

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 13, 2026

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

**RE: Nusenda Credit Union
6401 Uptown Blvd NE
Grading and Drainage Plans
Engineer's Stamp Date: 1/5/26
Hydrology File: H18D012
Case # HYDR-2026-00001**

Dear Mr. Walla:

Based upon the information provided in your submittal received 1/8/2026, the Grading plan is **approved** for 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.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. Electronic submittal to ABQ-PLAN is also required.

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, 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: NEW BRANCH & DRIVE THROUGH FOR NUSENDA CREDIT UNION Hydrology File # _____

Legal Description: TRACT B-1-A-1 OF THE PLAT OF TRACTS A-2-B-1-A AND B-1-A-1, DALE J. BELLAMANS JEANNE DALE UNIT 5, AS THE SHAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 4, 2010 IN PLAT BOOK 2010C, PAGE 4 AS DOCUMENT NO. 201001031

City Address, UPC, OR Parcel: 6401 UPTOWN BLVD. NE, ALBUQUERQUE, NM 87110

Applicant/Agent: WALLA ENGINEERING Contact: MIKE WALLA
Address: 500 MARQUETTE AVE, SUITE 1500, ALBUQUERQUE, NM 87102 Phone: 505-881-3008
Email: mikew@wallaengineering.com

Applicant/Owner: JOE SLAGLE ARCHITECT Contact: JOE SLAGLE
Address: P.O. BOX 10362, ALBUQUERQUE, NM 87184 Phone: 505-228-8707
Email: joe@slaglearchitect.com

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: 1-5-26



LEGAL DESCRIPTION

TRACT B-1-A-1 OF THE PLAT OF TRACTS A-2-B-1-A AND B-1-A-1, DALE J. BELLAMAH'S JEANNE DALE UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 4, 2010 IN PLAT BOOK 2010C, PAGE 4 AS DOCUMENT NO. 201001931.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 1988 AGRS MONUMENT "20-118", PUBLISHED ELEVATION (FEET) = 5283.222

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- - - 5265 - - - EXISTING CONTOUR
- × 5268.46 EXISTING SPOT ELEVATION
- 25 — NEW CONTOUR
- 65.00 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- SWALE
- FF FINISH FLOOR
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FL FLOW LINE
- INV INVERT ELEVATION
- TW GRADE ELEVATION @ TOP OF WALL
- BW GRADE ELEVATION @ BOTTOM OF WALL
- NEW FIRE HYDRANT
- ▲ ROOF DRAIN LOCATION
- NEW CONCRETE PAVING/SIDEWALK
- NEW AC PAVING

KEYED NOTES

- 1 ASPHALT PAVING PER DETAIL 1/C201
- 2 CONCRETE PAVING PER DETAIL 2/C201
- 3 CONCRETE CURB AND GUTTER PER DETAIL 3/C201
- 4 RAMP HANDRAIL - SEE ARCH.
- 5 2'-0" WIDE CURB BREAK FOR DRAINAGE
- 6 CONCRETE RETAINING WALL PER DETAILS 6/C201 & 7/C201
- 7 CONCRETE CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING #2415A
- 8 CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430
- 9 NEW DRIVE ENTRANCE PER CITY OF ALBUQUERQUE STANDARD DRAWING #2426
- 10 1'-0" WIDE SIDEWALK CULVERT PER DETAIL 5/C201 - COORDINATE LOCATION WITH BUILDING ROOF DRAIN
- 11 EXISTING CONCRETE CURB TO REMAIN
- 12 EXISTING CATCH BASIN TO REMAIN
- 13 CONCRETE PAD @ BREAK ROOM PATIO PER DETAIL 5/C201
- 14 ADD RADIUS CONCRETE SIDEWALK TO PROVIDE 4' CLEAR WIDTH AROUND FIRE HYDRANT
- 15 CONCRETE ISLAND PER DETAIL 8/C201

Grading & Drainage Design Narrative

Subject Property: Nusenada Credit Union - 6401 Uptown Blvd. NE, Albuquerque, NM
Area of Site: 2.899 Acres
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The project is the redevelopment of an existing developed site where a building was removed, and two new buildings and a covered bank drive thru will be constructed. The new buildings will total approximately 15,340 SF and the majority of the site will be graded and asphalt paved for parking and drive access to a multi-aisle drive up banking canopy. New drive access will be constructed on the east and south sides of the property.
Predeveloped Conditions: The existing site is still paved with broken asphalt which will be removed, and the site graded for the new construction. The site slopes from a high side on the east to a low point at the southwest corner of the property. The current drainage scheme is that the paving is sloped to create a surface sheet flow of runoff that is collected at the low corner where an existing large catch basin collects runoff and from there it is directed via an underground storm drain line to public facilities in Uptown Blvd.
Developed Runoff: The new development will remove all existing paving and create two new building pads at the east end of the property. Once the site is regraded it will feature asphalt paved parking and drive aisles to service the new building and drive thru canopy. A new on-site pond and smaller BMP will be constructed to hold a Storm Water Quality Volume (SWQV) greater than what is required and therefore reduce historic runoff volume from this site since there are no current runoff storage facilities on the site. Excess runoff volume will be discharged to the existing catch basin located at the southwest corner of the property. This catch basin and outlet storm drain line are assumed to be capable of handling the developed flow due to their historic performance and the new development will actually reduce the amount of runoff handled by the existing facilities. Similarly, the development facility in Uptown is assumed to be adequate due to its historic performance as well. The new drive entrances will have a minimum 1'0" high water block and no developed runoff will outlet to the adjacent streets thru the drive entrances. Essentially no off-site runoff affects this site but what minimal flows come onto the site from the north bordering property will be managed and conveyed to downstream facilities through the developed site.

