

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 25, 2022

Jackie McDowell  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122

**RE: 13301 La Arista Place NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 03/11/22**  
**Hydrology File: F23D010E**

Dear Ms. McDowell:

Based upon the information provided in your submittal received 03/22/2022, the Grading & Drainage Plan is approved for Grading Permit (earthwork can get started for the earth pad on the house).

**PRIOR TO BUILDING PERMIT:**

1. Once the grading is complete, a pad certification (meaning that the earthwork is complete) will be required. Please include a site photo with the submittal. Also, at the time of pad certification approval, Hydrology will concurrently approve the Grading & Drainage Plan for Building Permit.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department

Development & Building Services Division

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

**Project Title:** Sklar, Ronald -13301 La Arista Pl NE Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

**Legal Description:** LT 9-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH DESERT, CONT .9229 AC

**City Address:** 13301 LA ARISTA PL NE ALBUQUERQUE NM 87111

**Applicant:** MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

**Address:** 7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122

**Phone#:** 505-828-2430 **Fax#:** 505-821-4857 **E-mail:** jackmcdowell@comcast.net

**Owner:** SKLAR RONALD D & CECILIA S Contact: SKLAR RONALD D & CECILIA S

**Address:** 13701 APACHE PLUME PL NE ALBUQUERQUE NM 87111-8090

**Phone#:** 5058565444 **Fax#:** \_\_\_\_\_ **E-mail:** 'Ron D. Sklar' <rdsklar@gmail.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:** 3-11-22 **By:** JACKIE MCDOWELL

COA STAFF:

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

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



March 11, 2022

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Mr. Rob Montoya  
NCC High Desert Homeowners Association  
Albuquerque, NM

Re: Lot 9A Wilderness Estates (13301 La Arista)  
Review of the Lot Specific Grading and Drainage

Dear Rob:

The enclosed plan prepared by McDowell Engineering Inc (Jackie McDowell) with a stamp date of 03/11/2022 has been reviewed and is approved. The referenced plan is enclosed.

Please let me know if you have any questions or comments concerning our review.

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer".

Yolanda Padilla Moyer, P.E.  
Vice President  
Community Development and Planning

YPM

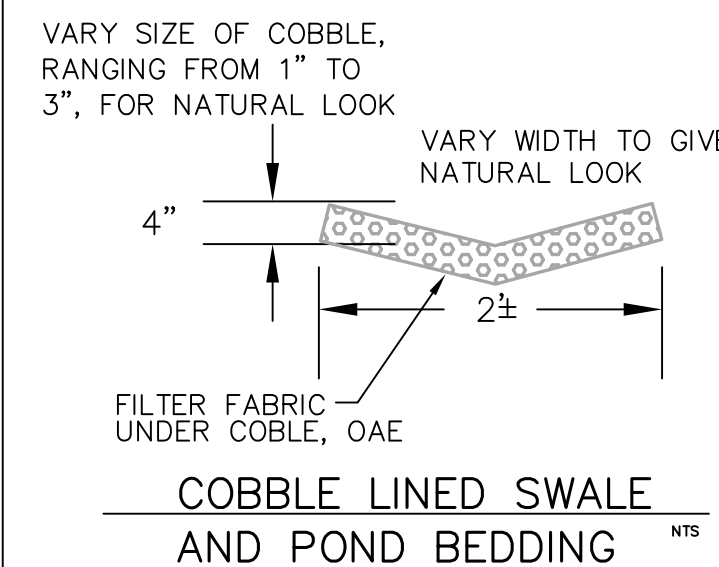
cc: Jackie McDowell, McDowell Engineering Inc.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲





