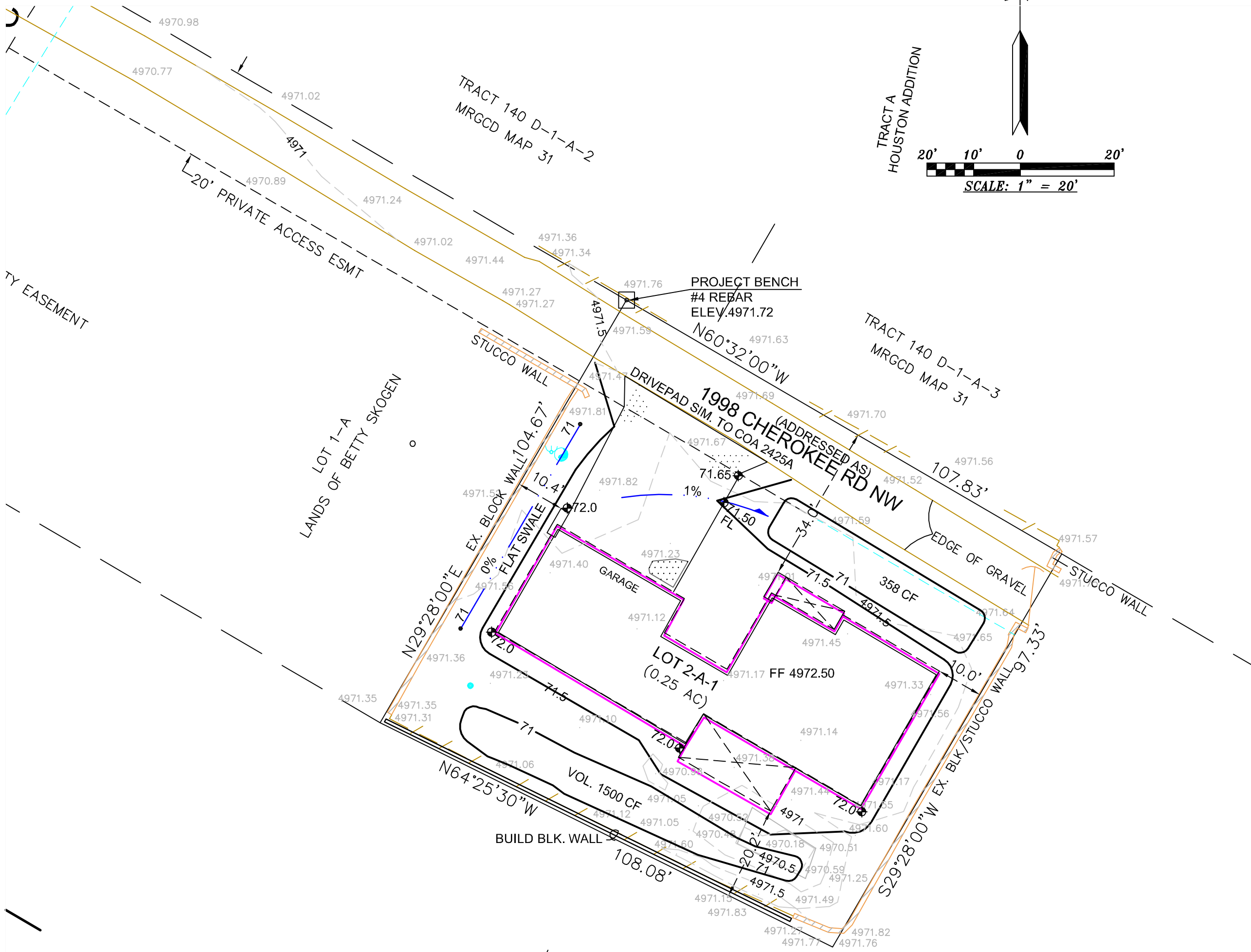
PART 6-5(A) SINGLE-LOT RESIDENTIAL DEVELOPMENT AND ADDITIONS

FOR LOTS LESS THAN 1 ACRE, WATER HARVESTING ON THE LOT IS REQUIRED, THE WATER HARVESTING VOLUME GOAL IS TO CAPTURE 1/2 INCH OF RUNOFF FROM IMPERVIOUS AREAS ON THE SITE. THEREFORE: 3726 SF X 0.5"/12 = 155 CF

