

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 3, 2025

Genevieve Donart, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Uptown Hotel
2444 Louisiana Blvd. NE
Grading and Drainage Plans
Engineer's Stamp Date: 05/15/2025
Hydrology File: H19D093
Case # HYDR-2025-00174

Dear Ms. Donart:

Based upon the information provided in your submittal received 05/19/2025, the Grading & Drainage Plan is approved for Grading Permit and Building 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:

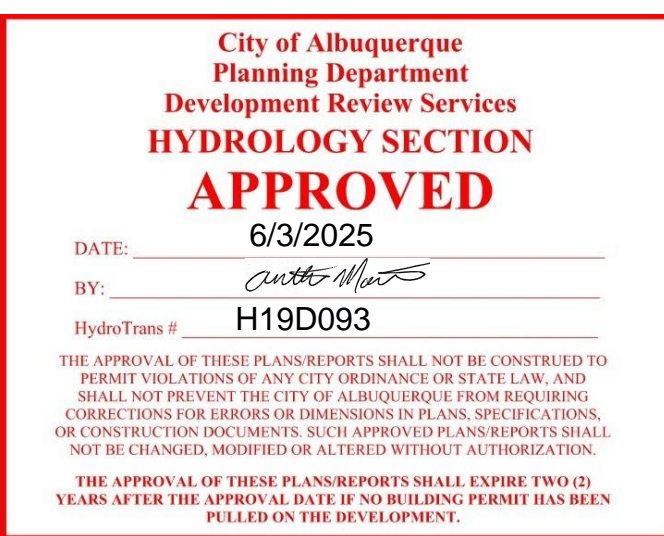
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 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.

