

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 7, 2026

Joseph Casares Jr., PE  
JCII Group, LLC  
8105 Sand Springs Cir NW  
Albuquerque, NM 87114

**RE: Custom Home**  
**2216 Ana Ct NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 12/08/25**  
**Hydrology File: H11D012A**  
**Case # HYDR-2025-00462**

Dear Mr. Casares:

Based upon the information provided in your submittal received 12/30/2025, the Grading & Drainage Plans **are not approved** for Grading Permit or Building Permit. The following comments need to be addressed for the approval of the above referenced project.

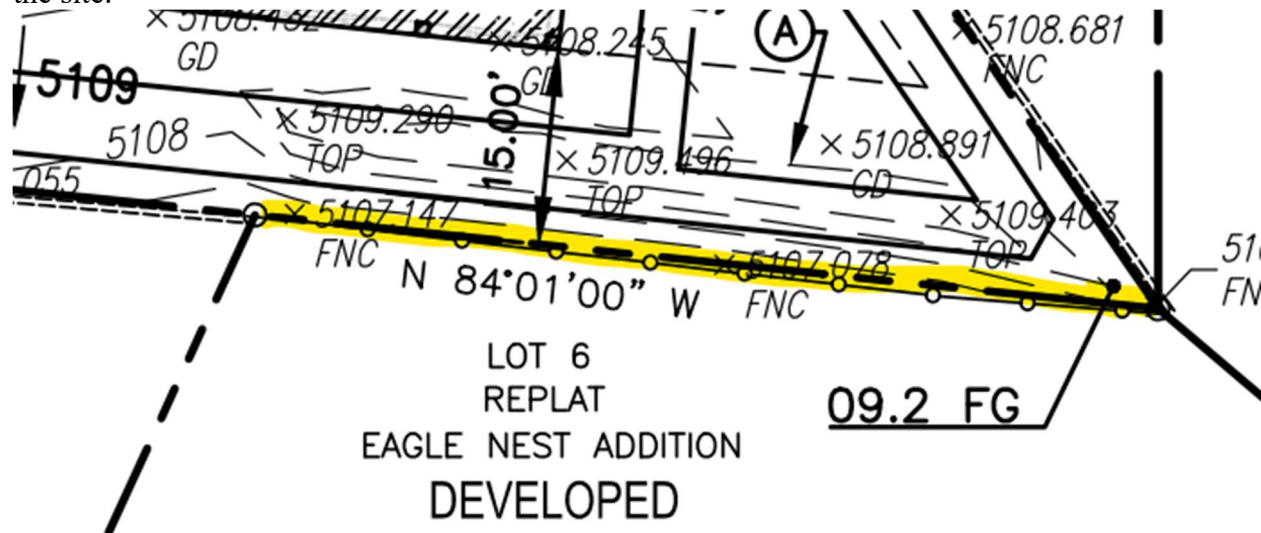
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Ana Court NW to include curb & gutter, **and sidewalk**. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List. Please show the sidewalk on the plan.
2. The SE corner of the site has an existing wood fence that will not control stormwater from crossing the property line. Please show a block wall to contain the stormwater to the site.



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3. Provide the existing and proposed grades on both sides of any existing and proposed walls.
4. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use

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.

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If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

