

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 11, 2025

Chris Philips, P.E.  
Riverbend Engineering  
5929 Pauline St. NW  
Albuquerque, NM 87107

**RE: Tennis Court Replacement Proj. – Tennis Club of Alb.  
2901 Indian School Rd NE  
Grading and Drainage Plans  
Engineer's Stamp Date: 6/4/25  
Hydrology File: H16D157  
Case # HYDR-2025-00205**

Dear Mr. Philips:

PO Box 1293

Albuquerque

NM 87103

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

Based upon the information provided in your submittal received 06/11/2025, the Grading & Drainage Plan is approved for Grading Permit, Building Permit, and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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), 505-924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

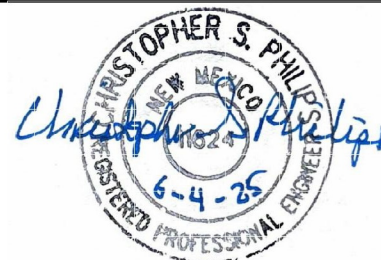
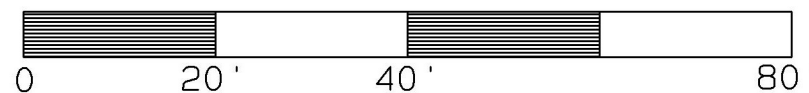
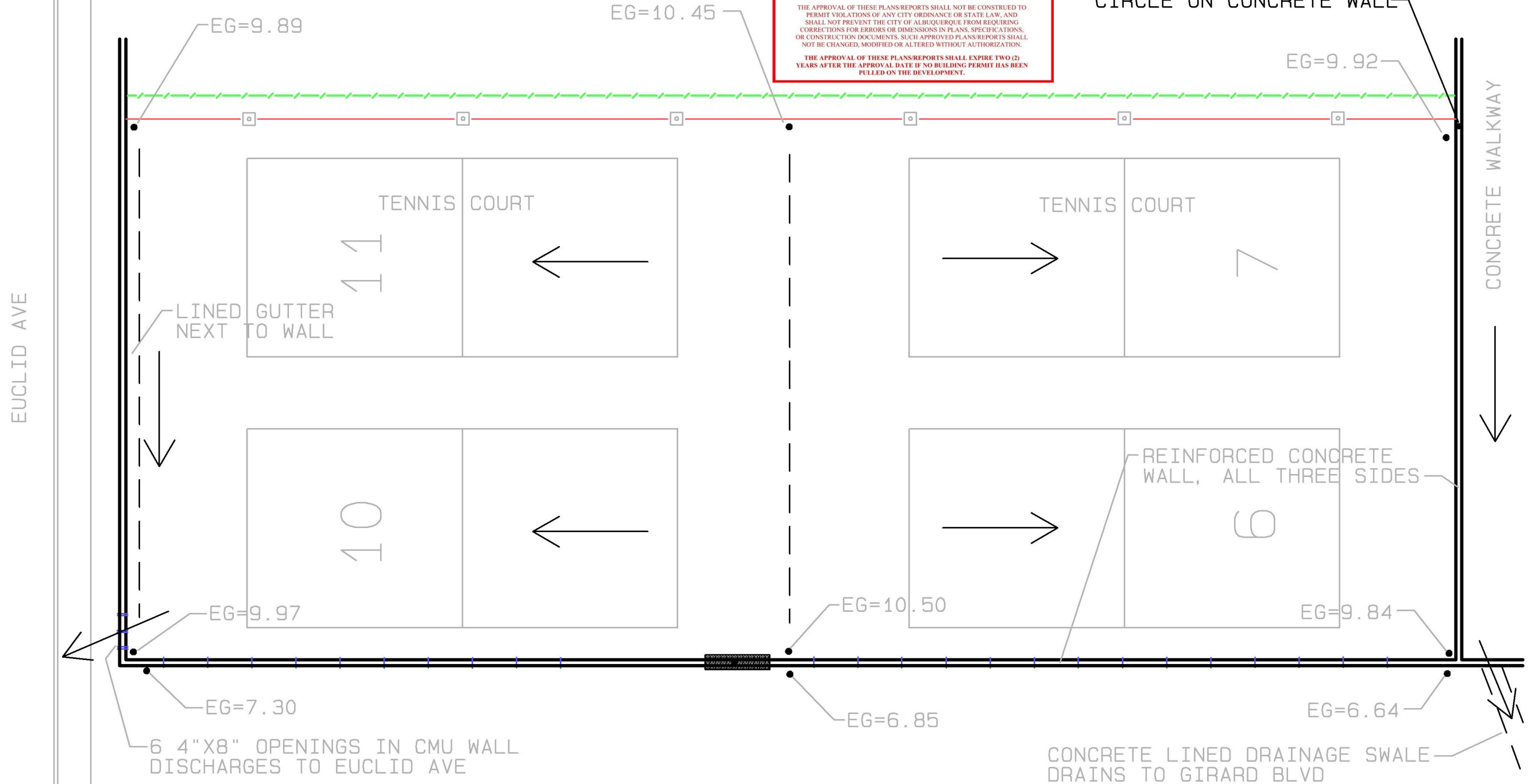
Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 6/11/2025  
BY: *Christopher S. Phillips*  
HydroTrans # H16D157