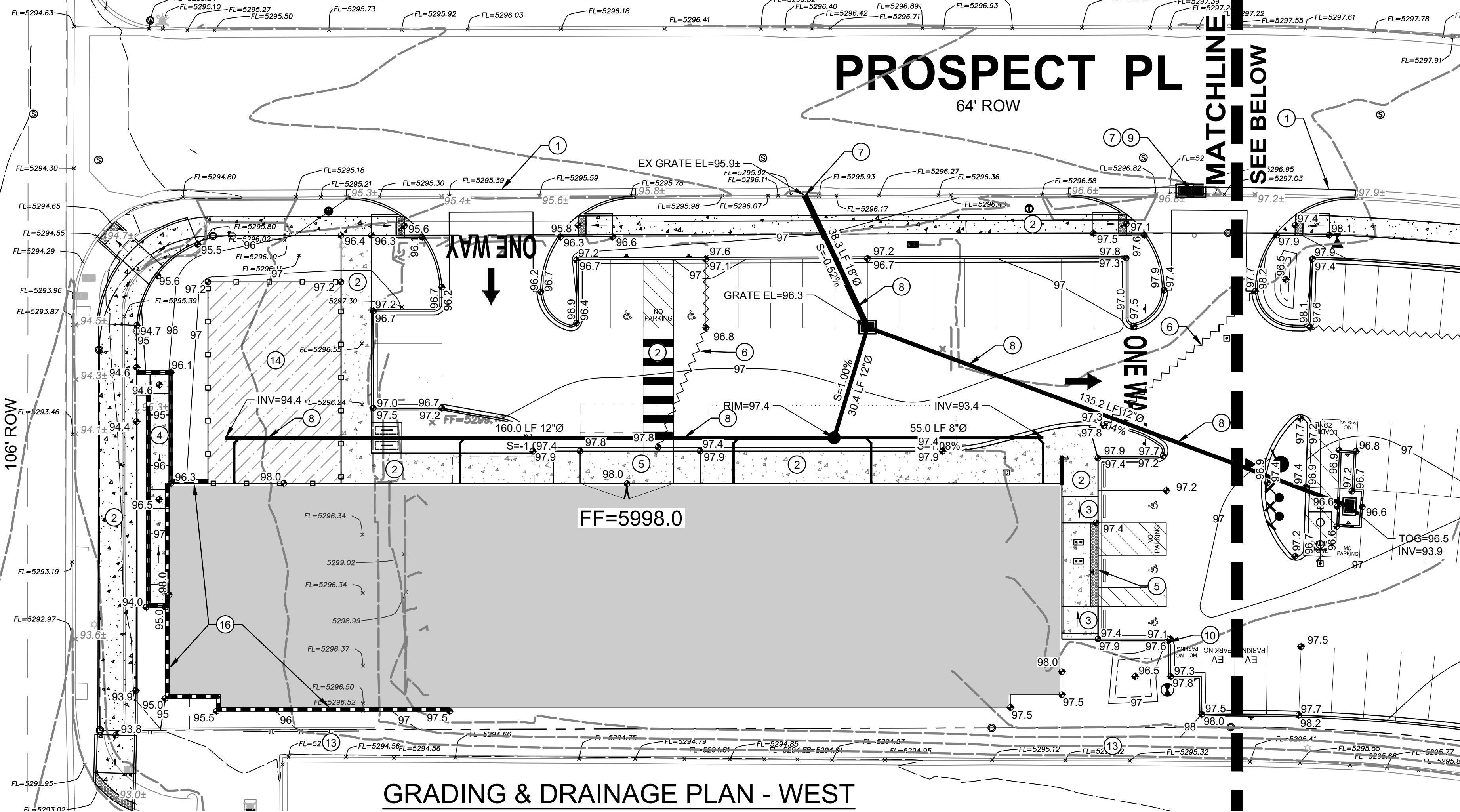
Sincerely,

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

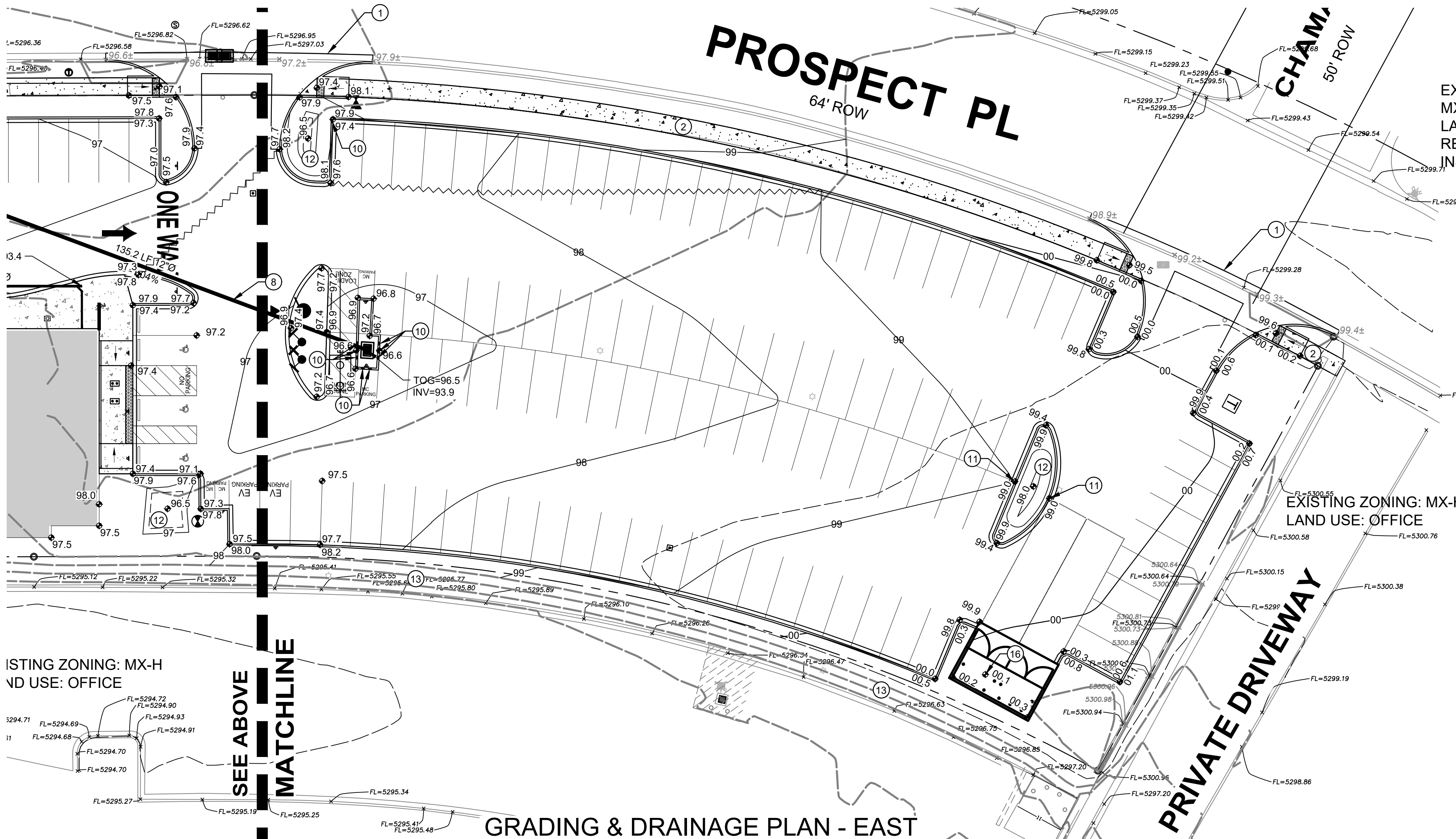


SHEET TITLE				DESIGN ISSUE: DEVELOPMENT
GRADING & DRAINAGE PLAN-OVERALL				
SHEET NUMBER				
CG-101				
No	Date	Description		
				PROJECT NUMBER: IA 2732
				FILE: -
				DRAWN BY: DEC
				CHECKED BY: GLD
				DATE: 01/2025

LOUISIANA BLVD



GRADING & DRAINAGE PLAN - WEST



