CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



September 22, 2025

Ian Anderson Isaacson & Arfman, Inc. 128 Monroe Street NE Albuquerque, NM 87108

RE: Uptown Connect Mixed Use 2121 Indiana St NE Conceptual Grading & Drainage Plan Engineer's Stamp Date: 9/15/25 Hydrology File: H18D076 Case # HYDR-2025-00331

Dear Mr. Anderson:

Based upon the information provided in your submittal received 09/15/2025, the Conceptual Grading & Drainage Plan **is approved** for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

NM 87103

www.cabq.gov

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, 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.

Sincerely,

Anthony Montoya, Jr., P.E., CFM

Senior Engineer, Hydrology

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Planning Department, Development Review Services

DRAINAGE CONCEPT

BACKGROUND

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A CONCEPTUAL GRADING / DRAINAGE CONCEPT FOR THE PROPOSED UPTOWN DEVELOPMENT FOR THE PROPERTY LOCATED AT 2121 INDIANA ST NE, ALBUQUERQUE, NM. THE PROPOSED USE OF THE SITE IS MIXED-USE CONSISTING OF RESIDENTIAL APARTMENTS, OFFICE SPACE, WITH COMMERCIAL AND MICRO-RETAIL SPACES AS WELL AS THE CONTINUED USE OF A PUBLIC TRANSIT STATION FOR THE ABQ RIDE BUS SERVICE.

ADDITIONALLY, AN UNDERGROUND PARKING STRUCTURE WILL BE A MAJOR COMPONENT OF THIS PROJECT. THE UNDERGROUND PARKING STRUCTURE WILL COVER A MAJORITY OF THE SITE WITH THE FOUNDATION WALL LIMITS SET TO 3-FT FROM THE PROPERTY BOUNDARY LIMITS ALONG ALL SIDES OF THE PROPERTY.

THIS CONCEPTUAL GRADING & DRAINAGE PLAN WILL DETAIL THE INTERIM CONDITIONS OF THE SOUTHERN NUSENDA LOT LOCATED AT 6501 INDIAN SCHOOL RD NE. THE NUSENDA WILL REMAIN ON SITE BUT SITE MODIFICATIONS WILL BE REQUIRED IN ORDER TO MAINTAIN ITS CURRENT USE. THE SITE MODIFICATIONS TO THE SOUTHERN LOT INCLUDES A NEW DRIVEWAY ENTRY OFF OF AMERICA'S PARKWAY AND A NEW DUMPSTER ENCLOSURE.

THE SITE IS IN RAINFALL ZONE 3 AS DEFINED BY TABLE 6.2.7 AND FIGURE 6.2.3 OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (PRINTED 9/4/2020).

THE RECORD INFORMATION AVAILABLE FOR THIS PROPERTY IS FOUND IN THE CITY OF ALBUQUERQUE HYDROLOGY FILE H18-D025A, PREPARED BY HUITT-ZOLLARS AND BY BPLW ARCHITECTS & ENGINEERS, INC. THE FINAL GRADING & DRAINAGE PLAN SUBMITTAL WILL BE IN COMPLIANCE WITH THE GUIDANCE AND RECOMMENDATIONS SET FORTH IN THE RECORD PLANS AND DOCUMENTS.

EXISTING CONDITIONS

THE OVERALL SITE IS APPROXIMATELY 2.93-ACRES AND CURRENTLY INCLUDES THE ABQ RIDE TRANSIT STATION, AND THE NUSENDA CREDIT UNION. BASED ON OBSERVATION AND REVIEW OF THE AVAILABLE HYDROLOGY RECORD DOCUMENTS, THIS SITE IS PERMITTED FREE DISCHARGE TO THE SURROUNDING STREETS

UNDER THE EXISTING CONDITION, THE OVERALL SITE IS APPROXIMATELY 90% IMPERVIOUS. REFERENCING THE RECORD GRADING & DRAINAGE PLAN FOR THE NM EDUCATORS FINANCIAL CENTER AND THE UPTOWN TRANSFER STATION, THE FULLY DEVELOPED SITE GENERATES A PEAK FLOW OF 13.5-CFS.

THE EXISTING SITE GENERALLY SLOPES SOUTHWESTERLY, FROM THE NORTHEAST TO SOUTHWEST. RUNOFF IS PASSED TO AMERICA'S PARKWAY RIGHT-OF-WAY ALONG THE WEST SIDE OF THE SITE. THERE ARE NO EXISTING RETENTION / DETENTION PONDS LOCATED ON THE OVERALL SITE.