Hydrology Calculations

Nusenada @ 6401 Uptown NE - Site Area = 2.899 Acres
 Design Criteria: City of Albuquerque Development Process Manual - June 2010
 Chapter 6 Drainage, Flood Control, and Erosion Control
 Procedure for 40-Acre and Smaller Basins
 Precipitation Zone 3 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
 Excess Precipitation, E, per Table 6.2.3.1
 Peak Discharge for Small Watersheds; per Table 6.2.14

PRE-DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. " (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.000	0.86	2.49	0.50
C	2.899	1.09	3.17	0.64
D	0.000	2.58	4.49	0.91

Weighted E: = 1.09 in
 V₁₀ = 1.09 x 2.899 x 43560/12 = 11,470 CF
 Total Q_p = (2.899 x 3.17) + 9.189 CFS
 V₁₀, 10-day Volume required = V₁₀ + A_o (P₁₀ - P₁₀) = 11,470 CF

DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. " (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.814	0.86	2.49	0.50
C	0.000	1.09	3.17	0.64
D	2.085	2.58	4.49	0.91

Weighted E: [(0.814 x 0.86) + (2.085 x 2.58)]/2.899 = 2.10 in
 V₁₀ = 2.10 x 2.899 x 43560/12 = 32,828 CF
 Total Q_p = (0.814 x 2.49) + (2.085 x 4.49) = 11.39 CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.95 in/hr
 Q = CA = (0.50 x 4.95 x 0.814) + (0.91 x 4.95 x 2.085) = 11.43 CFS OK

Storm Water Quality Volume, (SWQV)
 Impervious Area = 2.085 ac
 BMP Volume Required: 0.26" x 2.085 x 43560/12 = 1967 CF

SWQV POND 1 VOLUME:

Contour	Area	Volume
66.50	3374 SF	
66.00	2850 SF	1556 CF
65.00	1222 SF	2082 CF
	SUBTOTAL	3592 CF

SWQV BMP 1 VOLUME:

Contour	Area	Volume
66.00	338 SF	186 CF
65.00	34 SF	186 CF
	SUBTOTAL	372 CF

TOTAL SWQV PROVIDED = 3778 CF > 1967 CF REQUIRED

GRADING and DRAINAGE PLAN

A NEW BRANCH AND DRIVE THROUGH FOR:



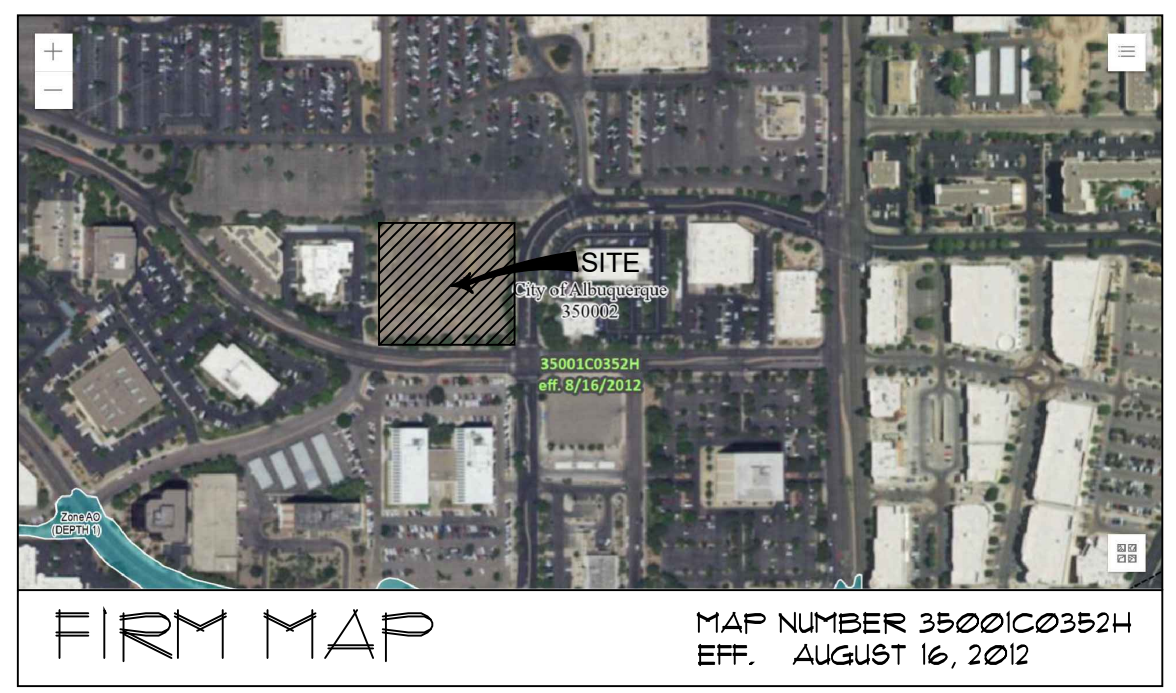
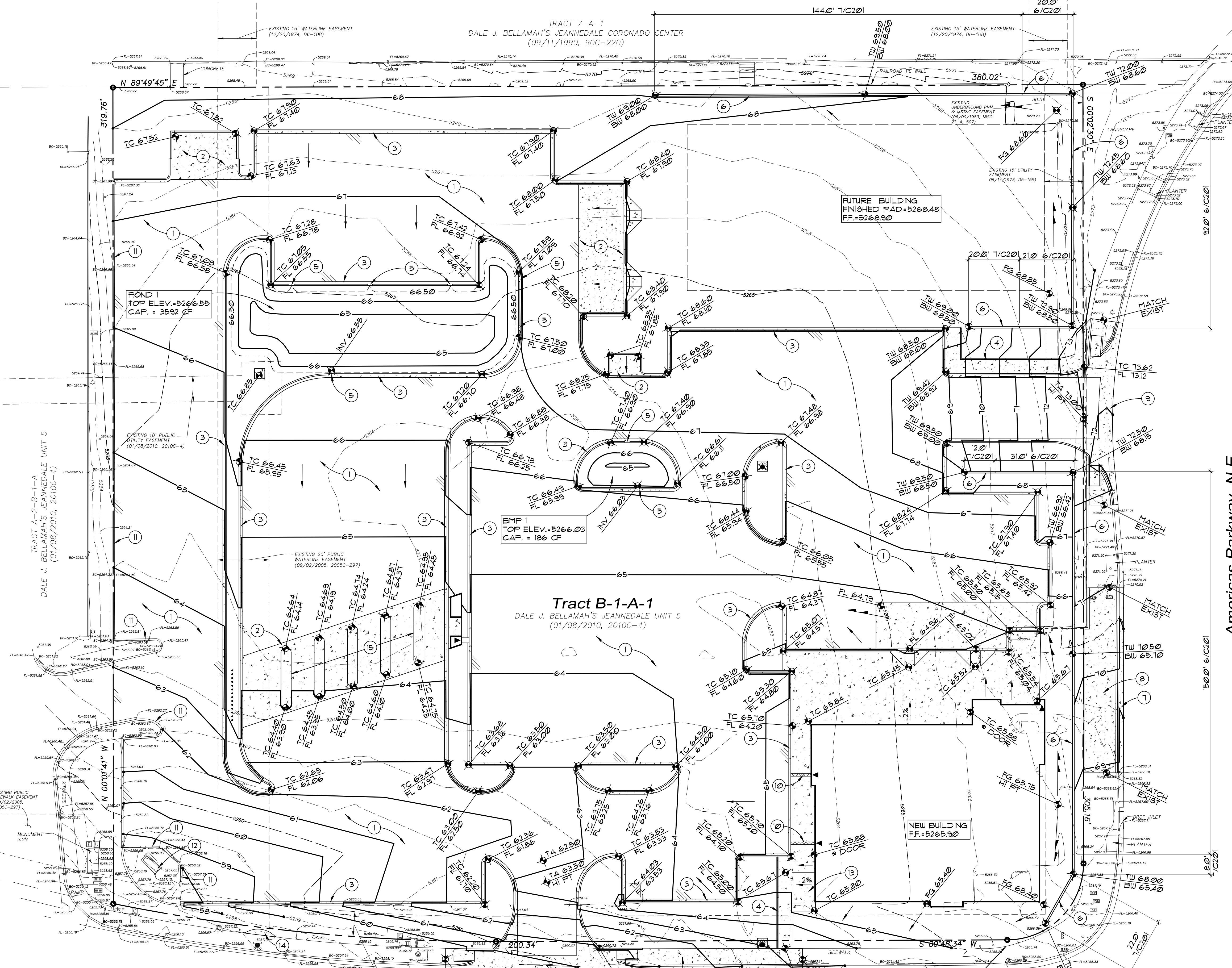
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - '50-19')

1. BUILD SIDEWALK CULVERT PER COA STD. DWG. 2236.
2. CONTRACTOR SHALL MAINTAINANCE AT (505) 851-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE NEW MEXICO ONE DIAL "811", OR CALL (505) 260-1990, FOR THE LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 851-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTION, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

revisions:

date: 01-05-26

sheet: C101



R=757.00
 L=150.87'
 Δ=11°25'08"
 CH=N 84°20'08" W
 150.62'

Uptown Boulevard, N.E.
(86' PUBLIC ROW)

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1/13/2026
 BY: *[Signature]*
 HydroTeam #: H18D012

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

1 | grading and drainage plan
C101 | 1"=20'-0"