GRADING & DRAINAGE PLAN - EAST

KEYED NOTES

SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.

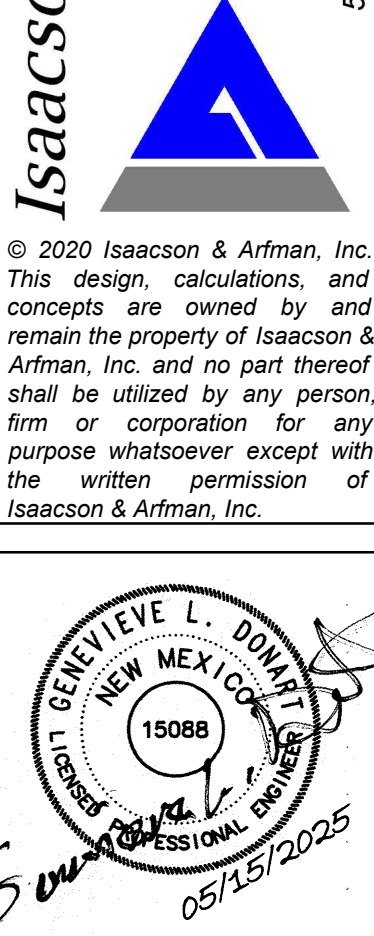
PAVING - (CONCRETE, ASPHALT, ETC.) - CONSTRUCT TO ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR MATERIAL, COLOR, ETC. SLOPES AND CROSS SLOPES VARY THROUGHOUT TO ACHIEVE ADA COMPLIANCE, UTILITY COVER, DRAINAGE, ETC. 0.5' AND 0.1' CONTOURS ARE PROVIDED WHERE NEEDED TO CLARIFY GRADING. SEE LEGEND.

- CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
- IMPROVEMENTS WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED BY PUBLIC WORK ORDER.
- SMOOTH TRANSITION TO EXISTING PAVEMENT.
 - ADA COMPLIANT PEDESTRIAN ACCESS WALK.
 - ADA COMPLIANT RAMP.
 - ADA COMPLIANT RAMP WITH LANDINGS AT 30' MAXIMUM SPACING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ASPHALT ELEVATION FLUSH WITH CONCRETE SIDEWALK.
 - HIGH POINT / GRADE BREAK LOCATION.
 - CONTRACTOR TO REMOVE DEBRIS AND FLUSH EXISTING STORM DRAIN INLET.
 - PRIVATE STORM DRAIN PIPE. SEE CG-501 FOR STORM DRAIN DETAILS.
 - EXISTING TYPE A INLET TO BE DEMOLISHED, AND DOUBLE GRATE TYPE D INLET TO BE CONSTRUCTED AT GRADE BY PUBLIC WORK ORDER.
 - 1' WIDE CURB OPENING PER DETAIL ON SHEET CG-101.
 - 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-101.
 - DETENTION POND TO BE CONSTRUCTED TO THE GRADES AND SLOPES SHOWN.
 - PROTECT EXISTING LANDSCAPING SOUTH OF SITE.
 - OUTDOOR AMENITIES AREA TO BE DESIGNED.
 - RETAINING STEM WALL <4.0' HIGH. SEE STRUCTURAL PLANS FOR WALL DESIGN.
 - DUMPSTER PAD TO DRAIN TOWARD P-TRAP DRAIN. MAX 2.0% SLOPE. SEE SITE PLAN FOR DETAILS.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

© 2020 Isaacson & Arfman, Inc.
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com



Engineer

UPTOWN HOTEL
2444 LOUISIANA BLVD NE
ALBUQUERQUE, NM

DESIGN	ISSUE
DEVELOPMENT	PROJECT NUMBER: IA 2732
	FILE:
	DRAWN BY: DEC
	CHECKED BY: GLD
	DATE: 01/20/25

No	Date	Description

ADA COMPLIANCE

SIDEWALK(S): LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX).
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