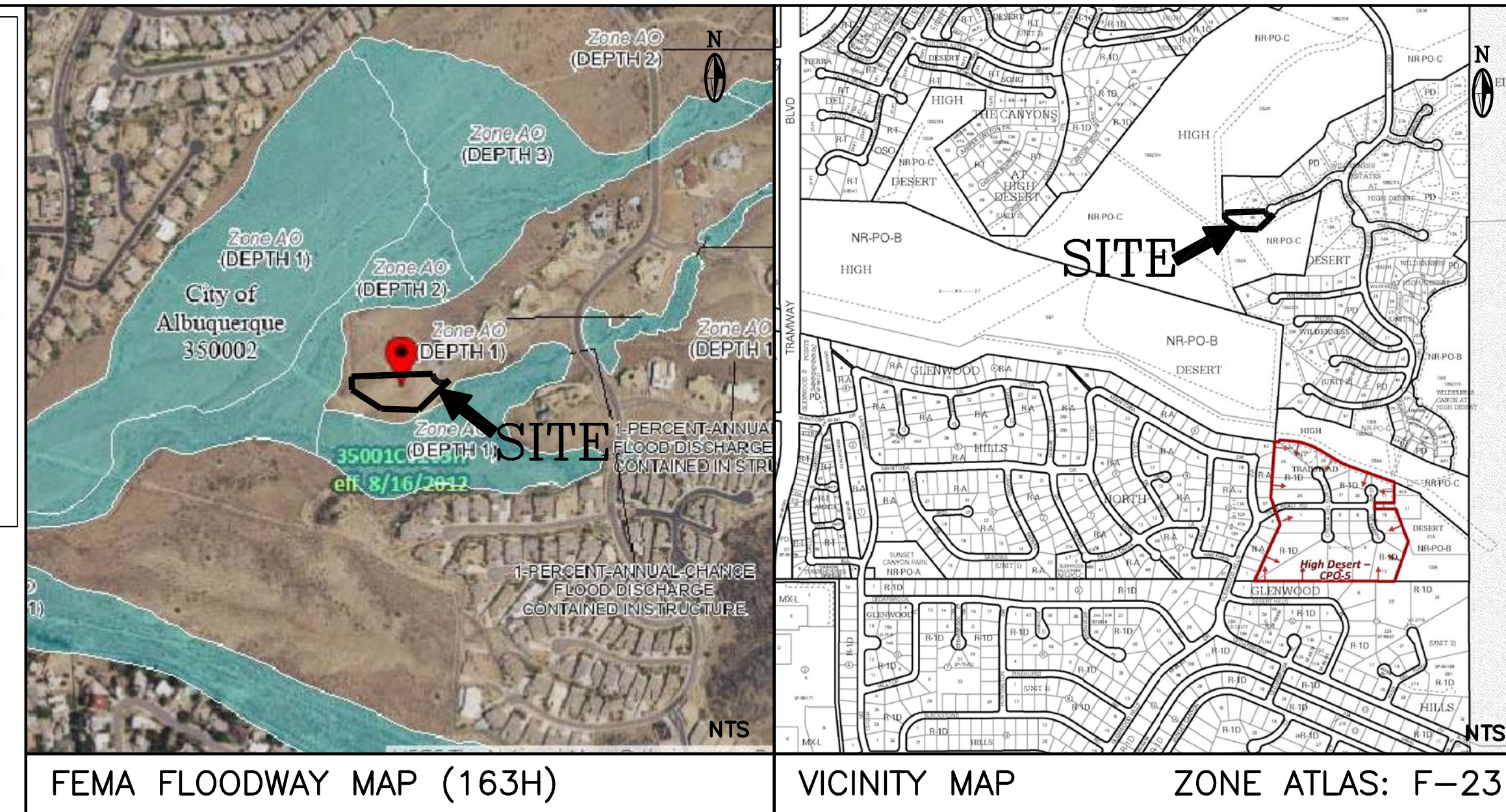
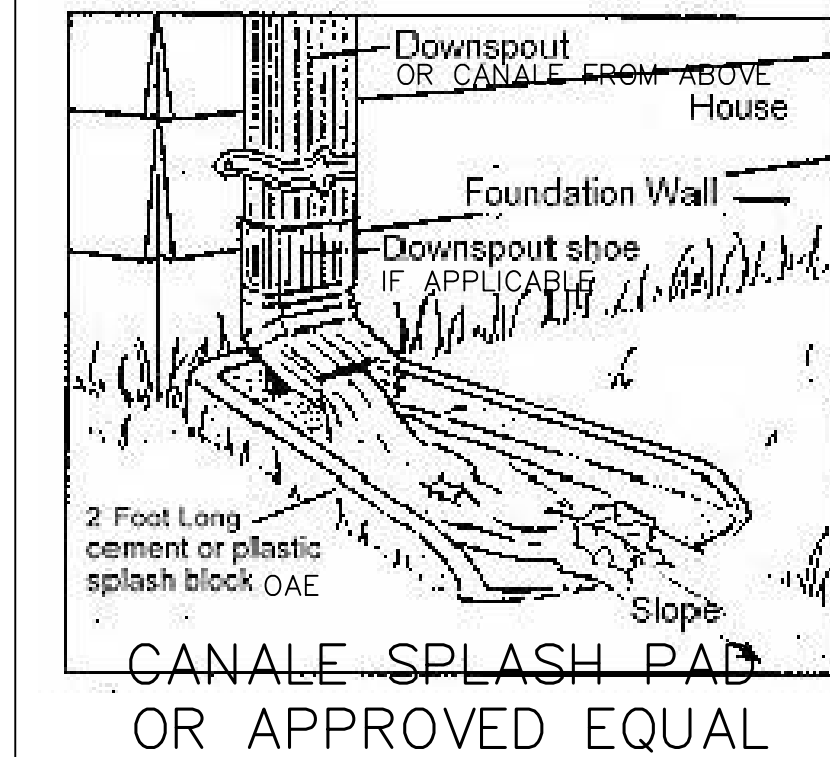
ALL ROOF DRAIN SWALES SHALL HAVE A MINIMUM SLOPE OF 1% FROM ROOF DRAIN TO POND

