

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 1, 2026

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

RE: 2100 Carlisle Blvd NE
PERMANENT C.O. – Accepted
Engineer's Certification Date: 2/5/26
Engineer's Stamp Date: 6/12/25
Hydrology File: H17D097B
Case # HYDR-2026-00093

Dear Mr. Walla:

PO Box 1293

Based on the Certification received 3/10/2026 and the site visit on 4/1/2026, this letter serves as an approval of the Engineer's Certification from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., CFM
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: CARLISLE CROSSING PAD #1 Hydrology File # _____

Legal Description: REMAINING PORTIONS OF TRACTS A AND B, CARLISLE AND INDIAN SCHOOL SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 2019

City Address, UPC, OR Parcel: 2001 CARLISLE NE, ALBUQUERQUE, NEW MEXICO 87110

Applicant/Agent: WALLA ENGINEERING Contact: MIKE WALLA PE
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110 Phone: 505-881-3008
Email: mikew@wallaengineering.com

Applicant/Owner: MODULUS ARCHITECTS Contact: STEPHEN DUNBAR AIA
Address: 8220 SAN PEDRO NE, SUITE 520, ALBUQUERQUE, NM 87113 Phone: 505-338-1499
Email: sdunbar@modulusarchtects.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
 DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

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

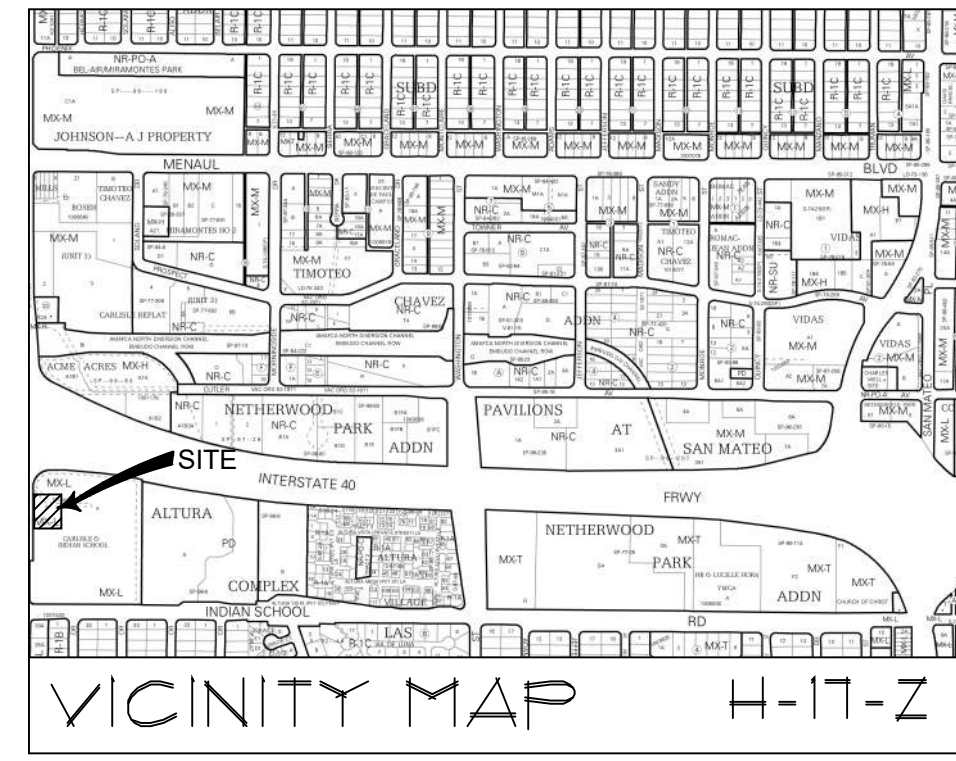
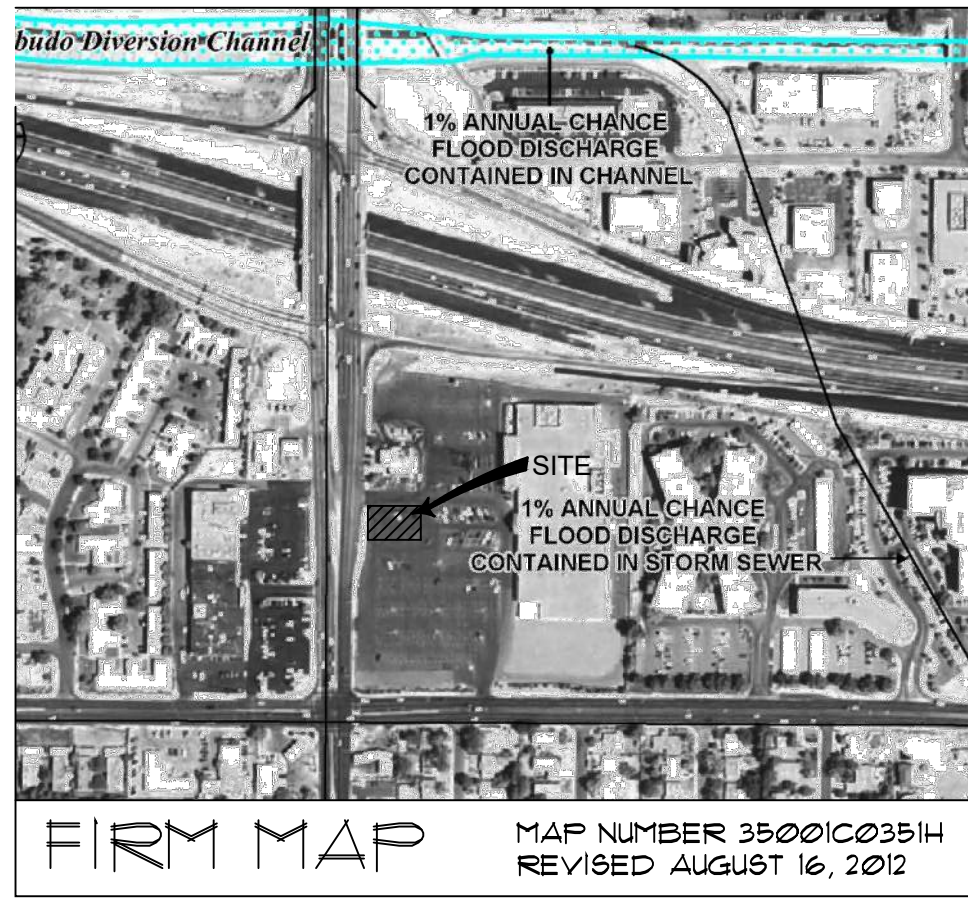
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____