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
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PROJECT BENCHMARK  
EL=10.00, WHITE PAINT  
CIRCLE ON CONCRETE WALL



Riverbend Engineering, LLC

5929 Pauline Ave NW Albuquerque, NM 87107  
Tel: 505-344-3315 [www.riverrestoration.com](http://www.riverrestoration.com)

Tennis Court Replacement Project

Tennis Club of Albuquerque

**GRADING & DRAINAGE PLAN**  
**EXISTING CONDITIONS**

Scale: 1" = 20 ft

6-2-2025

Sheet

C-5

of

B

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 6/11/2025  
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SAWCUT ENTRY  
WALL TO  
EL=9.90

FG=10.15

FG=10.15

REFERENCE  
ELEVATION  
EL=10.44

PROJECT BENCHMARK  
EL=10.00, WHITE PAINT  
CIRCLE ON CONCRETE WALL

FG=10.15

SLOPE=1.00%

SLOPE=1.00%

SLOPE=1.00%

FG=9.16

REFERENCE ELEVATION  
MARK ON WALL = 12.00

CORE WEEPHOLES IN  
BOTTOM OF WALL  
25' O.C.

REFERENCE ELEVATION  
MARK ON WALL = 12.00

SAWCUT WALL  
FOR PEDESTRIAN  
ENTRANCE, FG= 9.50

FG=9.16

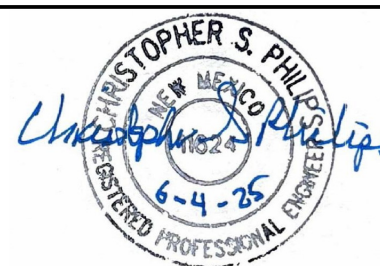
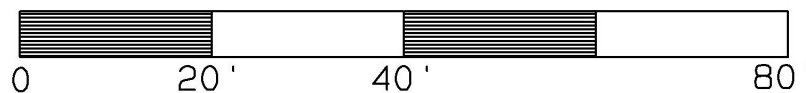
CHANNEL DRAIN DISCHARGES  
TO EUCLID AVE THROUGH 4"  
PIPE UNDER SIDEWALK, CORE  
DRILL CURB FACE

SAWCUT ENTRY  
WALL TO  
EL=9.10

CHANNEL DRAIN WITH METAL GRATE  
(8" ACO 4000 SERIES)

FG=9.16

CHANNEL DRAIN DISCHARGES  
TO CONCRETE SWALE, THEN  
TO GIRARD AVE, SAME AS EXISTING



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Tennis Court Replacement Project

Tennis Club of Albuquerque

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**GRADING & DRAINAGE PLAN  
PROPOSED CONDITIONS**

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of

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Scale: 1" = 20 ft

UPDATED  
6-11-2025



GENERAL SITE INFORMATION

The Tennis Club of Albuquerque was developed in the 1956. Historic aerial photography available at the COA GIS website confirms that the site was developed before 1959. The original site development had no provisions for stormwater detention. The site was developed to maximize the number of tennis courts, and as a result many of the courts & associated fencing were built right up to the property lines.

Usually, tennis court resurfacing consists of crack patching and new surface painting of an existing portland cement concrete surface. But this project will require full removal of the asphalt concrete surface which is too badly cracked to repair, and removal/replacement of the subgrade soil fill which has a significant clay content that is believed to have contributed to the court surface damage.

The legal description of this land parcel is:

- 2901 Indian School Rd NE
- UPC: 101605927902840104
- Legal: 001 005 Netherwood PK 3<sup>rd</sup> addn. thru L19 N5FT L20

The Club property is shown on FEMA FIRM Panel No. 35001C0351H. There are no flood zones overlaying the Club property.