Min. Swale Capacity - Section Data  
Mannings Coefficient 0.035  
Slope 0.010000 ft/ft  
Water Surface Elevation 0.33 ft  
Elevation Range 0.00 to 0.33  
Discharge 0.41 cfs

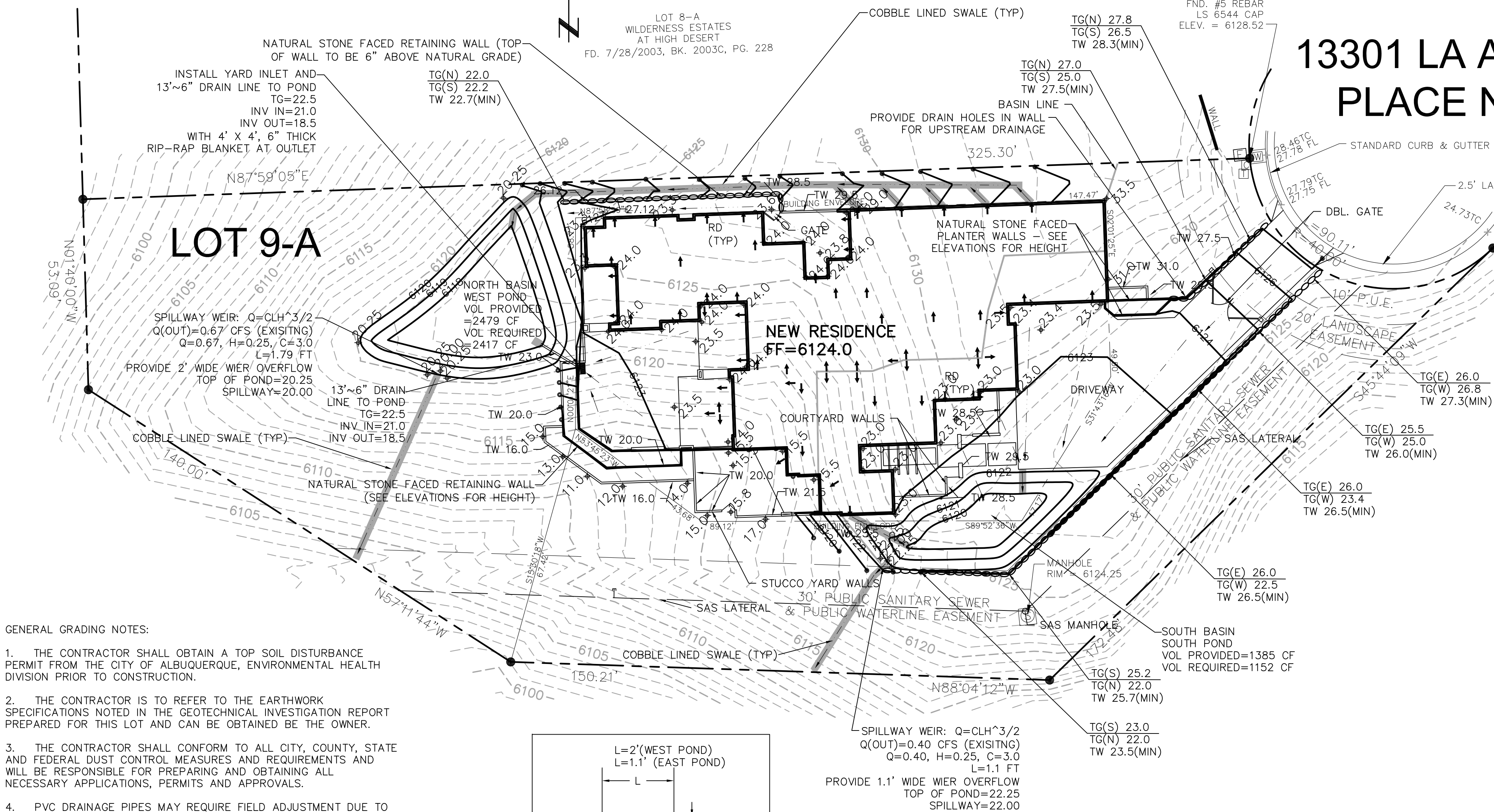
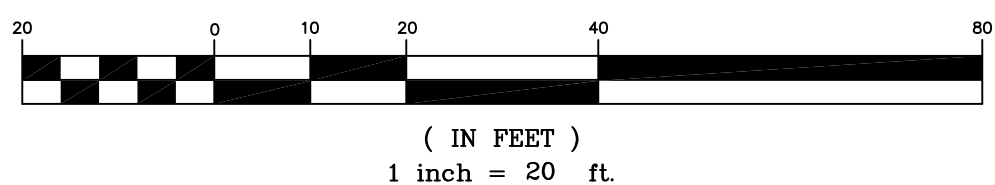
POND TREATMENT SHALL BE THE SAME AS SWALE OR RESEEDED AS NOTED