ACCESSIBLE PARKING:
TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

SHEET TITLE

GRADING & DRAINAGE PLAN

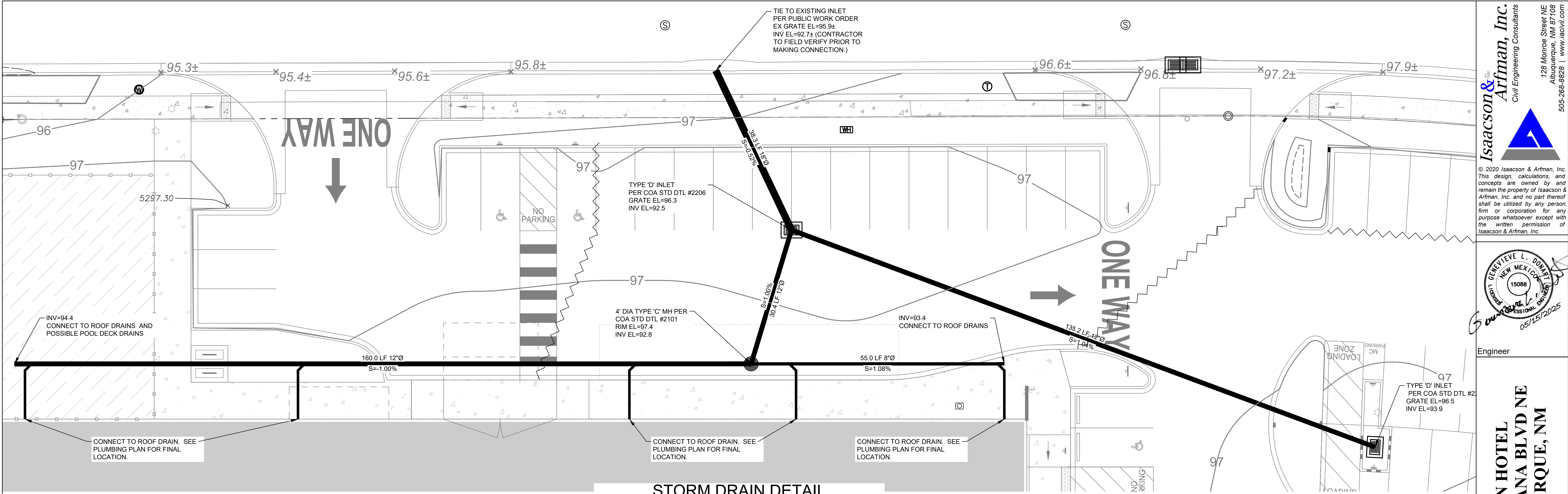
SHEET NUMBER

CG-102

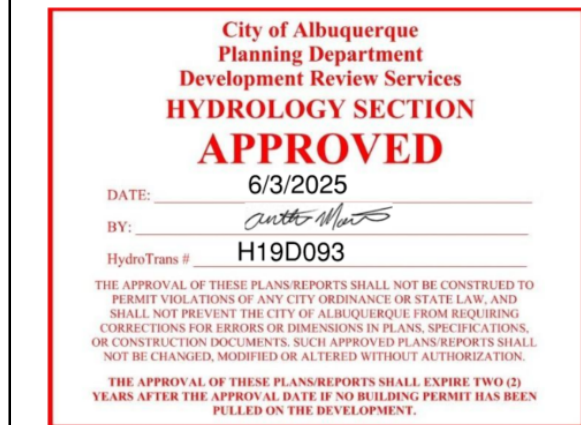
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
6/3/2025
DATE: 6/3/2025
BY: [Signature]
H19D093

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO PREVENT THE CITY OF ALBUQUERQUE FROM REVIEWING, CORRECTING, OR AMENDING OR MODIFYING IN ANY MANNER, OR FOR ANY PURPOSE, ANY DOCUMENTS, OR ANY PART THEREOF, THAT ARE NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT THE APPROVAL OF THE CITY OF ALBUQUERQUE.

THE APPROVAL OF THESE PLANS REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY OF ALBUQUERQUE.



