

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 6, 2022

Ron Hensley, PE  
THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124

**RE: Villa Chamisa Pond  
9504 Calle Chamisa NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 06/27/2022  
Hydrology File: B10D009**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 06/30/2022, the Grading & Drainage Plan **is not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

General Notes

1. Please ensure the footing for any walls are outside of any easements and are all within the property boundary.
2. Please include information from existing pond sizing and show proposed calculations and ensure they meet the required for the subdivision.
3. Please show the inlet and outlet (existing or proposed) and note the elevations.
4. Please include a section of the pond with pertinent elevations (top, bottom, inlet, outlet, freeboard, etc...).

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or [dggutierrez@cabq.gov](mailto:dggutierrez@cabq.gov)

Sincerely,

David G. Gutierrez, P.E.  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** Villa Chamisa Pond **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** B10D009  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOTS 17 - 19 VILLA CHAMISA SUBDIVISION  
**City Address:** 9504 Calle Chamisa NW

**Applicant:** THE Group **Contact:** Ron Hensley  
**Address:** 300 Branding Iron Rd. SE, Rio Rancho, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc  
**Owner:** Clearbrook **Contact:** Scott Henry  
**Address:** 8801 Jefferson NE Bldg. A, ALBUQUERQUE, NM 87113  
**Phone#:** 505-858-1800 **Fax#:** \_\_\_\_\_ **E-mail:** scotth@stillbrooke.com

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

\_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_\_ CLOMR/LOMR  
\_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_\_ CERTIFICATE OF OCCUPANCY  
☒ 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  
\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