NOTE: ELEVATIONS SHOWN HEREON ARE NAVD 1988 REFERENCED TO AGRS STATION "26-F23", ELEVATION = 6205.534.

NOTE: CONTRACTOR SHALL USE AN ESTABLISHED BENCH MARK TO SET BUILDING ELEVATIONS. CENTERLINE MONUMENTATION ELEVATIONS ARE AVAILABLE FROM HIGH DESERT CORP.



GRAPHIC SCALE



#### GENERAL GRADING NOTES:

- THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BE THE OWNER.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
- PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
- THE TOPSOIL SHOULD BE SAVED AND PUT ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AWAY FROM THE STRUCTURE.
- ALL DISTURBED AREAS ON THE LOT SHALL BE RESEEDED WITH NATIVE SEEDING MATERIAL (HIGH DESERT MIX).
- COBBLE SPLASH MATERIAL UNDER CANALES. OAE

#### STANDARD GRADING NOTE:

- THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
- AREAS DISTURBED DUE TO GRADING SHALL BE RESEEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING (HIGH DESERT MIX AND HIGH DESERT GUIDELINES FOR SUSTAINABILITY). All slope transitions to be re-vegetated with approved materials, or landscaped to appear as natural as possible.

## 13301 LA ARISTA PLACE N.E.

#### DRAINAGE PLAN

##### SCOPE:

This plan is in accordance with the City of Drainage Ordinance. The Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed on the lot, with associated access, landscaping, and utility improvements.

##### EXISTING CONDITIONS:

Presently, the site contains approximately 0.92 acres of undeveloped property. The site is bounded on the north by a residential lot, on the west, and south by public open space, and on the east by La Arista Pl. NE. The site is well vegetated with desert grasses and shrubs. Site topography slopes from the center to the south and west.

##### PROPOSED CONDITIONS:

As shown by the Plan, the building is located within the designated building envelope. Storm water will continue to sheet flow in the same existing manner. Storm water flow inside the building envelope will flow away from the building to the west and south to existing flow paths and new water harvesting ponds. Access will be taken La Arista Pl.

Supplemental calculations are shown.

##### CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions Existing Treatment Types:

##### PROPERTY ADDRESS:

13301 LA ARISTA PL NE ALBUQUERQUE NM 87111

##### LEGAL DESCRIPTION:

Lot 9-A, Wilderness Estates at High Desert.

##### SURVEY:

Topographic information provided by Gary Gritsko dated 11-29-21.