ROPOSED CONDITIONS

IN THE PROPOSED CONDITION, THE SITE WILL BE DIVIDED INTO THREE OVERALL USES. THE NORTHERNMOST PORTION (BASINS 1, 2, & 6) WILL BE MIXED-USE DEVELOPMENT WITH THE MAIN USE BEING A RESIDENTIAL APARTMENT BUILDING AND SECONDARY MIRCO-RETAIL AND OFFICE USES.

THE CENTRAL PORTION (BASIN 3) WILL REMAIN AS AN ABQ RIDE TRANSIT STATION AND WILL ALSO INCLUDE TWO COMMERCIAL BUILDINGS FOR A BREWERY WITH A MEMBERSHIP-USE DOG PARK AND A SMALL HOTEL.

THE SOUTHERN PORTION (BASIN 4 & 5) WILL REMAIN AS A BANK USE WITH THE EXISTING NUSENDA REMAINING ON SITE. THERE WILL BE SOME MODIFICATION TO THE DRAINAGE PATTERN OF THE SOUTHERN LOT WITH A NEW DRIVEWAY BEING CONSTRUCTED.

THE OVERALL DRAINAGE PATTERN WILL BE MAINTAINED. SITE GENERATED RUNOFF AND THE RUNOFF GENERATED WITHIN AMERICA'S PARKWAY EAST HALF WILL CONTINUE TO PRIMARILY FLOW SOUTHWESTERLY (BASINS 1, 3, 4 & 7) TO PUBLIC RIGHT-OF-WAY THROUGH THE SIDEWALK CULVERTS AND THE NEW DRIVE ENTRY ALONG THE SITE'S FRONTAGE WITH AMERICA'S PARKWAY AND INDIAN SCHOOL ROAD. A PORTION OF THE NORTHERN HALF OF THE SITE (BASINS 2 & 6) WILL CONTINUE TO BE RELEASED TO UPTOWN BLVD RIGHT-OF-WAY UNTIL IT REACHES THE CURB INLETS IN UPTOWN BLVD.

THE SOUTHERNMOST PORTION OF THE SITE BEING THE EXISTING NUSENDA BUILDING (BASIN 5) WILL CONTINUE TO DRAIN OUT DIRECTLY TO INDIAN SCHOOL RD RIGHT-OF-WAY. THERE IS NO MAJOR DEVELOPMENT PLANNED WITHIN THE BASIN LIMITS.