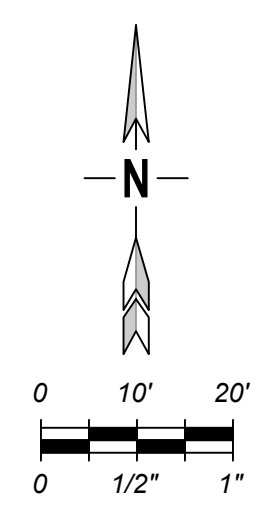
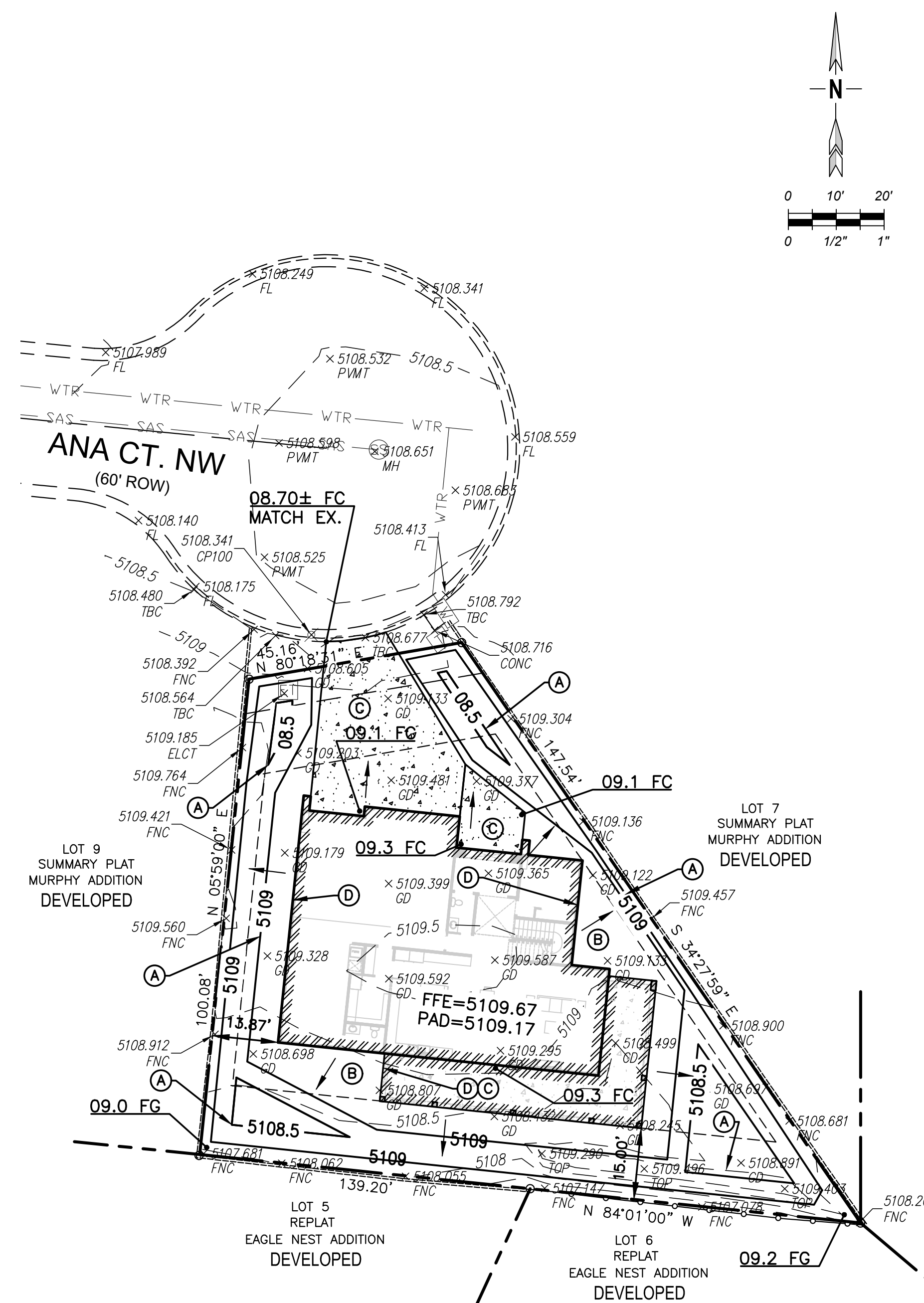
Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

## GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE CITY OF ALBUQUERQUE SPECIFICATIONS (AS APPLICABLE).
- AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650, ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
- CONTRACTOR SHALL SCARIFY AREA UNDER NEW BUILDING AND PARKING TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR ANY HAULING OR DISPOSAL OF UNNECESSARY MATERIALS. THE TRANSPORTATION AND/OR DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH CITY LAWS AND REGULATIONS.
- WHEN ABUTTING NEW CONCRETE TO EXISTING, CUT BACK EXISTING TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED CONCRETE, AND MATCH NEW TO EXISTING. CUTTING OF PAVEMENT OR CONCRETE SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS.
- EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION. ADJUST EXISTING UTILITIES TO NEW GRADE AS REQUIRED TO FACILITATE A SMOOTH, ADA COMPLIANT WALKING SURFACE.
- CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" PLANS. THESE PLANS SHALL BE KEPT AS CURRENT AS POSSIBLE THROUGHOUT CONSTRUCTION AND SHALL BE SUBJECT TO REVIEW BY THE ENGINEER. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER.
- CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES IN COMPLIANCE WITH CURRENT ADA STANDARDS.
- CONTRACTOR'S WORK ZONE, AND ANY OTHER AREAS DISTURBED BY CONSTRUCTION THAT MAY NOT BE INCLUDED ON THIS PLAN, SHALL BE RE-ESTABLISHED TO OWNER'S SATISFACTION.
- OWNER IS RESPONSIBLE FOR A SITE SOIL EVALUATION BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL INCLUDE PERCOLATION AND DRAINAGE IMPACTS. IF ANY GEOTECHNICAL CRITERIA CANNOT BE MET BY THIS PROPOSED PLAN, CONTACT THE ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF NO GEOTECHNICAL EVALUATION REPORT IS PROVIDED, OWNER ASSUMES ALL RESPONSIBILITY FOR SITE SOIL CONDITIONS AND ANY ADVERSE IMPACTS (I.E. CONSOLIDATION, EXPANSION, PERMEABILITY, ETC.) TO THESE SITE IMPROVEMENTS CAUSED BY SUBSTANDARD SOILS.
- ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
- ALL SIDEWALKS AND RAMPS TO BE APPROXIMATELY 4" ABOVE ADJACENT LANDSCAPE FINISH.
- COORDINATE IMPROVEMENTS SHOWN ON THIS PLAN WITH THE ARCHITECT'S SITE PLAN. COORDINATE ANY DEPENDENCIES WITH THE ENGINEER.
- SUBSURFACE UTILITY LOCATIONS SHOWN ON THIS SHEET ARE APPROXIMATE, A SUBSURFACE UTILITY SURVEY AND CONFLICT ANALYSIS IS RECOMMENDED PRIOR TO CONSTRUCTION. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH UTILITY COMPANIES FOR CLEARANCE REQUIREMENTS, RELOCATIONS, CONNECTIONS, AND SHUT-OFFS.
- COORDINATE CONSTRUCTION WITH GEOTECHNICAL AND STRUCTURAL PLANES AND REPORTS.
- PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
- POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. PROVIDE DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE DRAINAGE OUTLET. SEE PLAN FOR FENCE DRAINAGE OUTLETS.
- A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING PRIOR TO ANY CONSTRUCTION.
- THE TOPOGRAPHY AND EXISTING SITE INFORMATION SHOWN ON THIS PLAN ARE BASED FROM FIELD SURVEY, AND OBSERVATION. LOT LINES AND EASEMENTS ARE APPROXIMATED FROM RECORDED PLAT INFORMATION AND FOUND MONUMENTS. THIS SURVEY IS NOT A BOUNDARY SURVEY.
- FIELD SURVEY IS BASED FROM ASC MONUMENT "SWM-7" ELECTRONIC FILE CAN BE MADE AVAILABLE UPON REQUEST. CONSTRUCTION CONTROL POINT (CP) IS AS SHOWN ON PLAN.