STORM DRAIN DETAIL



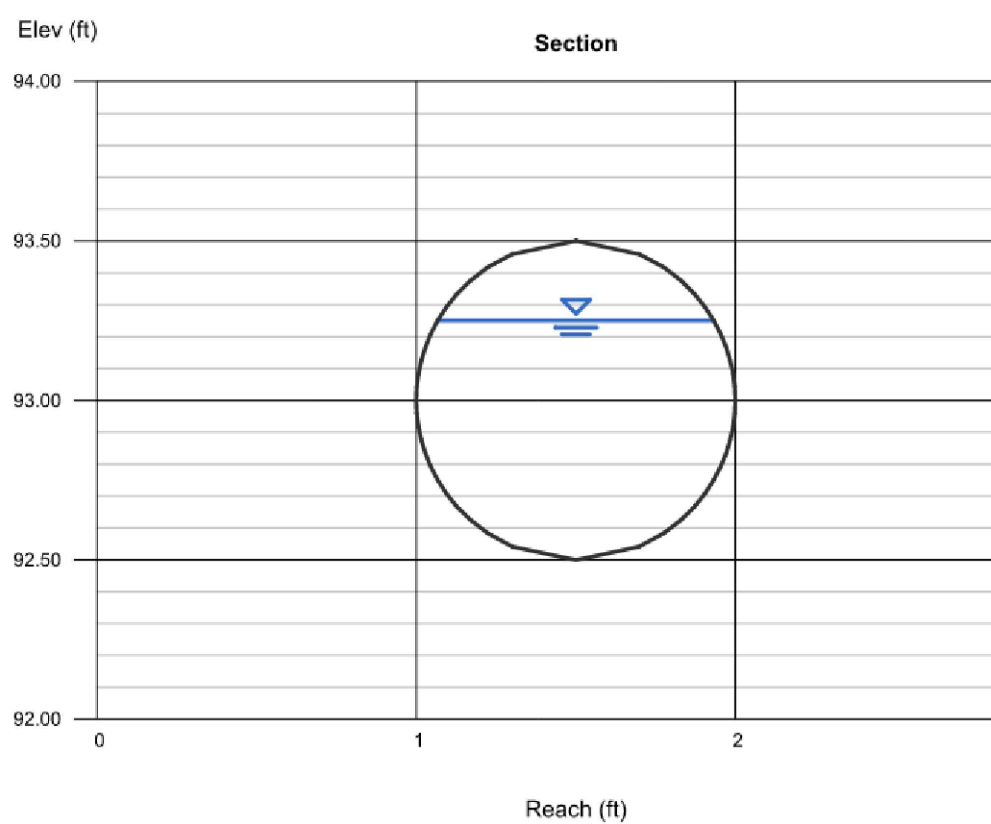
CALCULATIONS

CALCULATIONS: Uptown Hotel :									
100-YEAR, 6-HOUR CALCULATIONS									
AREA OF SITE:		74864		SF		= 1.72		ACRE	
		100-year, 6-hour							
HISTORIC FLOWS:				DEVELOPED FLOWS:				EXCESS PRECIP:	
		Treatment SF %				Treatment SF %		Precip. Zone 3	
Area A	=	0	0%	Area A	=	0	0%	E _A	= 0.67
Area B	=	0	0%	Area B	=	0	0%	E _B	= 0.86
Area C	=	1497	2%	Area C	=	10481	14%	E _C	= 1.09
Area D	=	73367	98%	Area D	=	64383	86%	E _D	= 2.58
Total Area	=	74864	100%	Total Area	=	74864	100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$E_A A_A + E_B A_B + E_C A_C + E_D A_D$							
		$A_A + A_B + A_C + A_D$							
Historic E	=	2.55 in.		Developed E	=	2.37 in.			
On-Site Volume of Runoff: V ₃₆₀ = E* A / 12									
Historic V ₃₆₀	=	15910 CF		Developed V ₃₆₀	=	14794 CF			
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A +Q _{pB} A _B +Q _{pC} A _C +Q _{pD} A _D / 43,560									
For Precipitation Zone 3									
Q _{pA}		= 1.84		Q _{pC}		= 3.17			
Q _{pB}		= 2.49		Q _{pD}		= 4.49			
Historic Q _p	=	7.7 CFS		Developed Q _p	=	7.4 CFS			

BASIN NO.	A	DESCRIPTION	EAST PARKING LOT
Area of basin flows =	35736	SF	0.82 Ac.
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:			
Weighted E = 2.37 in.			
Sub-basin Volume of Runoff:			
V ₃₆₀ = 7062 CF			
Sub-basin Peak Discharge Rate:			
Q _p = 3.5 cfs			
Stormwater Quality Volume			
871 CF			
BASIN NO.	B	DESCRIPTION	BLDG
Area of basin flows =	21734	SF	0.5 Ac.
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:			
Weighted E = 2.37 in.			
Sub-basin Volume of Runoff:			
V ₃₆₀ = 4295 CF			
Sub-basin Peak Discharge Rate:			
Q _p = 2.1 cfs			
Stormwater Quality Volume			
530 CF			
BASIN NO.	C	DESCRIPTION	SURFACE DRAINS TO PROSPECT PL
Area of basin flows =	13171	SF	0.3 Ac.
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:			
Weighted E = 2.37 in.			
Sub-basin Volume of Runoff:			
V ₃₆₀ = 2603 CF			
Sub-basin Peak Discharge Rate:			
Q _p = 1.3 cfs			
Stormwater Quality Volume			
321 CF			
BASIN NO.	D	DESCRIPTION	SURFACE DRAINS TO LOUISIANA
Area of basin flows =	2933	SF	0.1 Ac.
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:			
Weighted E = 2.37 in.			
Sub-basin Volume of Runoff:			
V ₃₆₀ = 580 CF			
Sub-basin Peak Discharge Rate:			
Q _p = 0.3 cfs			
Stormwater Quality Volume			
71 CF			

