

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 7, 2024

Ian Anderson, PE  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Manzano Mesa Park Pickleball Phase 2  
501 Elizabeth St. SE  
Permanent Certificate of Occupancy  
Engineer's Certification Date: 8/6/2024  
Engineer's Stamp Date: 02/20/2023  
Hydrology File: L21D037B2**

Dear Mr. Anderson:

PO Box 1293  
Albuquerque  
NM 87103  
www.cabq.gov

Based on the Engineer's Grading and Drainage Certification received 08/7/2024 and the site visit on 8/7/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division for the Manzano Mesa Park Phase 2, located at 501 Elizabeth St. NE.

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.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Manzano Mesa Park Phase 2 Hydrology File # L21D037B2

Legal Description: Portion of Manzano Mesa Park, Bernalillo County, New Mexico

City Address, UPC, OR Parcel: 501 Elizabeth St SE

Applicant/Agent: Isaacson & Arfman, Inc Contact: Ian Anderson / Bryan Bobrick

Address: 128 Monroe Ave NE, Albuquerque, NM 87108 Phone: 505-268-8828

Email: ian@iacivil.com

Applicant/Owner: City of Albuquerque - Parks & Recreation Dept Contact: Jesse Scott

Address: 1801 4th St NW, Albuquerque, NM 87102 Phone: 505-768-5364

Email: jessescott@cabq.gov

TYPE OF DEVELOPMENT:  Plat (# of lots) \_\_\_\_\_  Single Family Home  
 All other Developments

RE-SUBMITTAL:  YES  NO

DEPARTMENT:  TRANSPORTATION  HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