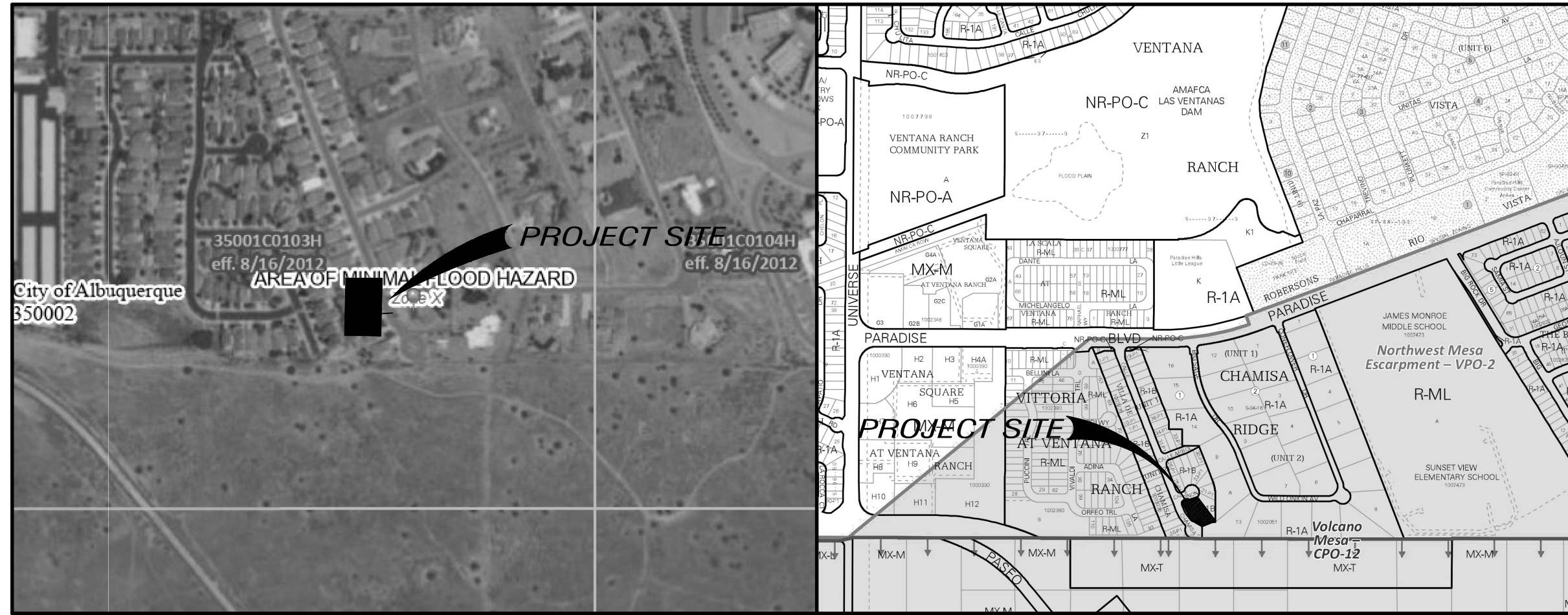
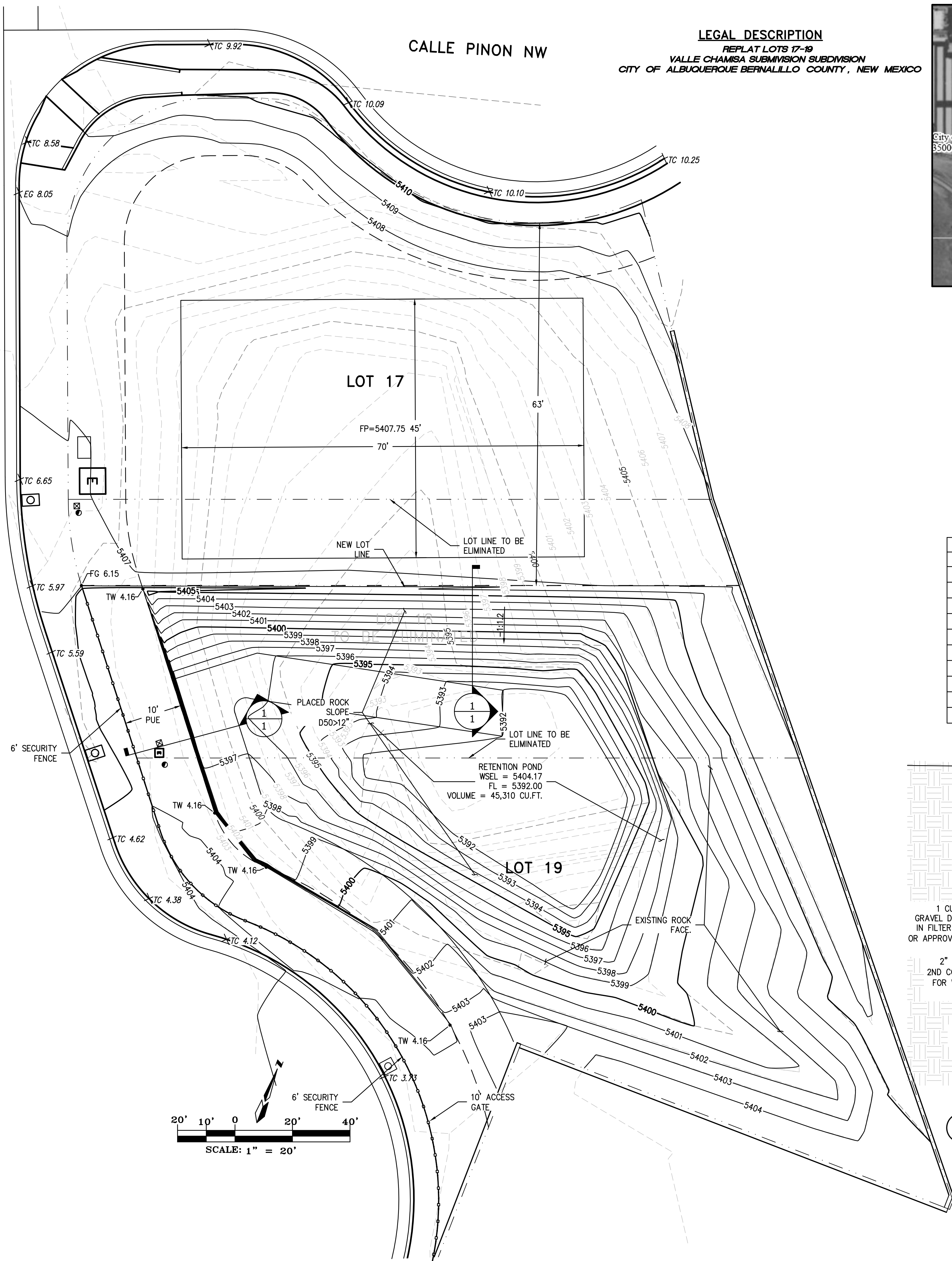
**DATE SUBMITTED:** 6/29/22 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