DATE SUBMITTED: 03-10-26



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 5160.901' (NAVD 1988)

KEYED NOTES

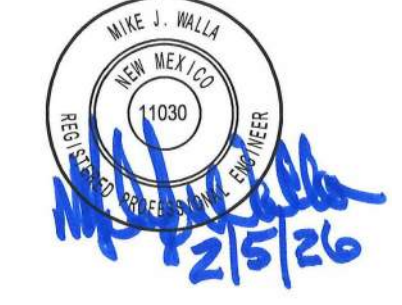
- 1 ASPHALT PAVING PER DETAIL 1/C2.0
- 2 4" THICK, 4000 PSI, AIR-ENTRAINED CONCRETE - SEE ARCHITECTURAL
- 3 CONCRETE CURB AND GUTTER PER DETAIL 2/C2.0
- 4 CONCRETE RETAINING WALL PER DETAIL 3/C2.0
- 5 1'-0" WIDE CULVERT + SIDEWALK CULVERT PER DETAIL 4/C2.0
- 6 REMOVE AND REPLACE EXISTING CONCRETE CURB 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
- SWALE
- 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
- [Pattern] NEW CONCRETE PAVING/SIDEWALK
- [Pattern] NEW AC PAVING

DRAINAGE CERTIFICATION

I, MIKE WALLA, NMPE 11030 OF THE FIRM WALLA ENGINEERING, LTD., 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 6-12-2025. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM ANDREW MEDINA, NMPE 12649. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-5-2026 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE 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 CERTIFICATE OF OCCUPANCY, THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



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/acre)	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
 $V_{360} = 2.33 \times 0.374 \times 43560/12 = 3163$ CF
 $Total Q_p = (0.374 \times 4.34) = 1.623$ CFS

DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/acre)	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
 $V_{360} = 2.234 \times 0.374 \times 43560/12 = 3033$ CF
 $Total Q_p = (0.016 \times 2.36) + (0.358 \times 4.34) = 1.591$ CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.81 in/hr
 $Q = CIA = (0.49 \times 4.81 \times 0.016) + (0.9 \times 4.81 \times 0.358) = 1.587$ CFS OK