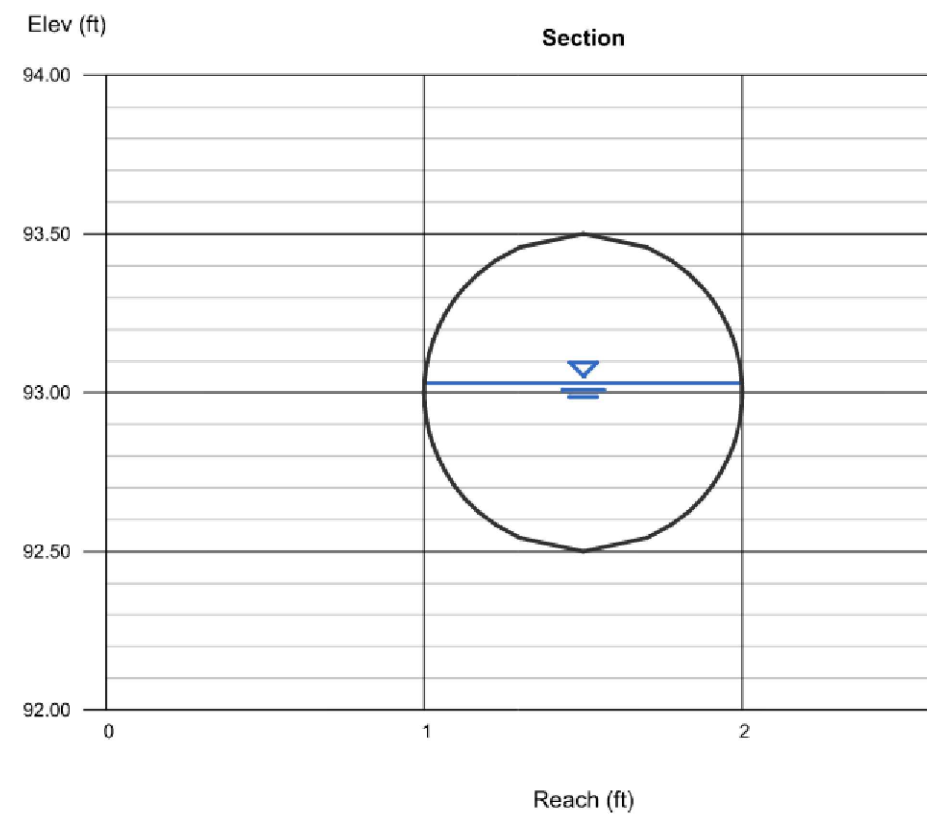
Channel Report

UPTOWN HOTEL-STORM DRAIN BASIN A			
Hydraulflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.			
Tuesday, May 13 2025			
Circular Diameter (ft)	=	1.00	
Invert Elev (ft)	=	92.50	
Slope (%)	=	1.00	
N-Value	=	0.012	
Calculations	Compute by:	Known Q	
Known Q (cfs)	=	3.50	
Highlighted Depth (ft)	=	0.75	
Q (cfs)	=	5.600	
Area (sqft)	=	0.63	
Velocity (ft/s)	=	5.54	
Wetted Perim (ft)	=	2.10	
Crit Depth, Yc (ft)	=	0.80	
Top Width (ft)	=	0.87	
EGL (ft)	=	1.23	