CALLE CHAMISA NW



FIRM MAP NO. 35001C0103H

VICINITY MAP B-10-Z

**DRAINAGE INFORMATION**

**LOCATION & DESCRIPTION**

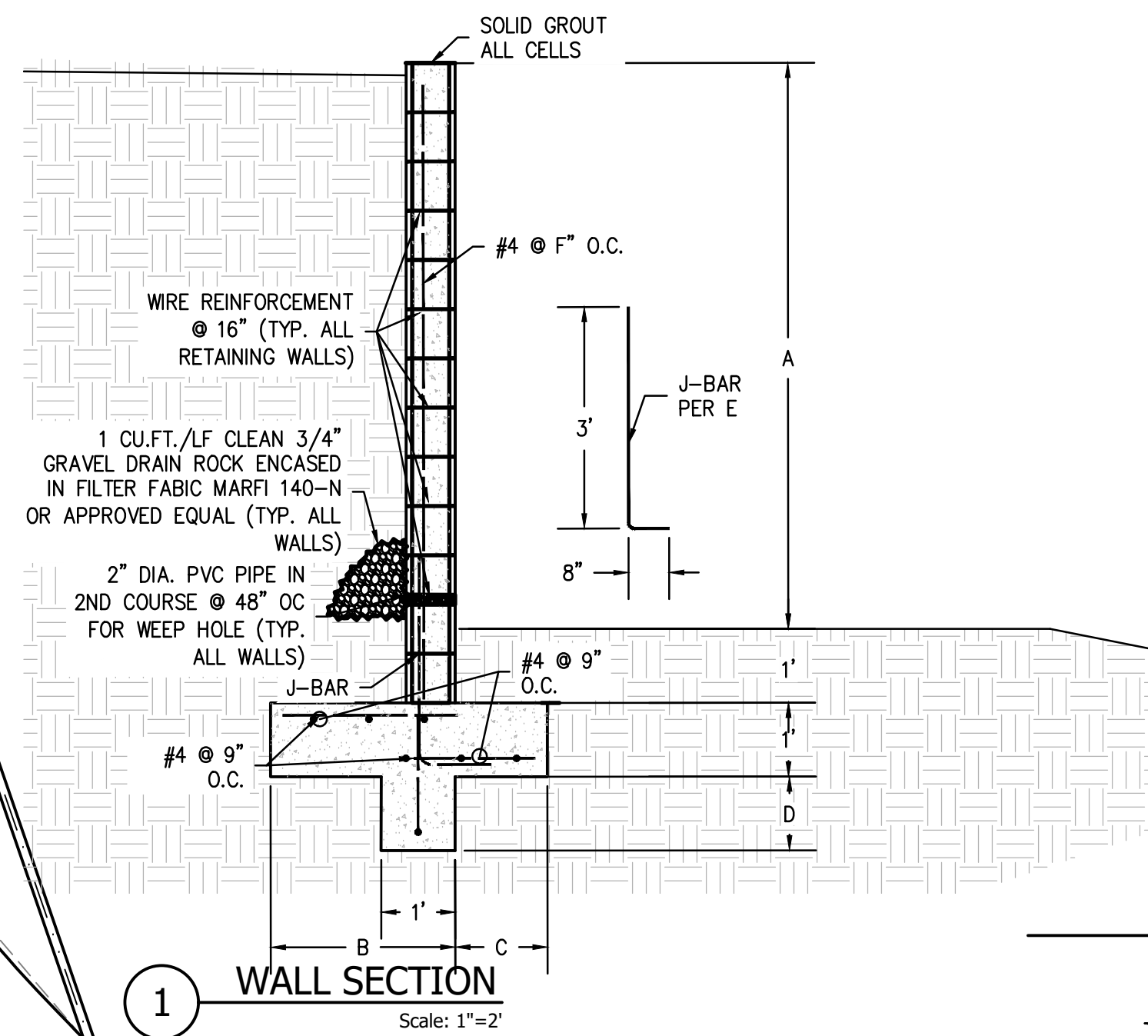
THE PROPOSED SITE IS A TEMPORARY RETENTION POND COMPRISED OF 3 LOTS CONTAINING 0.46 ACRES LOCATED ON THE EASE SIDE OF CALLE CHAMISA ROAD, AS SEEN ON THE VICINITY MAP. THE POND WAS CONSTRUCTED WITH THE VILLA CHAMISA SUBDIVISION B100009

