

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 13, 2025

Mike Walla, P.E.  
Walla Engineering  
6501 Americas Pwky NE, Suite 301  
Albuquerque, NM 87110

**RE: 2100 Carlisle Blvd NE**  
**Grading and Drainage Plans**  
**Engineer's Stamp Date: 6/12/25**  
**Hydrology File: H17D097B**  
**Case # HYDR-2025-00173**

Dear Mr. Walla:

Based upon the information provided in your submittal received 6/13/2025, the Grading 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.

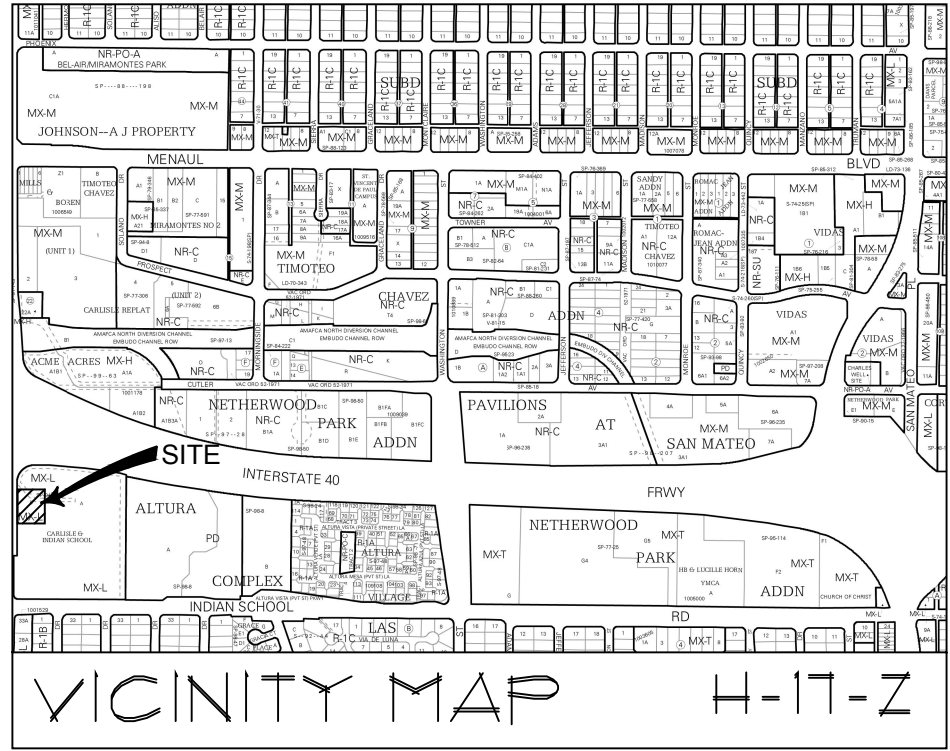
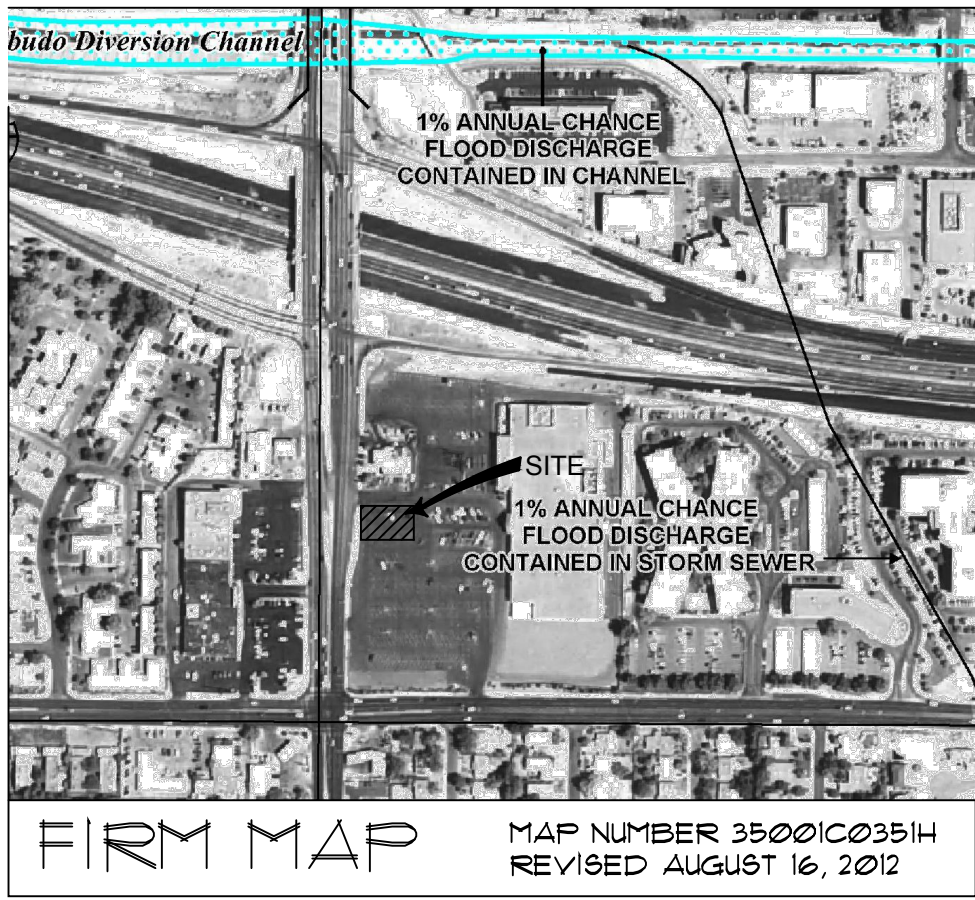
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 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





