

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 – 1020 Atrisco Dr NW
99999 Atrisco Dr NW
Grading and Drainage Plan
Engineer's Stamp Date: 12/08/25
Hydrology File: J11D050
Case # HYDR-2025-00461**

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 Atrisco Drive 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. Provide the existing and proposed grades on both sides of the proposed retaining wall.
3. 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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

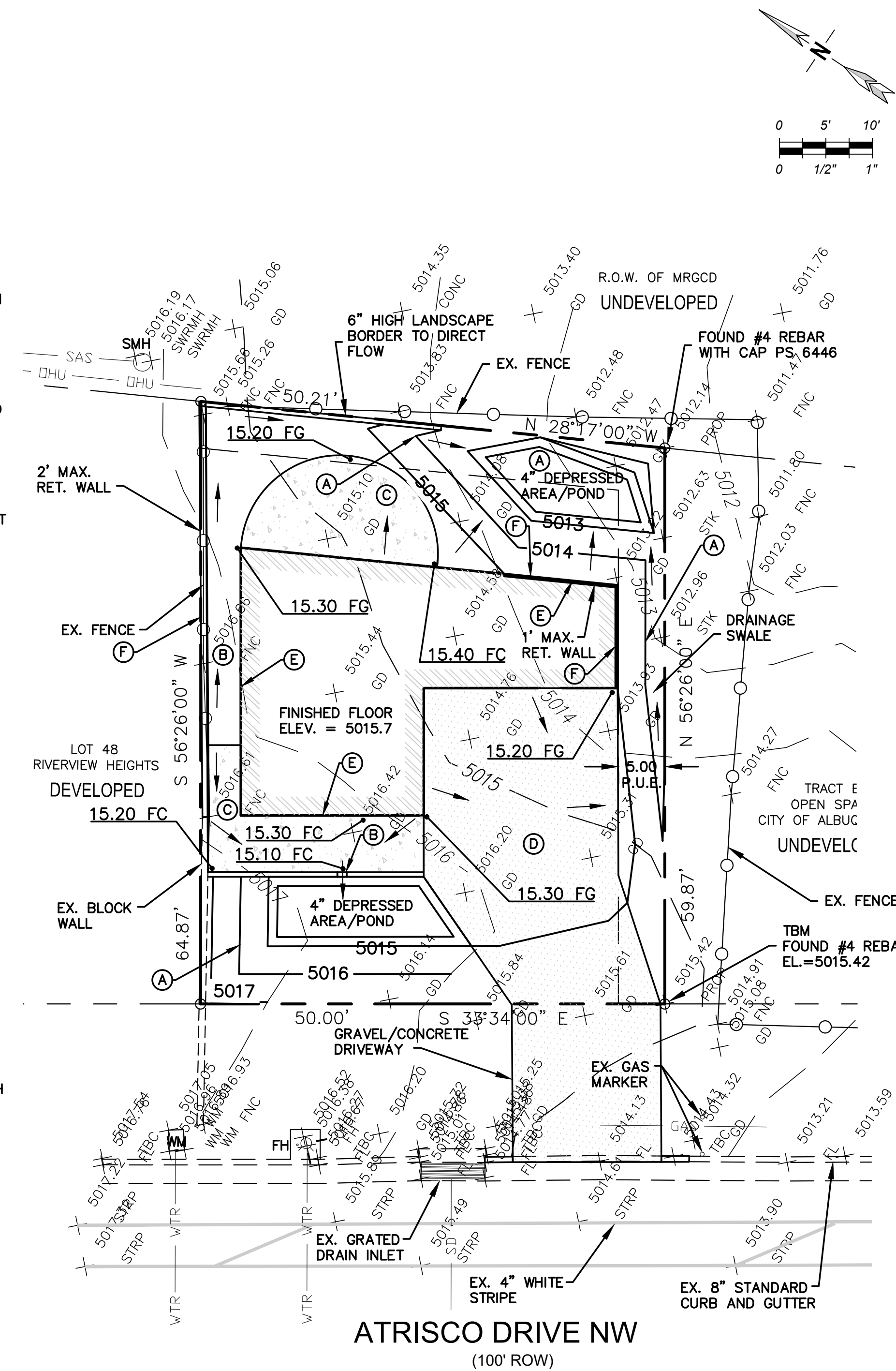
Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

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 "20-J11." ELECTRONIC FILE CAN BE MADE AVAILABLE UPON REQUEST. CONSTRUCTION CONTROL POINTS ARE AS SHOWN ON PLAN.