Precipitation Zone = 4 NORTH BASIN			
Areas: (acres)	Existing	Proposed	
Treatment A	0.32	0.00	
Treatment B	0.00	0.04	
Treatment C	0.00	0.03	
Treatment D	0.00	0.25	
Total (acres) =	0.32	0.32	

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.02	0.08	0.01	0.05	0.00	0.03
Volume (cubic feet) =	883	3,300	290	2,075	0	1,397

POND VOLUME REQUIRED = 3300-883 = 2417 CF

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.67	0.00	0.22	0.00	0.00	0.00
Treatment B	0.00	0.11	0.00	0.05	0.00	0.01
Treatment C	0.00	0.10	0.00	0.06	0.00	0.03
Treatment D	0.00	1.20	0.00	0.76	0.00	0.47
Total Q (cfs) =	0.67	1.41	0.22	0.87	0.00	0.51

Precipitation Zone = 4 SOUTH BASIN			
Areas: (acres)	Existing	Proposed	
Treatment A	0.19	0.03	
Treatment B	0.00	0.04	
Treatment C	0.00	0.00	
Treatment D	0.00	0.12	
Total (acres) =	0.19	0.19	

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.01	0.04	0.00	0.02	0.00	0.01
Volume (cubic feet) =	524	1,676	0	1,023	0	646

POND VOLUME REQUIRED = 1676-524 = 1152 CF

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.40	0.06	0.13	0.02	0.00	0.00
Treatment B	0.00	0.11	0.00	0.05	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.57	0.00	0.36	0.00	0.23
Total Q (cfs) =	0.40	0.75	0.13	0.44	0.00	0.24



13301 LA ARISTA PL NE ALBUQUERQUE NM 87111

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

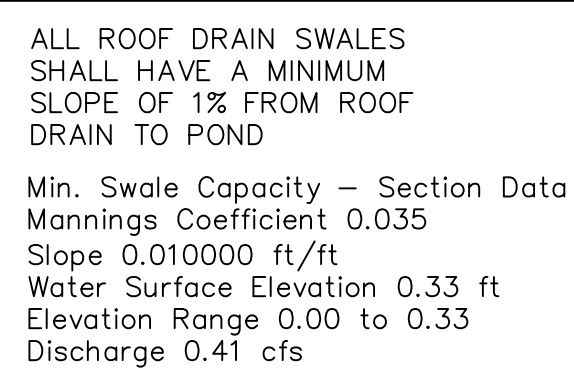
LOT 9-A  
WILDERNESS ESTATES AT HIGH DESERT

SKLAR (MIKE CABBER, DESIGNER) - GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.  
7820 Beverly Hills Ave. NE, Albuquerque, NM 87122  
Tele: 505-828-2430