## LEGAL DESCRIPTION

REMAINING PORTIONS OF TRACTS A AND B,  
CARLISLE AND INDIAN SCHOOL SUBDIVISION,  
ALBUQUERQUE, BERNALILLO, COUNTY, NEW MEXICO

## GENERAL NOTES

- A SEE LANDSCAPE PLAN FOR SURFACE  
MATERIALS AND IMPROVEMENTS IN  
UNPAVED AREAS OF THE SITE

## PROJECT BENCHMARK

ACS MONUMENT "12-J16" HAVING AN ELEVATION OF  
5160.301' (NAYD 1983)

## KEYED NOTES

- 1 ASPHALT PAVING PER DETAIL 1/C2.0
- 2 4" THICK 4000 PSI, AIR-ENTRAINED CONCRETE -  
SEE ARCHITECTURAL
- 3 CONCRETE CURB AND GUTTER PER DETAIL  
2/C2.0
- 4 CONCRETE RETAINING WALL PER DETAIL 3/C2.0
- 5 1'-0" WIDE CULVERT & SIDEWALK CULVERT PER  
DETAIL 4/C2.0
- 6 REMOVE AND REPLACE EXISTING CONCRETE CURB  
AND GUTTER AS REQUIRED TO INSTALL NEW  
SIDEWALK CULVERT - MATCH EXISTING FLOWLINE
- 7 CONSTRUCT SIDEWALK CULVERT WITH 2'-0" LENGTH  
OF OPEN GRATING NEXT TO BUILDING BELOW ROOF  
DRAIN
- 8 6" WIDE CONCRETE HEADWALL PER DETAIL 5/C2.0
- 9 PROVIDE 2'-0" WIDE CURB BREAK FOR DRAINAGE  
CONVEYANCE
- 10 EXISTING CATCH BASIN TO REMAIN

## LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5150--- EXISTING CONTOUR
- 51--- NEW CONTOUR
- 51.47 EXISTING SPOT ELEVATION
- 52.10 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- SUALE
- FF FINISH FLOOR
- FG FINISHED GRADE
- TC TOP OF CONCRETE OR CURB
- INV INVERT
- TW TOP OF WALL ELEVATION
- BW BASE OF WALL GRADE
- ▲ ROOF DRAIN LOCATION
- NEW CONCRETE PAVING/SIDEWALK
- NEW AC PAVING

## Hydrology Calculations

Carlisle Pad-1 - Site Area = 0.374 acres

Design Criteria: City of Albuquerque Development Process Manual - June 2020  
Chapter 6 Drainage, Flood Control, and Erosion Control  
Procedure for 40-Acre and Smaller Basins  
Valley Drainage Criteria, Article 6-5 of the DPM

Precipitation Zone 2 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3  
Excess Precipitation, E, per Table 6.2.13  
Peak Discharge for Small Watersheds: per Table 6.2.14

### PREDEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.62	1.71	0.36
B	0.000	0.80	2.36	0.49
C	0.000	1.03	3.05	0.63
D	0.374	2.33	4.34	0.90