## KEYED NOTES

- GRADE AREA PER ELEVATION CALLOUTS SHOWN. 4H:1V MAX. SLOPE ANYWHERE ON SITE. PROVIDE 6-INCH DEEP PONDING AREAS AS SHOWN, ENSURE MIN. VOL IS PROVIDED. CONSTRUCT DRAINAGE SWALES BETWEEN PONDS TO CONNECT FLOW. ELEVATIONS SHOWN ARE AT TOP OF FINISHED LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- GRADE AREA TO DRAIN TOWARDS POND AND AWAY FROM STRUCTURE.
- INSTALL 5" THICK CONCRETE OVER 3" GRAVEL BED (LONGITUDINAL SLOPE = 2% MAX. IN ANY DIRECTION UNLESS NOTED OTHERWISE). PROVIDE 6X6-W2.0XW2.0 WELDED WIRE FABRIC REINFORCING (OR AS OTHERWISE NOTED). SCORE PATTERN, EXPANSION/CONTRACTION JOINTS, JOINT PLACEMENT, COLOR, AND PATTERN BY ARCHITECT.
- ROOF GUTTER TO DRAIN INTO ADJACENT PONDS THROUGH DOWNSPOUT. DIRECT ROOF DRAIN OUTLETS TOWARDS PONDS AND PROVIDE SPLASH PAD PER ARCHITECT. COORDINATE WITH ARC PLAN FOR DOWN SPOUT PLUMBING.



## LEGEND

- EXISTING ELEVATION
- GD = EXISTING GRADE
- CP = SITE TEMP. BENCHMARK
- TBC = TOP BACK OF CURB
- FL = FLOW LINE OF GUTTER
- FNC = FENCE/BLOCK WALL
- PROPOSED ELEVATION
- FC = TOP OF FINISHED CONCRETE
- FG = TOP OF FINAL FINISHED GRADE
- SANITARY SEWER LINE
- POTABLE WATER LINE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONCRETE
- PROPOSED ROOF TOP
- DRAINAGE DIRECTION
- SANITARY SEWER MANHOLE
- ELECTRICAL RISER
- WATER METER
- TV RISER

## PROPERTY DESCRIPTION

LOT NUMBERED EIGHT (8) OF THE SUMMARY PLAT OF MURPHY ADDITION, BEING A REPLAT OF LOTS 11 AND 12, BLOCK 7 WITHIN THE PALISADES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILES IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 27, 1978.