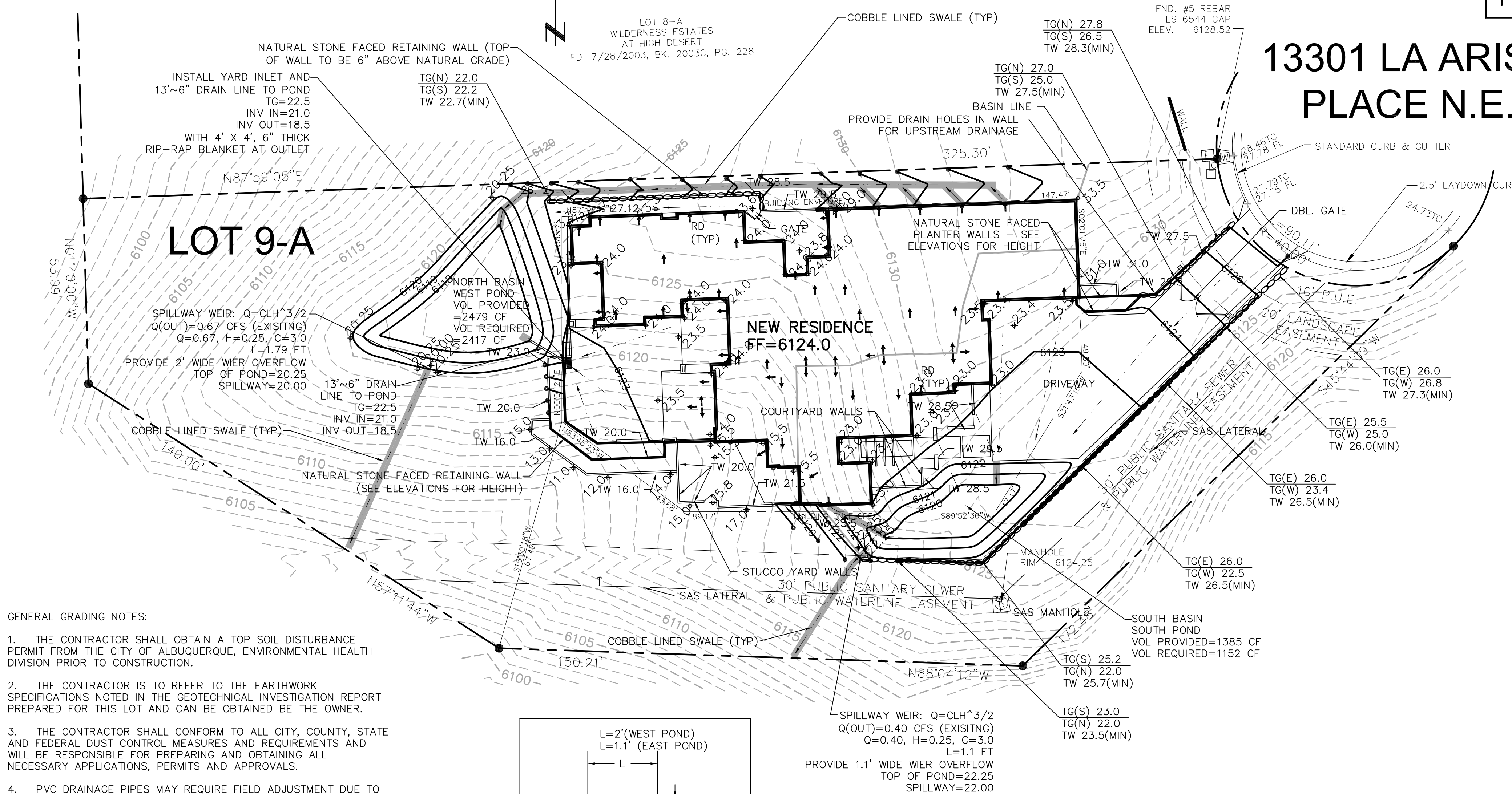
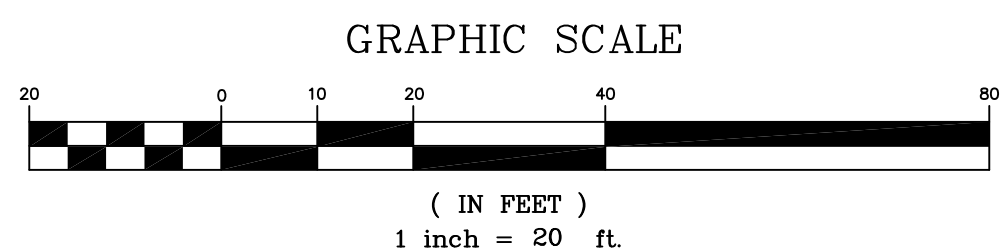
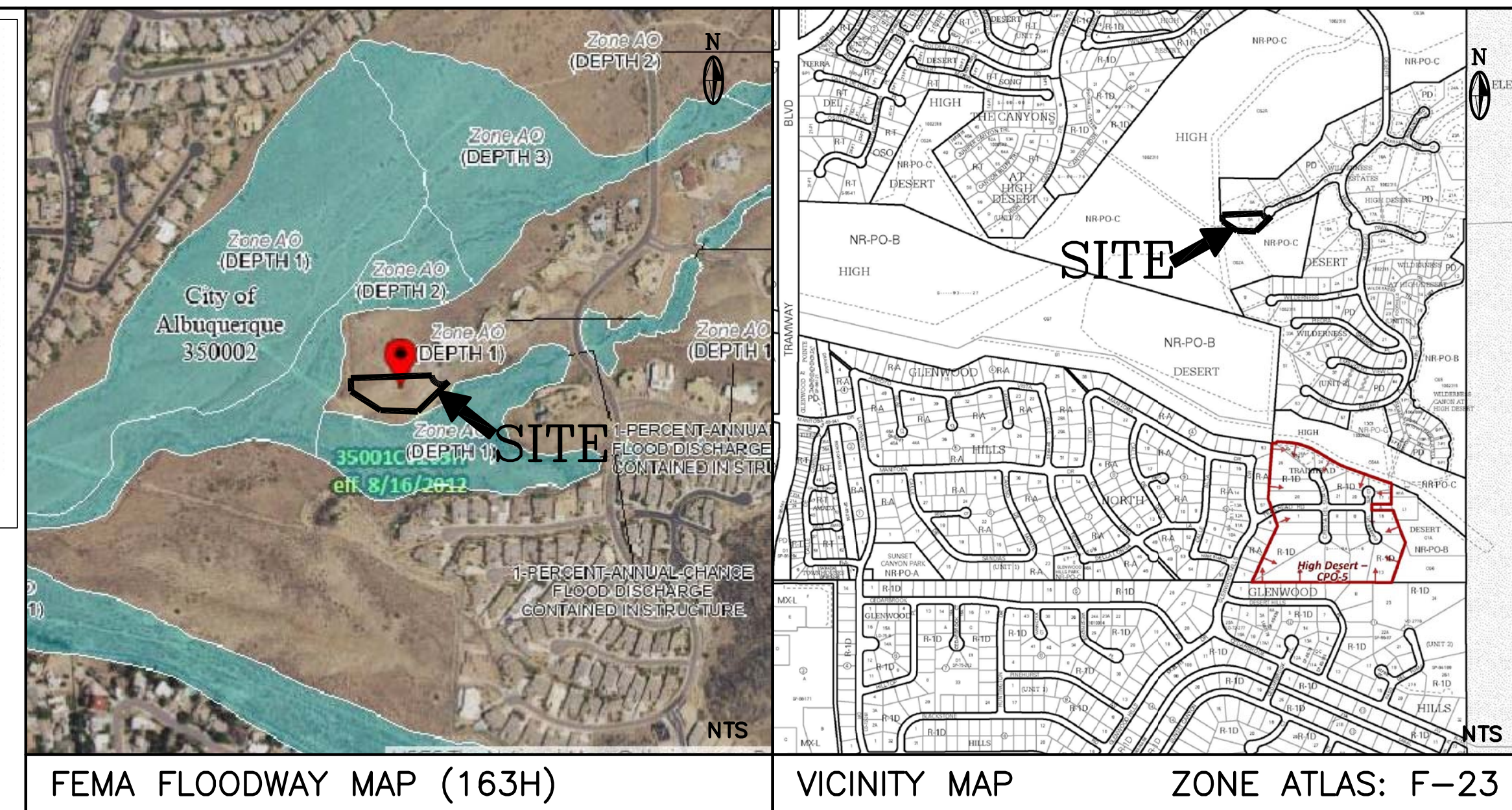
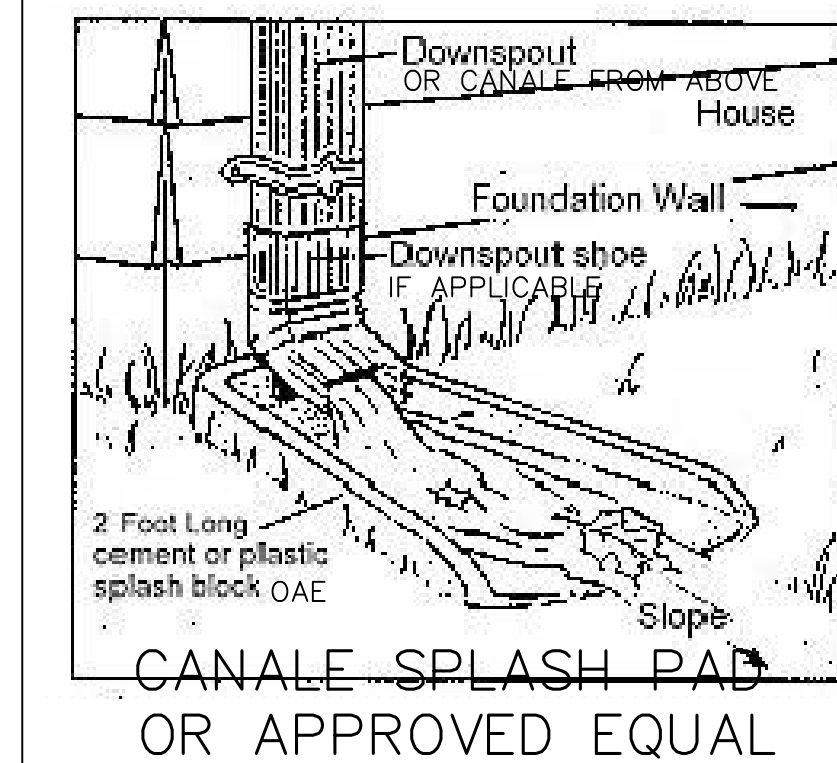
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File SKA0121L Date NOVEMBER, 2021 1 1