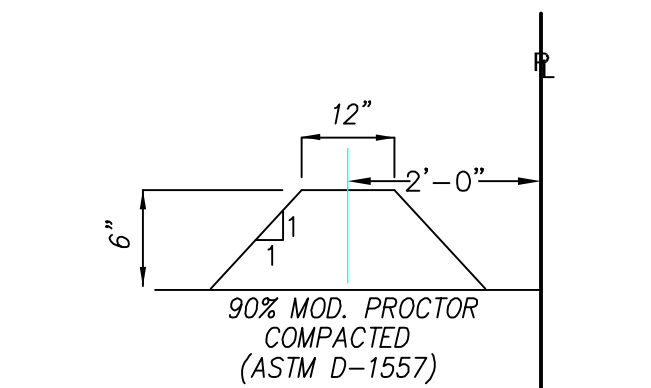
1. ROOF FLOWS SHOULD BE DIRECTED TO THE WATER HARVESTING AREA(S).
2. RUNOFF SHOULD NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
3. THE FINISHED PAD ELEVATION IS RECOMMENDED TO BE A MINIMUM OF 12 INCHES ABOVE THE EDGE OF PAVEMENT OR ROADWAY.
4. STORMWATER MUST BE ALLOWED TO EQUALIZE TO SAME LEVEL BETWEEN FRONT AND BACK YARDS (NO DAMS, BARRIERS, ETC. AND FREE FROM DEBRIS)



LOOKING NORTHWEST



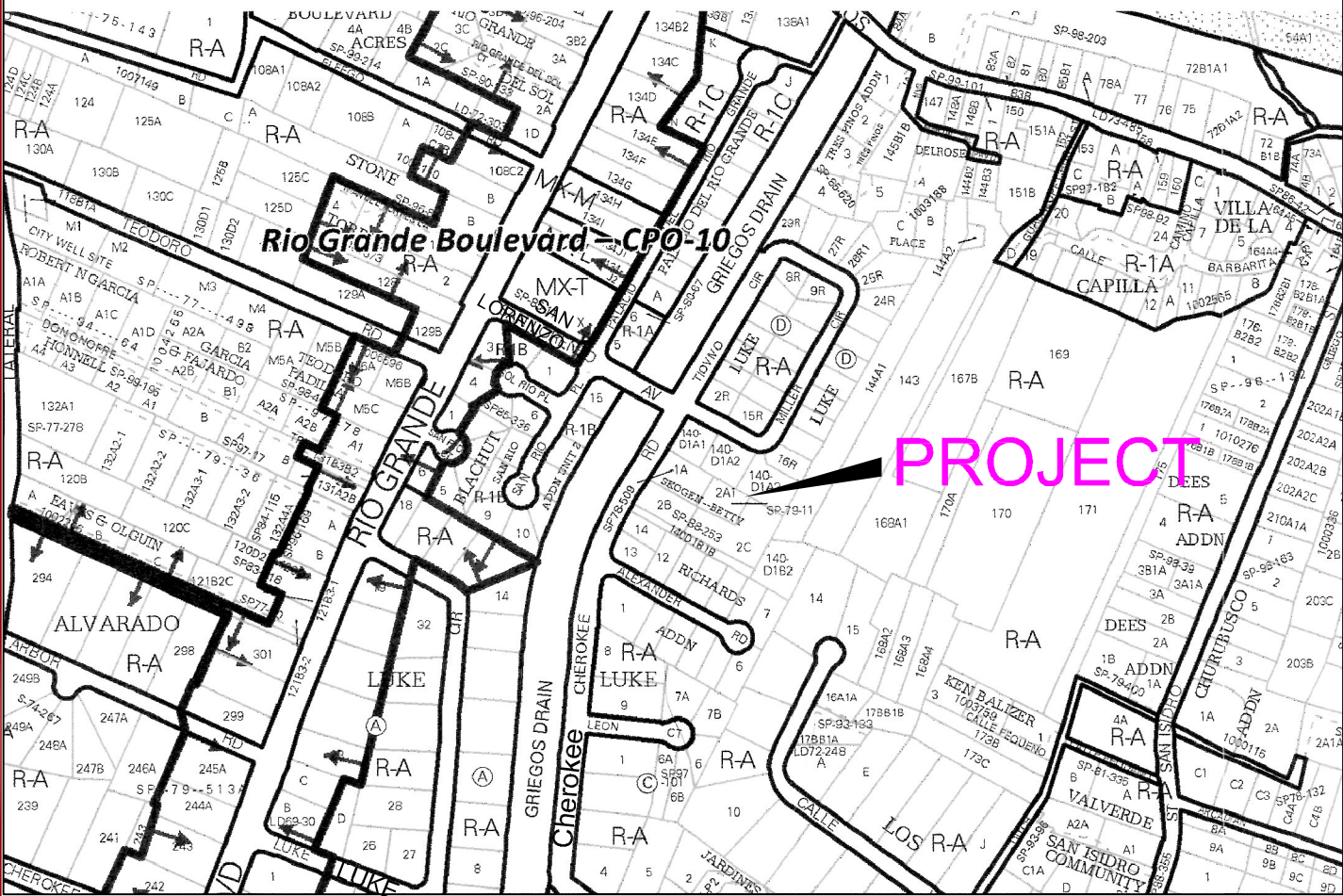
EXISTING  
CB - CONCRETE CURB  
DC - DRIVEWAY CUT  
EA - EDGE OF ASPHALT  
EC - EDGE OF CONCRETE  
FF - FINISH FLOOR  
FL - FLOW LINE  
G - GROUND  
SASMH - SAS MAN HOLE  
TA - TOP OF ASPHALT  
TC - TOP OF CONCRETE  
WM - WATER METER