## OWNER INFORMATION

MARIA RONQUILLO  
5001 ORION AVE NW  
ALBUQUERQUE NM 87120  
C/O NICK NUCCIO  
PHONE: 505-803-4939

## PROPERTY INFORMATION

RECORDED: JUNE 27, 1978  
SEC. 19, T. 10N, R. 3E, N.M.P.M.  
LOT SIZE: 0.228 ACRES UNDEVELOPED  
UPC 101105945721810862

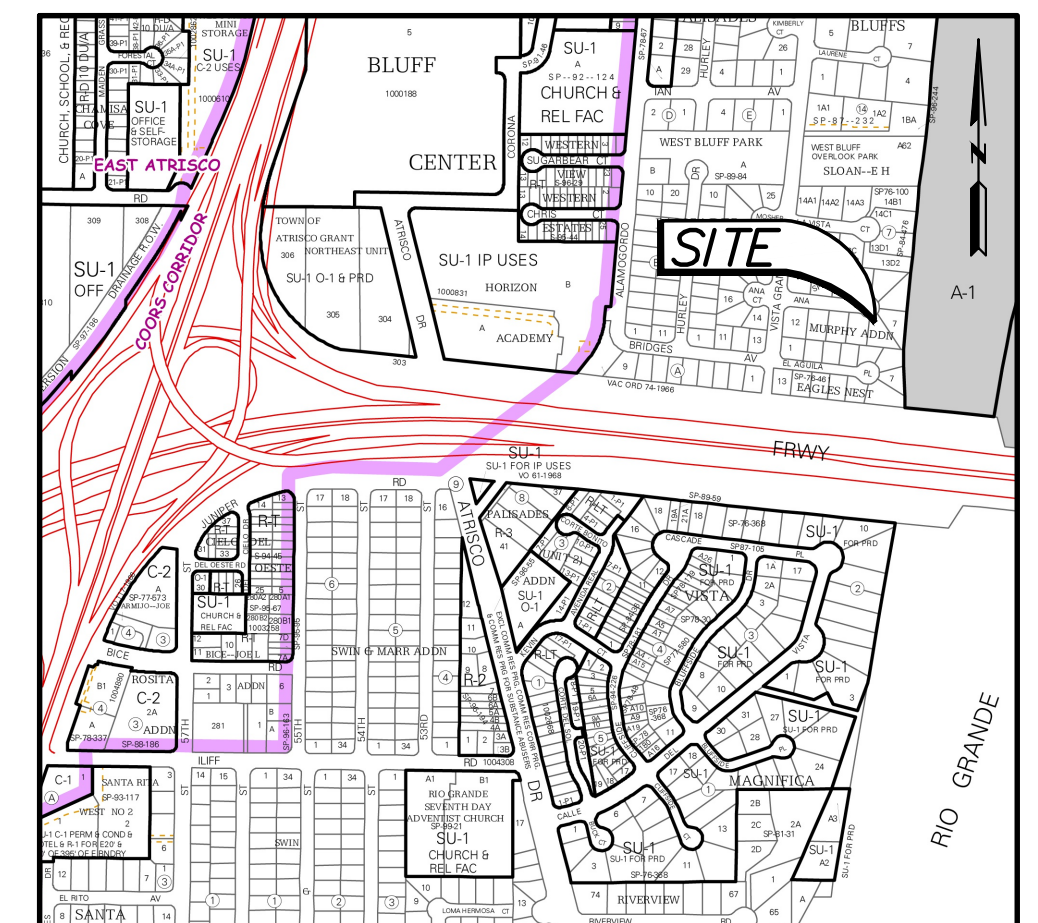
## DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES OR SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR, 24HR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