**PLAN INTENT**

WHEN THE SUBDIVISION WAS CREATED, THE DEVELOPER CONTRIBUTED TO WHAT WAS TO BE A FUTURE STORM DRAIN PROJECT KNOWN AS THE LYON'S STORM DRAIN. THE POND WITHIN THE CHAMISA SUBDIVISION WAS TO BE TEMPORARY UNTIL COMPLETION OF THE STORM DRAIN. HOWEVER, DURING THE DESIGN/CONSTRUCTION OF THE STORM DRAIN SOMEONE DECIDED TO MODIFY THE MASTER PLANNED CAPACITY DUE TO SOME PROBLEM WITH THE EXPENSE OF ROCK REMOVAL.

THEREFORE, THE GRADING OF THIS PROJECT WILL RECONFIGURE THE EXISTING TEMPORARY RETENTION POND INTO A PERMANENT RETENTION FEATURE WITH THE PRESCRIBED 10 DAY VOLUME OF 1.013 AC.FT. (44,126 CU.FT.) PER B100009.

DIMENSION TABLE					
MAX A	B	C	D	E	F
2'-4"	0'-6"	0'-6"	0'-0"	#4@48"	4'-0"
3'-0"	0'-9"	0'-9"	0'-0"	#4@48"	4'-0"
3'-8"	1'-3"	1'-3"	0'-0"	#4@48"	4'-0"
4'-4"	1'-6"	1'-6"	0'-0"	#4@32"	4'-0"
5'-0"	1'-6"	1'-6"	0'-6"	#4@16"	4'-0"
5'-8"	1'-9"	1'-6"	0'-10"	#4@16"	4'-0"
6'-4"	1'-9"	1'-9"	1'-0"	#4@8"	2'-8"
7'-0"	2'-0"	1'-9"	1'-0"	#4@8"	1'-6"
7'-8"	2'-3"	1'-9"	1'-0"	#5@8"	1'-4"
8'-4"	2'-6"	1'-9"	1'-0"	#5@8"	0'-8"



**NOTES**

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**LEGEND**

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SECURITY FENCE



THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505) 410-1622

REVISIONS	BY



**Stillbrooke**  
STILLBROOKE HOMES  
8801 JEFFERSON NE BLDG. A  
ALBUQUERQUE, NM 87113

GRADING AND DRAINAGE PLAN  
LOTS 17 - 19 VILLA CHAMISA SUBDIVISION

DRAWN

DATE  
06/27/22  
JOB NUMBER

PLAN #

SHEET