## BERM SECTION

NTS OPTION, IN-LIEU OF 56" TALL BLK WALL

4/26/23  
PHILIP W. CLARK  
NEW MEXICO  
10285  
REGISTERED PROFESSIONAL ENGINEER



## VICINITY MAP

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 2 HORIZONTAL TO 1 VERTICAL, 2:1, <3' TALL. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

## LEGEND

EXIST. SPOT ELEVATION X4924.0  
EXIST. CONTOUR 10  
NEW SPOT ELEVATION (FINISH) 24.0  
NEW CONTOUR 12  
NEW SWALE  
DRAINAGE DIRECTION, EXISTING  
NEW CONCRETE CURB (0.5' HEIGHT)  
NEW P.C.C., CONCRETE  
TOP OF CURB, EXISTING TC  
TOP OF ASPHALT TA  
FLOWLINE FL  
EXISTING POWER POLE P.P.

## PROJECT DATA

### LEGAL DESCRIPTION

LOT 2-A-1, LAND OF BETTY SKOGEN  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### PROJECT BENCHMARK

TOP OF 1/2-INCH REBAR AT THE NW CORNER  
MSL ELEVATION = 4971.72, AS TIED FROM COA 3-1/4" DIAMETER ALUM DISK, "23\_G14, NAVD 88, 4969.30.

### TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CCE PROVIDED BY 2018 AGIS ORTHOPHOTOGRAPHY, AND COMMUNITY SCIENCES TOPO SURVEY, DATED 4/17/23.

Clark Consulting Engineers			
Edgewood, New Mexico 87015			
Tel: (505) 281-2444		CELL: (505) 264-6042	
DATE	REVISION	LOT 2-A-1, LAND OF BETTY SKOGEN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
		1998 CHEROKEE RD, NW	
		<b>GRADING &amp; DRAINAGE PLAN</b>	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: 1998 Cherokee	GD-1
CHECKED BY: PWC	DATE: APR. '23	FILE #: G/D	