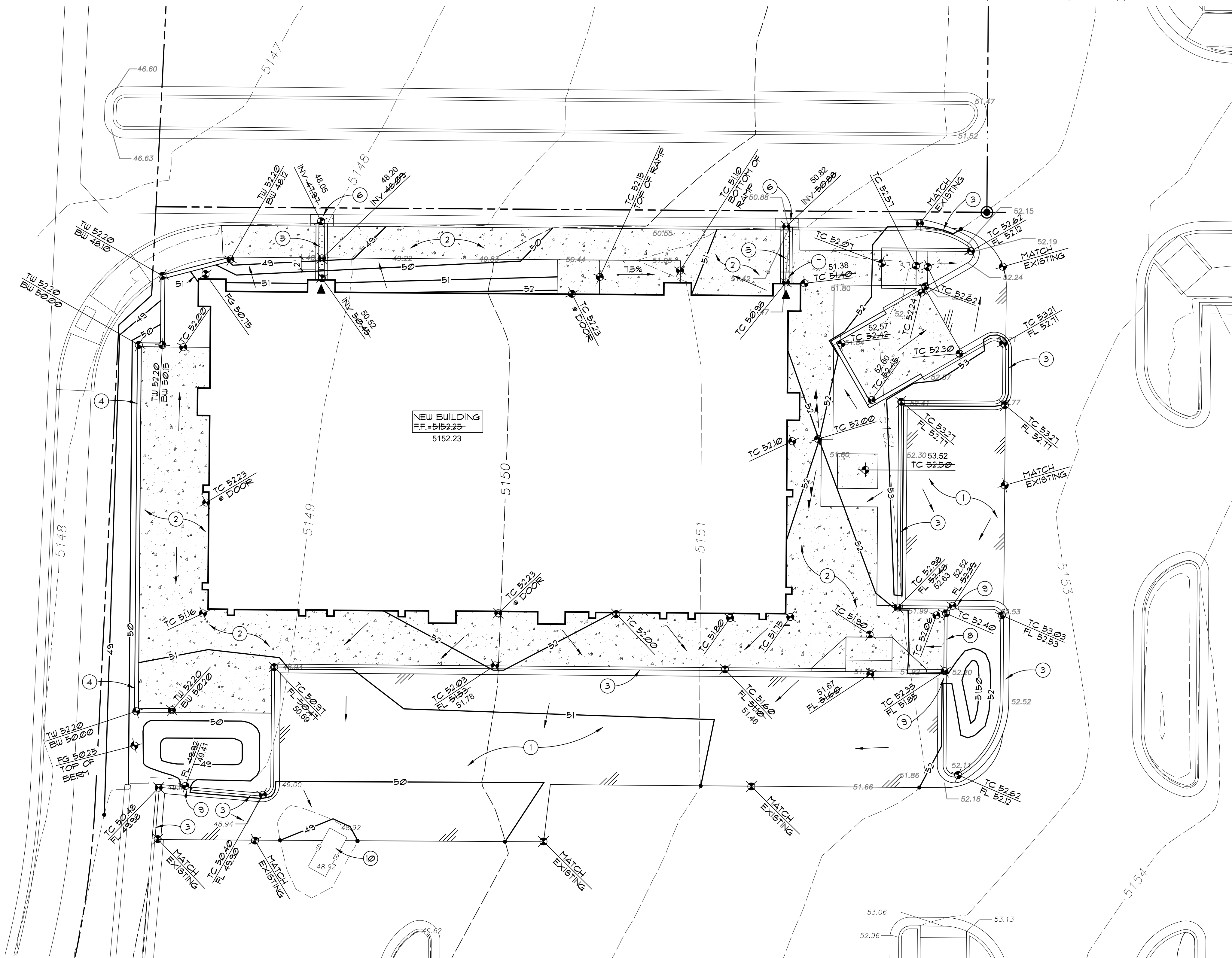
Storm Water Quality Volume: $0.267/12 \times 15595$ SF (Impervious Area) = 338 CF

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

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

Grading & Drainage Design Narrative

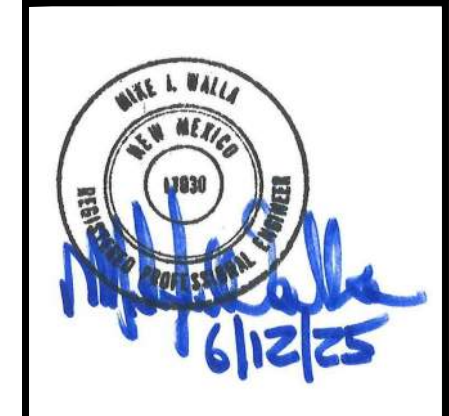
Subject Property: Carlisle Retail Pad – 1, 2001 Carlisle NE, Albuquerque, New Mexico
Area of Site: 0.367 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 5500 SF, single story structure and new concrete patio as part 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 10/11/21. 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.



GRADING and DRAINAGE PLAN
1" = 10'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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

PROJECT MANAGER: MJU
 JOB NO.: 146-0284
 DRAWN BY: LEK

SHEET TITLE: GRADING and DRAINAGE PLAN

DATE: 01/25/26
 SCALE: AS SHOWN