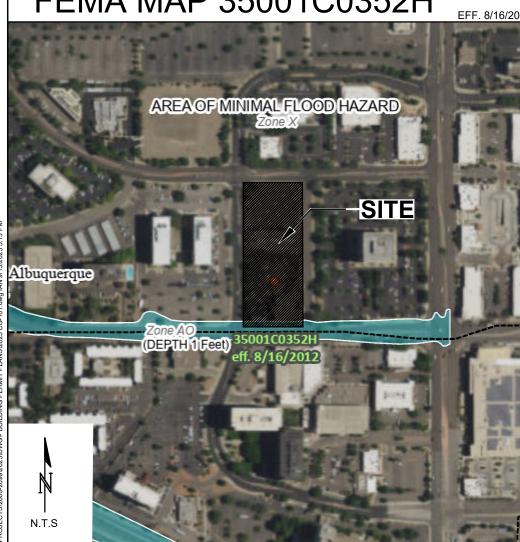
STORM DRAINAGE

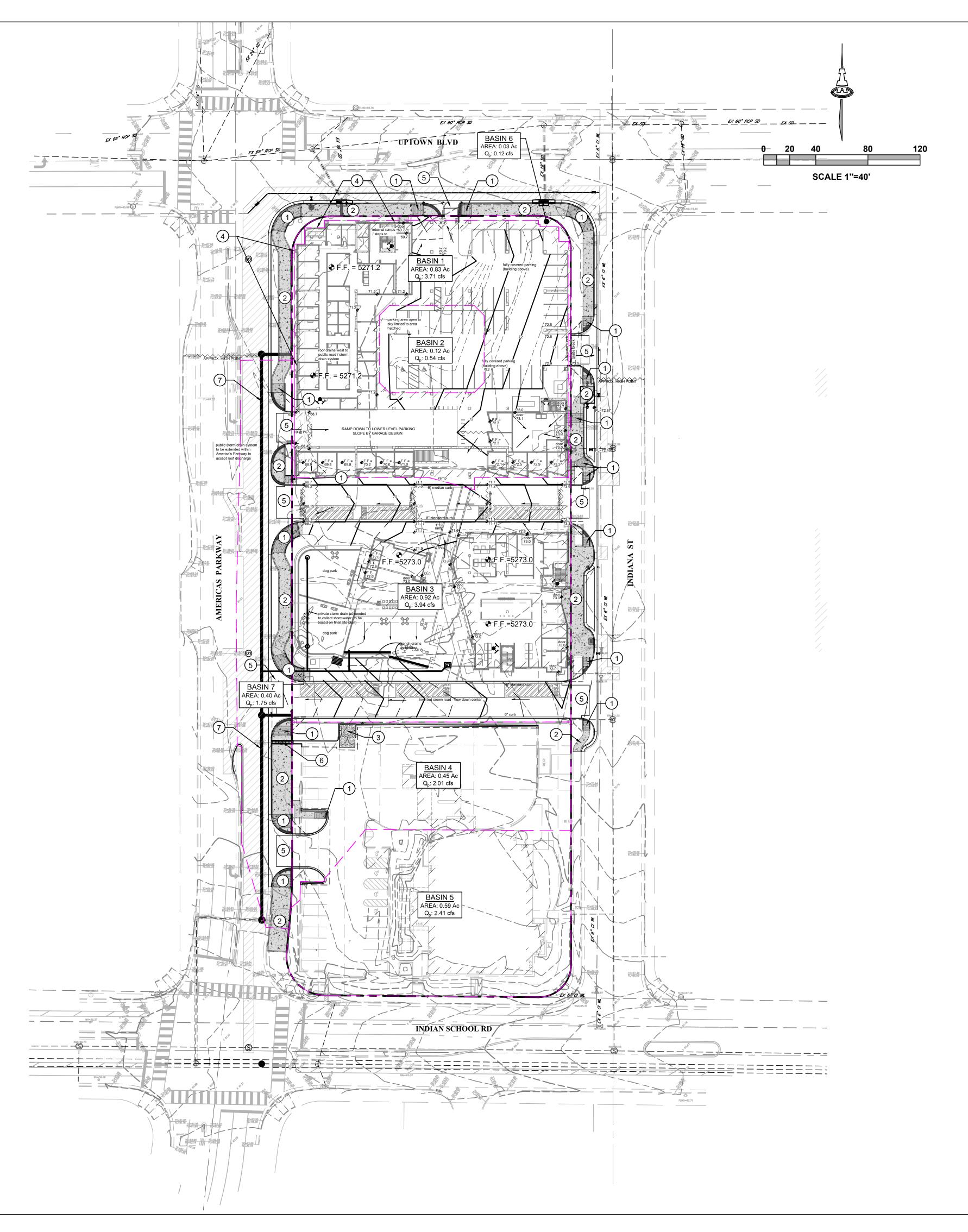
A NEW PUBLIC STORM DRAIN LINE WILL BE EXTENDED WITHIN AMERICA'S PARKWAY TO PICK-UP COLLECTED RUNOFF FROM THE NORTHERN AND CENTRAL PORTIONS OF THE SITE. WHERE POSSIBLE, RUNOFF WILL BE ALLOWED TO FREELY DISCHARGE TO AMERICA'S PARKWAY RIGHT-OF-WAY FOLLOWING THE EXISTING DRAINAGE PATTERN.

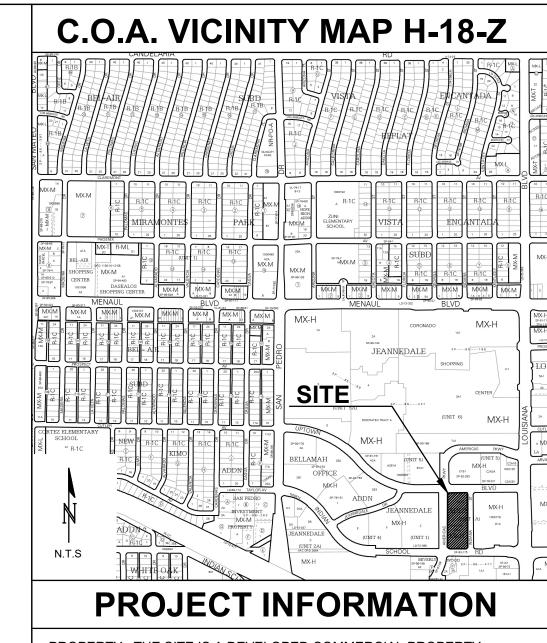
THE EXISTING DOWNSTREAM STORM DRAIN LINE WAS PREVIOUSLY SIZED BASED UPON THE FULLY DEVELOPED SITE CONDITIONS WHICH WILL BE MAINTAINED UNDER THIS DEVELOPMENT. THE RECORD CALCULATIONS WERE BASED OFF OF A PREVIOUS VERSION OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (DPM) WHICH REFLECTED A PEAK DISCHARGE RATE EXCEEDING THE CURRENT DPM'S PEAK DISCHARGE RATES.