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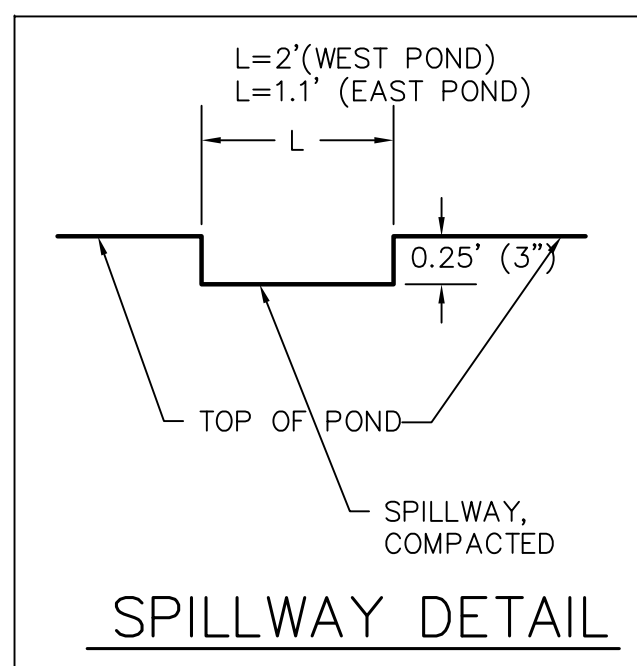