KEYED NOTES

- GRADE AREA PER ELEVATION CALLOUTS SHOWN, 3H:1V MAX. SLOPE ANYWHERE ON SITE. PROVIDE 4-INCH DEEP PONDING AREAS AS SHOWN. ENSURE MIN. VOL IS PROVIDED. CONSTRUCT DRAINAGE SWALE OR INSTALL LANDSCAPE BORDER TO DIRECT FLOW (AS INDICATED ON PLAN). ELEVATIONS SHOWN ARE AT TOP OF FINISHED LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- GRADE AREA TO DRAIN TOWARDS POND AND AWAY FROM STRUCTURE. PROVIDE OPENING IN BLOCK WALL TO FACILITATE DRAINAGE TOWARDS POND.
- 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.
- CONSTRUCT 4" THICK GRAVEL DRIVEWAY ON COMPACTED SUBGRADE (95%). USE CEMENT STABILIZED, 1/2" DECOMPOSED GRANITE (OR EQUAL).
- ROOF GUTTER TO DRAIN INTO ADJACENT PONDS THROUGH DOWNSPOUT. DIRECT ROOF DRAINAGE TOWARDS PONDS USING BERMS AND SWALES. PROVIDE A SPLASH AT DOWN SPOUT. COORDINATE WITH ARCH. PLAN FOR DOWN SPOUT PLUMBING.
- CONSTRUCT RETAINING WALL PER ELEVATIONS SHOWN AND PER STRUCTURAL DETAIL. DESIGN BY OTHERS.



SO-19 NOTICE TO CONTRACTOR

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL '811' OR (505) 260-1990 FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24 HOUR BASIS.
- CONTRACTOR MUST CONTACT HENRY BLAIR AT (505) 203-7358 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

LEGEND

5015.10	EXISTING ELEVATION
GO	GD = EXISTING GRADE
+	TBM = TEMPORARY BENCHMARK
TBC	TBC = TOP BACK OF CURB
FL	FL = FLOW LINE OF GUTTER
15.30 FC	PROPOSED ELEVATION
FC	FC = TOP OF FINISHED CONCRETE
FG	FG = TOP OF FINAL FINISHED GRADE
INV	INV = PIPE INVERT
---	GAS --- UNDERGROUND GAS LINE
---	SAS --- SANITARY SEWER LINE
---	WTR --- POTABLE WATER LINE
---	SD --- UNDERGROUND FIBER/COMM
---	DHU --- OVERHEAD UTILITY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	DRAINAGE DIRECTION

PROPERTY DESCRIPTION

LOT NUMBERED FORTY-NINE (49) OF THE PLAT OF LOTS 1 TO 88, INCLUSIVE, OF RIVERVIEW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947

OWNER INFORMATION

SCATTER FARM, LLC
829 PONDEROSA AVE. NW
ALBUQUERQUE, NM 87107
C/O: NICK NUCCIO
NICK@SCATTERFARM.COM

PROJECT INFORMATION

PROPOSED LAND USE: RESIDENTIAL
ZONING: R-1
GROSS FLOOR AREA: 1,600 SF
ADJACENT LOTS: R-1
CONSTRUCTION TYPE: N/A (SEE ARCH. PLAN)
LOT SIZE: 0.072 AC.
UPC: 101105844432010503

DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND 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 = 3,117 = 0.072 AC.

PEAK DISCHARGE & EXCESS PRECIPITATION:
TREATMENT C = 2.87 CFS/AC & 0.95 INCH

ANALYSIS RESULTS
Q100 = (0.072 AC)(2.87 CFS/AC) = 0.21 CFS
V100 = (0.072 AC)(0.95 IN)(43,560 SF/12 IN) = 249 CF

PROPOSED ESTIMATED RUN OFF FLOW AND VOLUME
TOTAL IMPERVIOUS AREA = 4,850 SF = 0.027 AC.
TOTAL LANDSCAPE AREA = 5,086 SF = 0.045 AC.