THE PROPOSED CALCULATED FLOW THAT ENTERS THE CURB INLET AND DOWNSTREAM EXISTING STORM DRAIN RUN WILL BE REDUCED FROM 12.77-CFS IN THE EXISTING CONDITION (SEE HUITT-ZOLLARS RECORD G&D) TO 11.42-CFS UNDER THE PROPOSED CONDITION. THE PROPOSED TOTAL FLOW WILL ENTER THE EXISTING DOWNSTREAM UNDERGROUND SYSTEM THROUGH THE PROPOSED STORM DRAIN LINE EXTENSION AND THROUGH AT-GRADE GUTTER FLOW FROM

FEMA MAP 35001C0352H







PROPERTY: THE SITE IS A DEVELOPED COMMERCIAL PROPERTY BOUNDED TO THE NORTH BY UPTOWN BLVD, TO THE EAST BY INDIANA ST. NE, TO THE SOUTH BY INDIAN SCHOOL RD., AND TO THE WEST BY AMERICAS PKWY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENT INCLUDE THE CONSTRUCTION OF AN UNDERGROUND PARKING STRUCTURE, RESIDENTIAL LOFTS, FOOD HALL, PRIVATE DOG PARK, AND BREWERY.

LOT SIZE: 2.93 ACRES (

<u>LEGAL</u>: TRACTS E-2A1 AND E-2A2, WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

<u>BENCHMARK</u>: ELEVATIONS PROVIDED ARE BASED ON AGRS STATION STAMPED "20-H18". HAVING AN ELEVATION OF 5283.22.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM PANEL #35001C0352H EFF. 8/16/2012. THE SITE IS LOCATED PRIMARILY WITHIN FLOOD ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ADITIONALLY THE MOST SOUTHERN PORTION OF THE SITE IS LOCATED WITHIN FLOOD ZONE 'AO'. DEVELOPMENT WITHIN THE FLOOD ZONE 'AO' IS LIMITED TO A SEWER MAIN CONNECTION.

GENERAL NOTES

- A. GRADES SHOWN ARE FINAL SURFACE GRADES (TOP OF CONCRETE, TOP OF LANDSCAPE MATERIAL, ETC. GRADES SHOWN WITHIN BUILDING LIMITS APPLY TO THE PLAZA LEVEL. REFER TO STRUCTURAL SHEETS FOR ELEVATIONS RELATED TO UNDERGROUND LID/STRUCTURE.
- B. ALL DRAINAGE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN MUST BE COMPLETED BEFORE ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE CAN BE ISSUED.

KEYED NOTES

- CONSTRUCT ADA COMPLIANT SIDEWALK RAMP PER COA STANDARD DRAWING 2440-2448
- 2. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK. SEE SHEET CG 101 & 102 FOR DETAILED GRADES
- 3. PROPOSED DUMPSTER ENCLOSURE
- 4. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES
- 5. CONSTRUCT PRIVATE ENTRANCE PER COA STANDARD DRAWING 2426
- 6. CONSTRUCT SIDEWALK CULVERT PER COA STANDARD DRAWING 2236
- 7. PROPOSED 18-IN PUBLIC STORM DRAIN

LEGEND

80	PROPOSED 5.0' CONTOUR
8 1.5	PROPOSED 1.0' CONTOUR
♦ 82.56	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
FF = 5330.6	FINISHED FLOOR ELEVATION
	GRAVEL

ACCESSIBLE RAMPS, WALKS & PARKING

PROPOSED DRAINAGE BASIN

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

2% SLOPE IN ANY DIRECTION

OVERALL
GRADING &

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Isaacson & Arfman, Inc.

Engineer

SHEET NUMBER

CG100

DRAINAGE

PLAN