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10. COBBLE SPLASH MATERIAL UNDER CANALES. OAE

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All slope transitions to be re-vegetated with approved materials, or landscaped to appear as natural as possible.



Precipitation Zone = 4 NORTH BASIN			WEST SOUTH POND VOLUME PROVIDED:		
Areas: (acres)	Existing	Proposed	6120	1699	1462
Treatment A	0.32	0.00	6119	1224	1017
Treatment B	0.00	0.04	6118	810	
Treatment C	0.00	0.03		SUB TOTAL	2479
Treatment D	0.00	0.25			CF
Total (acres) =	0.32	0.32			

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.02	0.08	0.01	0.05	0.00	0.03
Volume (cubic feet) =	882	3,300	290	2,075	0	1,397

POND VOLUME REQUIRED = 3300-883 = 2417 CF

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.67	0.00	0.22	0.00	0.00	0.00
Treatment B	0.00	0.11	0.00	0.00	0.00	0.01
Treatment C	0.00	0.10	0.00	0.00	0.00	0.03
Treatment D	0.00	1.20	0.00	0.78	0.00	0.07
Total Q (cfs) =	0.67	1.41	0.22	0.87	0.00	0.51

Precipitation Zone = 4 SOUTH BASIN			SOUTH POND VOLUME PROVIDED:		
Areas: (acres)	Existing	Proposed	6122	1092	882
Treatment A	0.19	0.03	6121	671	504
Treatment B	0.00	0.04			
Treatment C	0.00	0.00	6120	336	
Treatment D	0.00	0.12			
Total (acres) =	0.19	0.19		SUB TOTAL	1385
					CF

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.01	0.04	0.00	0.02	0.00	0.01
Volume (cubic feet) =	524	1,876	172	1,023	0	646

POND VOLUME REQUIRED = 1676-524 = 1152 CF

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.40	0.08	0.13	0.02	0.00	0.00
Treatment B	0.00	0.11	0.00	0.05	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.57	0.00	0.36	0.00	0.23
Total Q (cfs) =	0.40	0.75	0.13	0.44	0.00	0.24

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CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 9-A  
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SKLAR (MIKE CABBER, DESIGNER) – GRADING &amp; DRAINAGE PLAN

**McDowell Engineering, Inc.**

7820 Beverly Hills Ave. NE, Albuquerque, NM 87122  
Tele: 505-828-2430

Designed	JSM	Drawn	STAFF	Checked	JSM	Sheet	of
File	SKA0121L	Date	NOVEMBER,2021			1	1