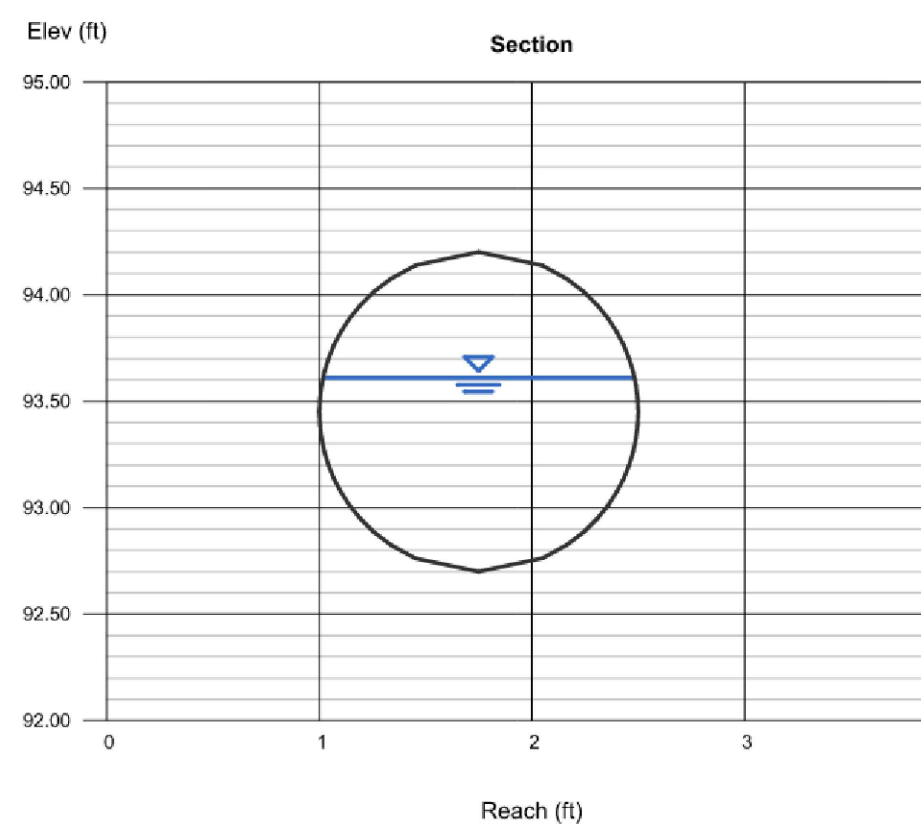
Channel Report

UPTOWN HOTEL-ROOF DRAINS BASIN B			
Hydraulflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.			
Tuesday, May 13 2025			
Circular Diameter (ft)	=	1.00	
Invert Elev (ft)	=	92.50	
Slope (%)	=	1.00	
N-Value	=	0.012	
Calculations	Compute by:	Known Q	
Known Q (cfs)	=	2.10	
Highlighted Depth (ft)	=	0.53	
Q (cfs)	=	2.100	
Area (sqft)	=	0.42	
Velocity (ft/s)	=	4.94	
Wetted Perim (ft)	=	1.63	
Crit Depth, Yc (ft)	=	0.62	
Top Width (ft)	=	1.00	
EGL (ft)	=	0.91	



Channel Report

UPTOWN HOTEL-STORM DRAINS BASINS A&B			
Hydraulflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.			
Tuesday, May 13 2025			
Circular Diameter (ft)	=	1.50	
Invert Elev (ft)	=	92.70	
Slope (%)	=	0.52	
N-Value	=	0.012	
Calculations	Compute by:	Known Q	
Known Q (cfs)	=	5.60	
Highlighted Depth (ft)	=	0.91	
Q (cfs)	=	5.600	
Area (sqft)	=	1.13	
Velocity (ft/s)	=	4.97	
Wetted Perim (ft)	=	2.68	
Crit Depth, Yc (ft)	=	0.91	
Top Width (ft)	=	1.48	
EGL (ft)	=	1.29	



Isaacson & Arfman, Inc.
Civil Engineering Consultants

© 2020 Isaacson & Arfman, Inc.
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

UPTOWN HOTEL
2444 LOUISIANA BLVD NE
ALBUQUERQUE, NM

Engineer

DESIGN DEVELOPMENT
ISSUE: 1
PROJECT NUMBER: IA 2732
FILE: 1
DRAWN BY: DEC
CHECKED BY: GLD
DATE: 01/2025

STORM DRAIN
DETAILS &
CALCULATIONS

SHEET NUMBER
CG-501