Weighted E = 2.33 in

$V_{500} = 2.33 \times 0.374 \times 43560/12 = 3163$  CF

Total Qp = (0.374 x 4.34) = 1.623 CFS

### DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.62	1.71	0.36
B	0.016	0.80	2.36	0.49
C	0.000	1.03	3.05	0.63
D	0.358	2.33	4.34	0.90

Weighted E:  $[(0.016 \times 0.80) + (0.358 \times 2.33)]/0.374 = 2.234$  in

$V_{500} = 2.234 \times 0.374 \times 43560/12 = 3033$  CF

Total Qp = (0.016 x 2.36) + (0.358 x 4.34) = 1.591 CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.81 in/hr

Q = CIA = (0.49 x 4.81 x 0.016) + (0.9 x 4.81 x 0.358) = 1.587 CFS OK

Storm Water Quality Volume:  $0.26"/12 \times 15595$  SF (Impervious Area) = 338 CF

Payment-in-Lieu: 338 CF x \$8.00/CF = \$2,704.00

Owner has elected to pursue the identified Payment-in-Lieu amount to comply with Storm Water  
Quality Volume (SWQV) requirement.

## Grading & Drainage Design Narrative

**Subject Property:** Carlisle Retail Pad - 1, 2001 Carlisle NE, Albuquerque, New Mexico

**Area of Site:** 0.367 Acre

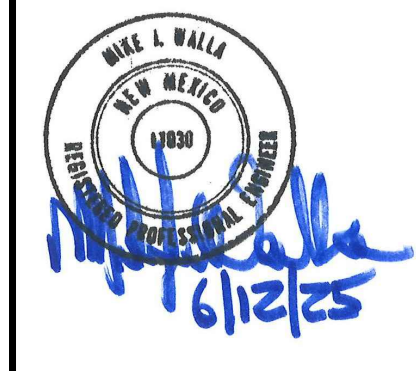
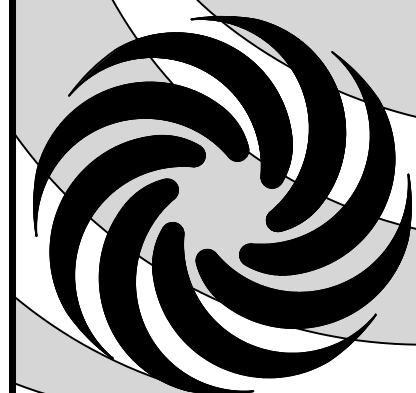
**Reference:** City of Albuquerque Development Process Manual (DPM)

**Project Description:** The development is the construction of a new 5500 SF, single story structure and new concrete patio as part of an existing development.

**Predeveloped Conditions:** The existing site was originally part of a paved parking lot that serviced a large K-Mart retail store. More recently this site had paving removed as part of a redevelopment that included demolition of a portion of the K-Mart store for the construction of a new Whole Foods Store and renovation of the existing building to create a new American Home store in 2021/2022. This site work and site drainage improvements associated with this project was described in a new Grading & Drainage Plan and report for the project called Carlisle Crossing prepared by RESPEC Engineering dated 7/5/2021. The City of Albuquerque Hydrology Dept. approved this submittal 10/1/21, Hydrology file H17D097. This report described the subject retail building project in it's analysis. The subject building and site improvements described in this submission exactly match the site depicted on the RESPEC plan and report. This new building will straddle the boundary between Subzones 4 and 5 as indicated in the RESPEC plan and the amount of impervious area on the site does not appreciably change.

**Developed Conditions:** The new building and concrete patio area is graded to roughly split runoff from the site improvements equally between subzone 4(south) and 5(north) which matches the RESPEC report assumption. The building Finished Floor is designed high enough to allow for redirection of upstream runoff from the area east of the site around each side of the new structure and site improvements as it previously flowed. A new retaining wall is required and will be constructed at the west end of these improvements to provide a level building pad. A small BMP was created at a landscaped island in the southeast corner of this site and is really the only available location. Otherwise, runoff is directed to downstream facilities in Carlisle Blvd.

**MODULUS ARCHITECTS  
AND LAND USE PLANNING**  
8220 SAN PEDRO DR. N.E. SUITE 520  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE PAD-1 2001 CARLISLE NE ALBUQUERQUE, NM 87110	DRAWN BY: LEK
PROJECT MANAGER MJW	JOB NO. 146-0234
SHEET TITLE GRADING and DRAINAGE PLAN	

DATE:	sheet:
SCALE: AS SHOWN	C1.0 of

**Walla**  
ENGINEERING LTD  
Structural Engineering  
Civil Engineering

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