HYDROLOGY

The four tennis courts that will be replaced have a combined surface area of A = 23,760 sq. ft. There are no adjacent areas that drain into this court replacement area.

One half of the drainage area drains directly into Euclid Ave, and the other half drains into Girard Blvd via a concrete lined drainage swale. There is no on-site discharge attenuation capacity.

Existing conditions: asphalt concrete with painted surface – CN=100. Proposed conditions: portland cement concrete with painted surface – CN=100. The proposed conditions will result in stormwater discharge from the site in the same locations where stormwater discharges under existing conditions.

STORM WATER QUALITY VOLUME

SWQV is calculated as: 23,760 sq. ft. X (0.26 inches/12"/ft) = 515 cu.ft.

There is simply no place to install a water quality improvement facility on this property without removing a tennis court or removing a section of the parking lot. Onsite WQ mitigation was just not thought about in the 1950's. If an in-lieu fee is required, that may be the most reasonable way for the Club to comply with the current COA WQ requirements.

In lieu fee calculation: 515 cu.ft. X \$8.00/cubic foot = \$4,120.00

Since the property was within the City of Albuquerque municipal limits in 1959, we are requesting that the in-lieu fee be waived.

In terms of the water quality of runoff from this site, its pretty clean runoff: no fertilizer or chemical inputs, no automobile waste, no animal waste, just tennis ball fuzz.

STORM WATER EROSION CONTROL PLAN

This court replacement area is surrounded on three sides by an existing reinforced concrete retaining wall, that is taller than the existing tennis court surfaces. Once the existing asphalt concrete surface is

removed, the site becomes a closed basin, so if a rainfall event were to occur, there would be no runoff, and thus no potential for sediment to erode off of the site. We therefore do not believe that a formal ECP submittal is required.

The design drawings do call for 2” dia. weep holes to be cored through the base of the reinforced concrete wall on the west side of the site, so that long term water accumulation and seepage pressures can be eliminated. These weep holes will allow for the construction site to drain if a rainfall event occurs while the subgrade & base course are being replaced and are exposed. Silt fence fabric is proposed as a BMP to cover the weep hole outlets so that sediment movement offsite can be controlled.



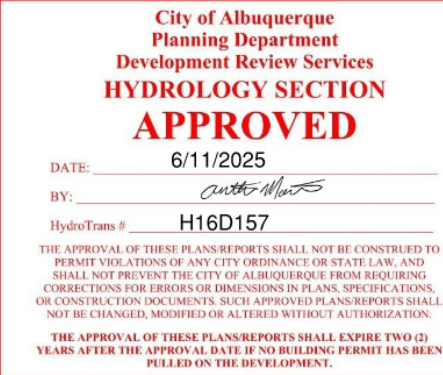
Tennis club retaining wall, north side on Euclid Ave



Tennis club retaining wall, west side

Private Drainage Facilities within City Right-of-Way  
Notice to Contractor  
(Special Order 19 ~ “SO-19”)

1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. 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.
5. 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.
6. 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.
7. Backfill compaction shall be according to traffic/street use.
8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.



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Tennis Court Replacement Project