PEAK DISCHARGE & EXCESS PRECIPITATION:
TREATMENT D = 4.12 CFS/AC & 0.73 IN
TREATMENT C = 2.87 CFS/AC & 2.24 IN

ANALYSIS RESULTS
Q100 = (0.027 AC)(4.12)+(0.045 AC)(2.87) = 0.24 CFS
6HR, V100 = [(0.027 AC)(2.24)+(0.045 AC)(0.73)](43,560/12) = 232 CF
24HR, V100 = 232 SF + (0.072)(43,560/12)(2.49-2.17) = 316 CF

TOTAL VOLUME REQUIRED = 316 CF - 249 CF = 67 CF

PROPOSED RETENTION BASIN VOLUME (V)

- $V = (1/2)(78 \text{ SF} + 124 \text{ SF})(4'/12) = 33 \text{ CF}$
- $V = (1/2)(93 \text{ SF} + 144 \text{ SF})(4'/12) = 39 \text{ CF}$

TOTAL VOLUME PROVIDED = 33 CF + 39 CF = 72 CF

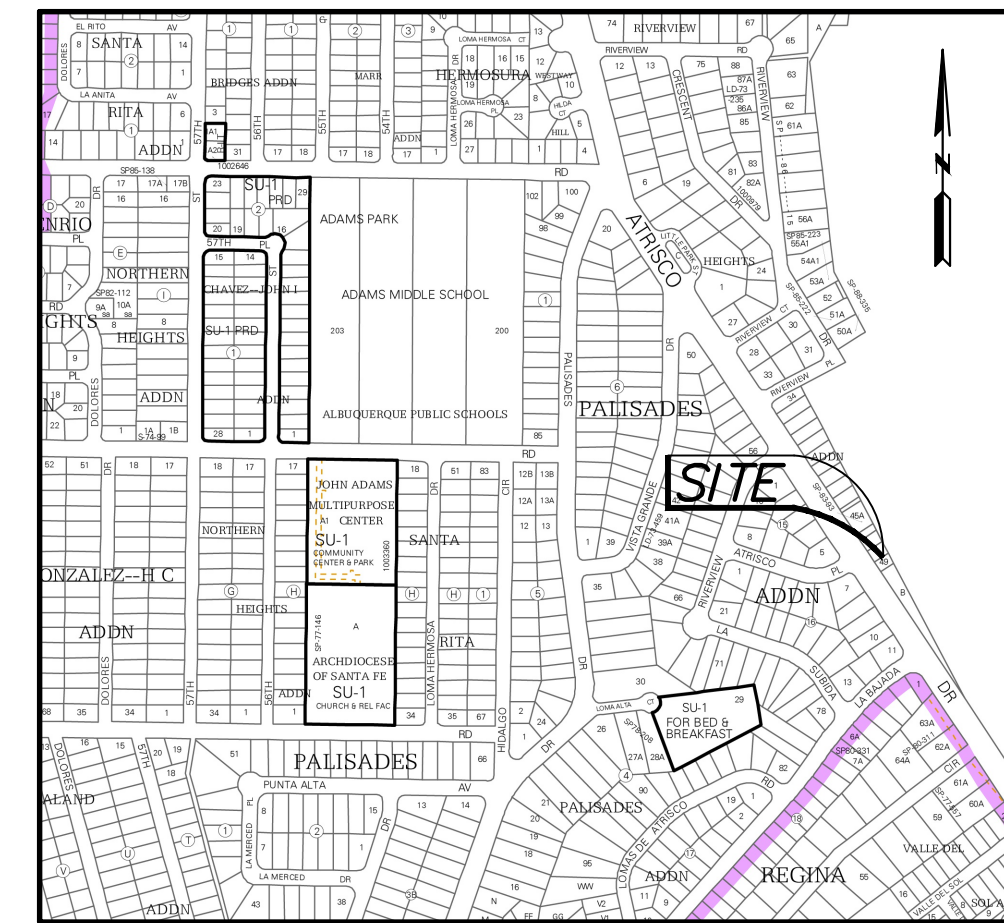
STORM WATER CONTROL MEASURES

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:

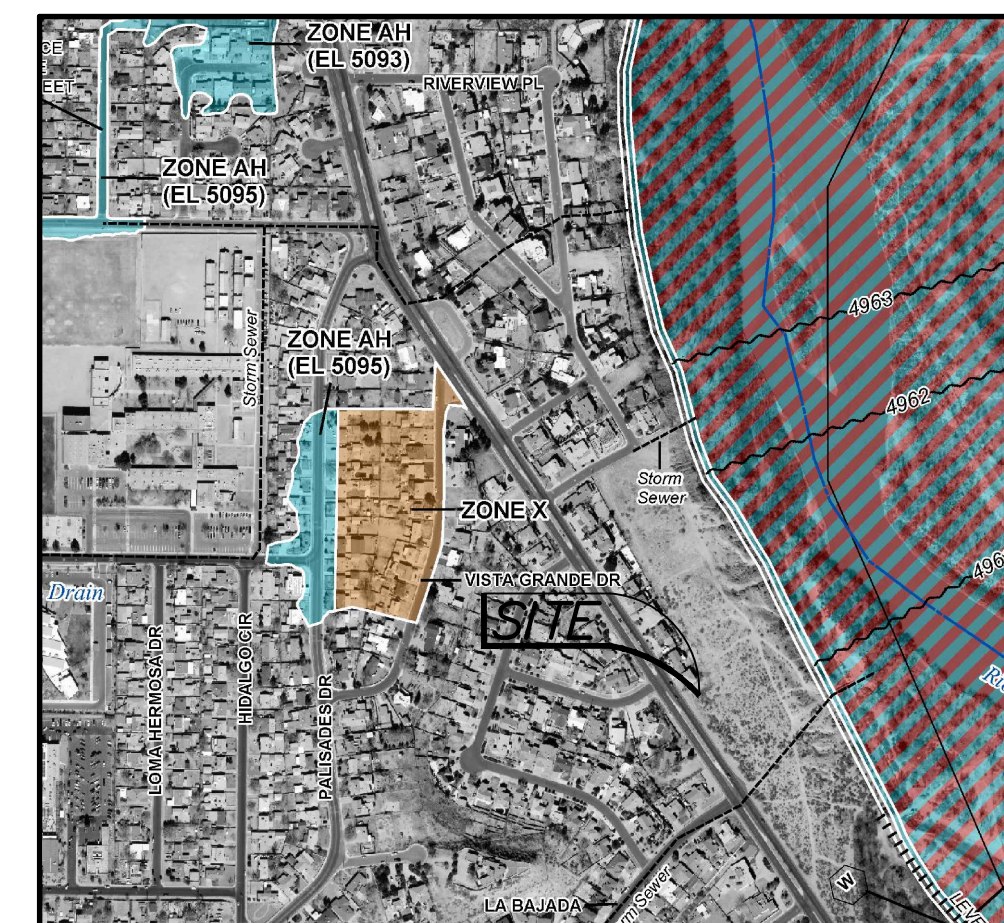
AREA (ROOF ONLY) = 800 SF
(V) REQUIRED SWQV RETENTION = 0.42IN/12 X 800 SF = 28 CF

CONCLUSION

THE PROPOSED DEVELOPMENT MEETS THE WILL NOT INCREASE RUNOFF TO THE ROW. THE STORMWATER QUALITY VOLUME (SWQV) WILL BE RETAINED ON SITE. OVERFLOW FROM SITE WILL BE DIRECTED TOWARDS THE ROW. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.



LOCATION MAP
ZONE ATLAS MAP: J-11



FEMA FIRM MAP
FIRM: 35001C0327J
11/42016



12/08/25

Project:

CUSTOM HOME
1020 Atrisco Drive NW
Albuquerque, New Mexico

Project:	123.685	1st Revised Date:	10-03-2023
Drawn By:	JC	2nd Revised Date:	
Scale:		3rd Revised Date:	
Checked by:		4th Revised Date:	

Sheet:

**GRADING &
DRAINAGE
PLAN**

Number:
C100