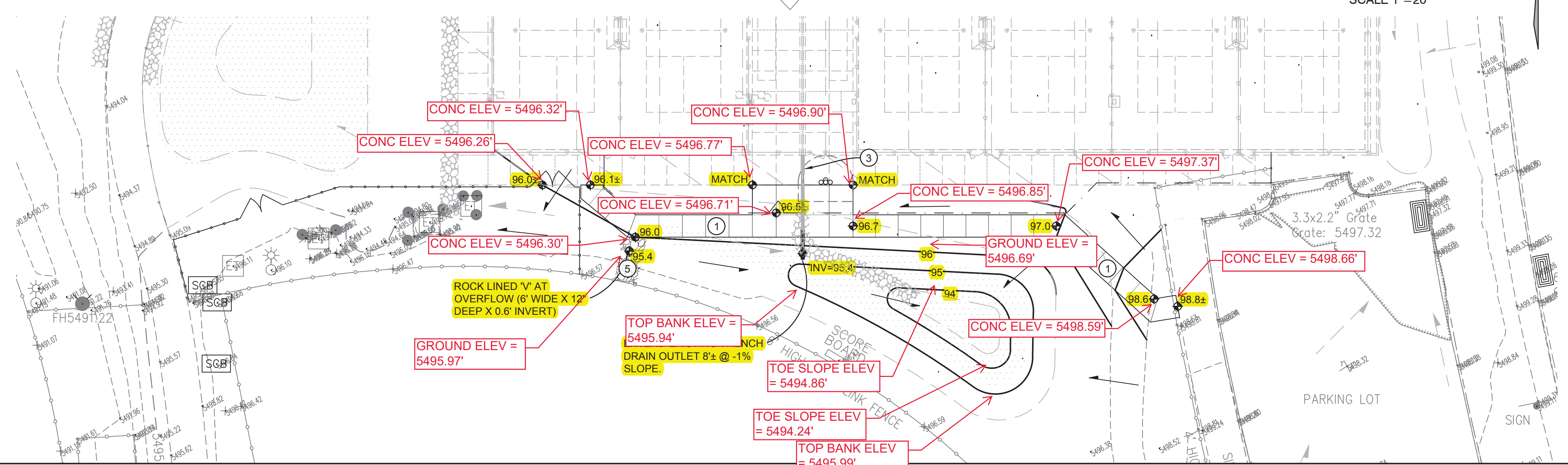
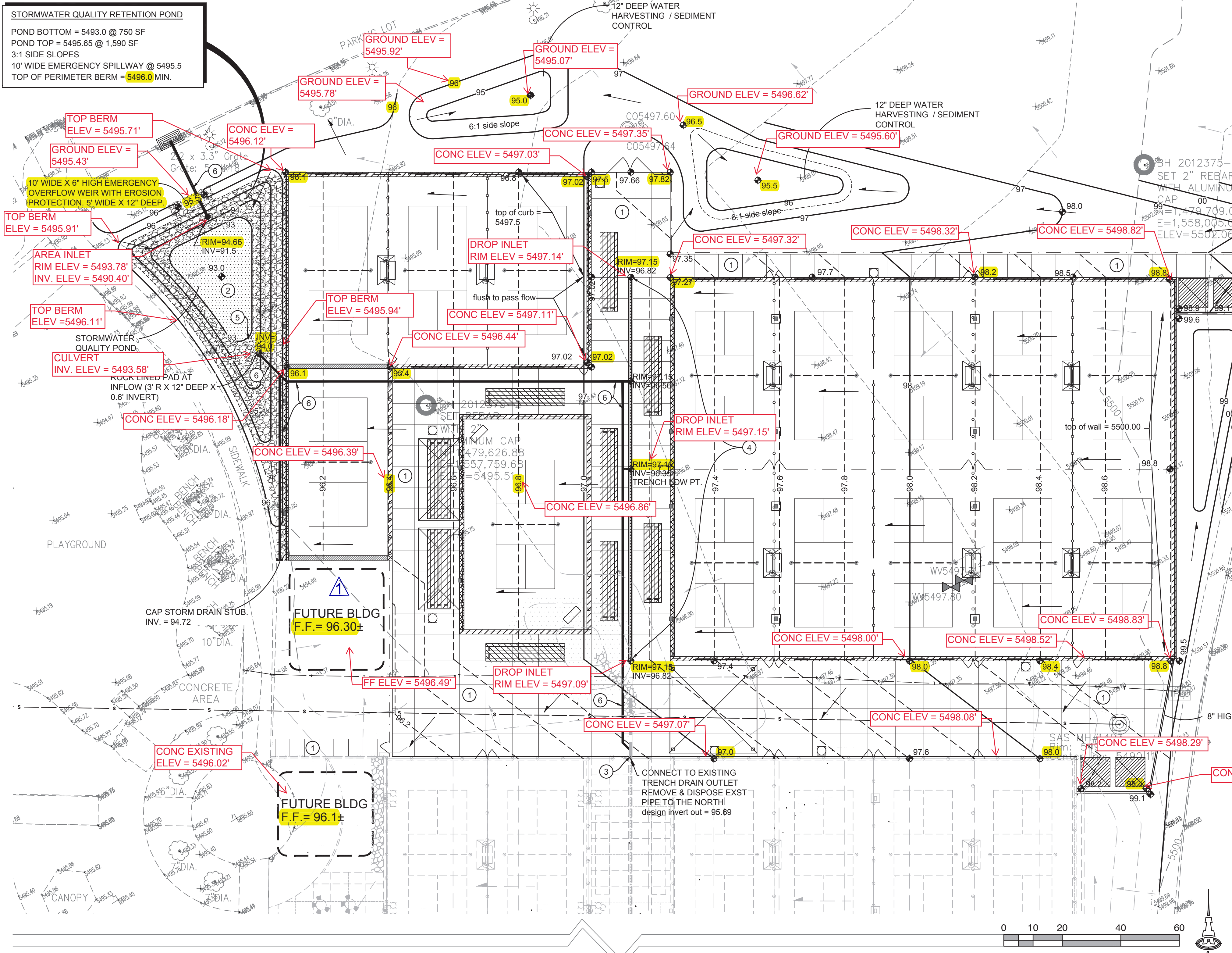
- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy -  Temp  Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 8/6/24

**STORMWATER QUALITY RETENTION POND**  
 POND BOTTOM = 5493.0 @ 750 SF  
 POND TOP = 5495.65 @ 1,590 SF  
 3:1 SIDE SLOPES  
 10' WIDE EMERGENCY SPILLWAY @ 5495.5  
 TOP OF PERIMETER BERM = 5496.0 MIN.



I, Ian M. N. Anderson, NMPE #26441 of the firm Isaacson & Arfman, Inc. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 02-20-2023 (CABQ Hydrology File L21D037B2). The record information edited onto the original design document has been obtained by Christopher A. Medina, NMPLS #15702.

I further certify that I or a member of my firm under my direct supervision have visited the project site on August 5, 2024 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for permanent Certificate of Occupancy.

**AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT**

Restroom building was constructed with FF elevation of 5496.49'.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Ian M. N. Anderson, NMPE #26441  
 8-5-2024  
 Date



**KEYED NOTES**

- CONSTRUCT PEDESTRIAN WALK AT ELEVATIONS SHOWN. ALL WALKS TO BE ADA ACCESSIBLE (5% MAX. SLOPE, 2% MAX. CROSS-SLOPE) UNLESS NOTED.
- CONSTRUCT STORMWATER QUALITY POND TO ELEVATIONS AND AREAS SHOWN. SIDE SLOPES = 3:1 (NORTH, WEST, EAST SIDES). PROVIDE 1:20 MAX. SLOPE FROM SOUTH. ARMOR ALL SIDE SLOPES > 4:1 WITH 6" DEEP, 3" AVG. DIA. ANGULAR ROCK OVER PERMANENT EROSION CONTROL MATERIAL. COORDINATE WITH LANDSCAPE ARCHITECT.
- CONTRACTOR TO CLEAN / FLUSH EXISTING TRENCH DRAIN AND STORM DRAIN SYSTEM.
- CONSTRUCT NDS DURA-SLOPE TRENCH DRAIN (O.E.) WITH HIGH POINT AT ENDS, SLOPING TO CENTER. EXTEND OUTLET PIPES (2 LOCATIONS) TO STORM DRAIN. INSTALL ROCK EROSION PROTECTION FROM OUTLET TO LOW POINT. SEE CG-501 FOR ADDITIONAL INFORMATION.
- INSTALL ROCK EROSION PROTECTION (AVG. 3'Ø X 6" DEEP) TO EXTENTS SHOWN ON PLAN. SEE PLANTING PLAN FOR ADDITIONAL EROSION CONTROL/EROSION PROTECTION AND ROCK SPECIFICATION.
- INSTALL STORM DRAIN SYSTEM AT RIM / INVERT ELEVATIONS SHOWN ON CG-501.

**SURVEYOR'S CERTIFICATE**

I, CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina  
 CHRISTOPHER A. MEDINA  
 NMPLS NO. 15702

7/26/24  
 DATE

**VICINITY MAP L-21**



**PROJECT DATA**

**PROPERTY:** THE SITE IS AN UNDEVELOPED PORTION OF THE MANZANO MESA PARK PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-21. THE SITE IS BOUND TO THE EAST BY ELIZABETH ST., AND TO THE NORTH BY ASPHALT PAVED PARKING, TO THE SOUTH BY PICKLEBALL COURTS (PHASE 1) AND TO THE WEST BY PARK PLAYGROUND.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE PHASE II OF THE PICKLEBALL COMPLEX WITH ASSOCIATED PEDESTRIAN ACCESS AND SITE LANDSCAPING.

**LEGAL:** A PORTION OF MANZANO MESA PARK, BERNALILLO COUNTY, NEW MEXICO.

**ADDRESS:** 501 ELIZABETH ST SE

**OFF-SITE:** NO OFFSITE DRAINAGE IMPACTS THE PROPERTY.

**FLOOD HAZARD:** PER BERNALILLO COUNTY FIRM MAP #35001C0359G DATED 09-26-2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**DRAINAGE PLAN CONCEPT:** THE NEW IMPERVIOUS COURTS WILL SHEETFLOW FROM EAST TO WEST. STORMWATER QUALITY RETENTION POND(S) WILL PROVIDE THE REQUIRED STORAGE WITHIN THE PROPOSED LANDSCAPED AREAS. A STORM DRAIN INLET WITH RIM ABOVE THE STORMWATER QUALITY VOLUME WILL COLLECT RUNOFF AND ROUTE FLOW TO THE EXISTING PUBLIC STORM DRAIN INLET LOCATED IN THE NORTH PARKING LOT. STORMWATER WILL THEN PASS TO THE ON-SITE POND LOCATED AT THE SOUTHWEST PORTION OF THE PARK PROPERTY.

**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR (1' INCREMENT)
- PROPOSED CONTOUR (< 1' INCREMENT)
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- PROPOSED STORM DRAIN
- PROPOSED EROSION CONTROL LIMITS (6" AVG. DIA. ANGULAR FRACTURED FACE ROCK)

**Isaacson & Arfman, Inc.**  
 Civil Engineering Consultants  
 128 Monroe Street NE  
 Albuquerque, NM 87108  
 505-268-8828 | www.iaacivil.com

**MRWM**  
 LANDSCAPE ARCHITECTS  
 Morrow Reardon Wilkinson Miller, Ltd.  
 mrwmla.com 505 268 2266

CITY OF ALBUQUERQUE  
 STRATEGIC PLANNING AND DESIGN  
 PARKS AND RECREATION DEPARTMENT

**MANZANO MESA PARK PICKLEBALL PHASE II  
 GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 575199	Zone Map No. L-21	Sheet CG-101	

AS-BUILT INFORMATION		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
Isaacson & Arfman, Inc.	8-12-2024						
INSPECTOR'S ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWINGS BY	DATE						
RECORDED BY	DATE						