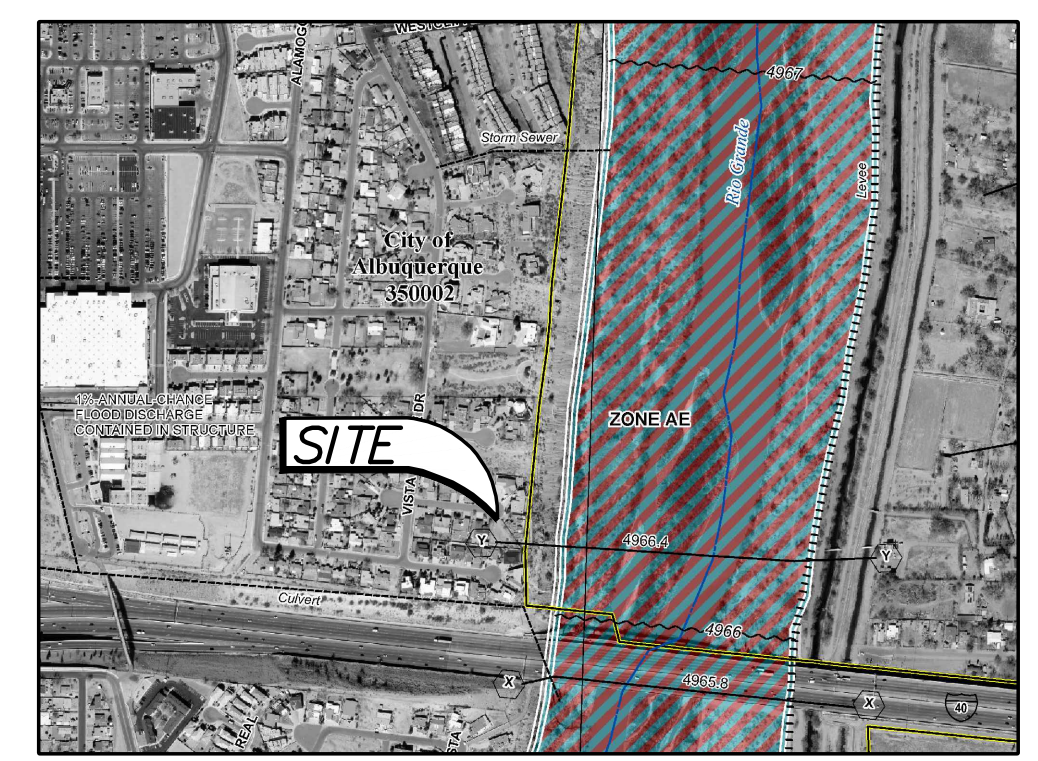
- EXISTING ESTIMATED RUN OFF FLOW AND VOLUME**  
UNDEVELOPED DIRT LOT IN ZONE 1 = 9,936 = 0.228 AC.
- PEAK DISCHARGE & EXCESS PRECIPITATION:**  
TREATMENT C = 2.87 CFS/AC & 0.95 INCH
- ANALYSIS RESULTS**  
Q100 = (0.228 AC)(2.87 CFS/AC) = 0.65 CFS  
V100 = (0.228 AC)(0.95 IN)(43,560 SF/12 IN) = 787 SF
- PROPOSED ESTIMATED RUN OFF FLOW AND VOLUME**  
TOTAL IMPERVIOUS AREA = 4,850 SF = 0.111 AC.  
TOTAL LANDSCAPE AREA = 5,086 SF = 0.117 AC.
- PEAK DISCHARGE & EXCESS PRECIPITATION:**  
TREATMENT D = 4.12 CFS/AC & 0.73 IN  
TREATMENT B = 2.16 CFS/AC & 2.24 IN
- ANALYSIS RESULTS**  
Q100 = (0.111 AC)(4.12)+(0.117 AC)(2.16) = 0.71 CFS  
6HR, V100 = [(0.111 AC)(2.24)+(0.117 AC)(0.73)]/12 = 1,213 SF  
24HR, V100 = 1,213 SF + (0.228)(43,560/12)(2.49-2.17) = 1,478 SF
- TOTAL VOLUME REQUIRED = 1,478 SF - 787 SF = 691 SF
- PROPOSED RETENTION BASIN VOLUME (V)**  
 $V = (1/2)(2,576 \text{ SF} + 499 \text{ SF})(0.5') = 768 \text{ CF}$
- STORM WATER CONTROL MEASURES**  
THE FIRST FLUSH IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF SITE AND TO COMPLY WITH THE CITY MS4 PROGRAM, A RETENTION BASIN IS PROPOSED ON-SITE. THE VOLUME FOR SAID RETENTION BASIN IS AS FOLLOWS:
- AREA (ROOF ONLY) = 3,840 SF  
(V) REQUIRED SQW RETENTION = 0.42IN/12 X 3,840 SF = 134 CF

## CONCLUSION

THE PROPOSED DEVELOPMENT MEETS THE SUBDIVISION DRAINAGE REGULATION AS SET FORTH IN THE CITY OF ALBUQUERQUE. THE FIRST FLUSH IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF SITE AND TO COMPLY WITH THE CITY MS4 PROGRAM, A RETENTION BASIN IS PROPOSED ON-SITE. THE VOLUME FOR SAID RETENTION BASIN IS AS FOLLOWS:



LOCATION MAP  
ZONE ATLAS MAP H-11



FEMA FIRM  
FIRM# 35001C0327J  
ZONE X

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12/08/25

Project:

# CUSTOM HOME

## 2216 Ana Court NW

### Albuquerque, New Mexico

Project:	125.717	1st Revised Date:	12-08-2025
Drawn by:	KDC	2nd Revised Date:	
Check by:	MAD	3rd Revised Date:	
Reviewed by:	JJC	4th Revised Date:	

Sheet:

## GRADING & DRAINAGE PLAN

Number: **C100**