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HYDROLOGY NOTES

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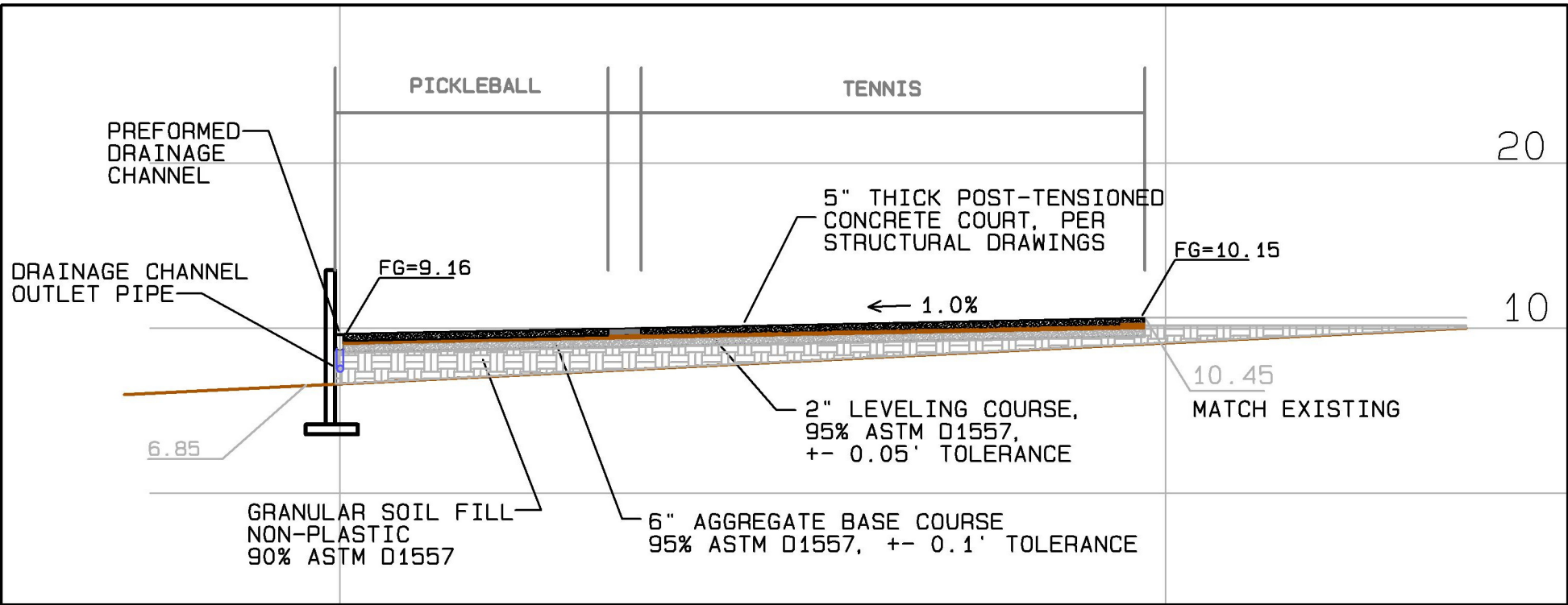
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Scale: NTS

UPDATED  
6-11-2025





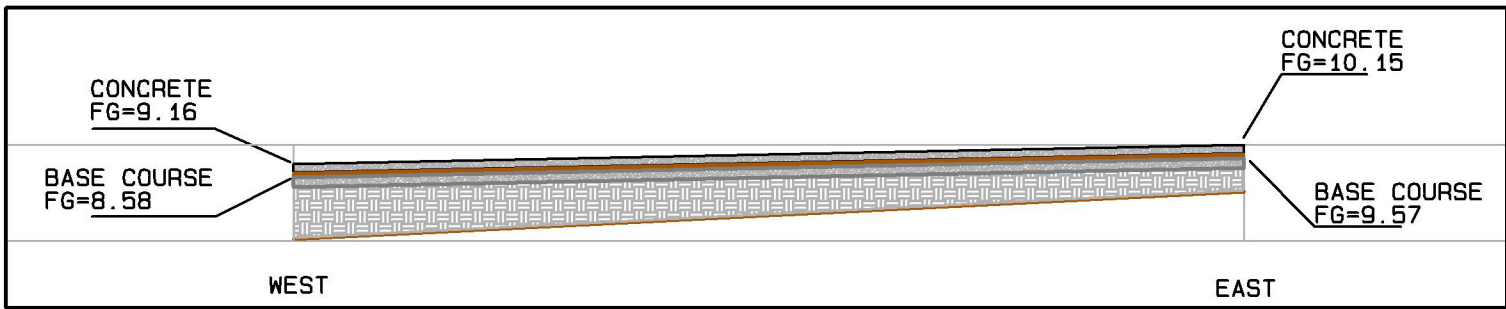
NEW TENNIS/PICKLEBALL COURT SECTION

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**

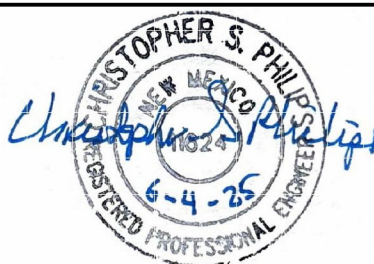
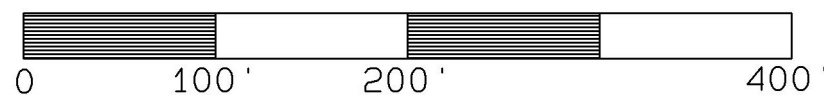
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TYPICAL GRADING SECTION



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Tennis Court Replacement Project		
Tennis Club of Albuquerque	Sheet	
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Scale: NTS	6-2-2025	