CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

January 7, 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:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 01/05/2026, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the FIRM Map and floodplain note with effective date.

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. BELLAMAH'S JEANNEDALE UNIT 5, AS THE SHAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OS COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 4, 2010 IN PLAT BOOK 2010C, PAGE 4 AS DOCUMENT NO. 2010001931

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:

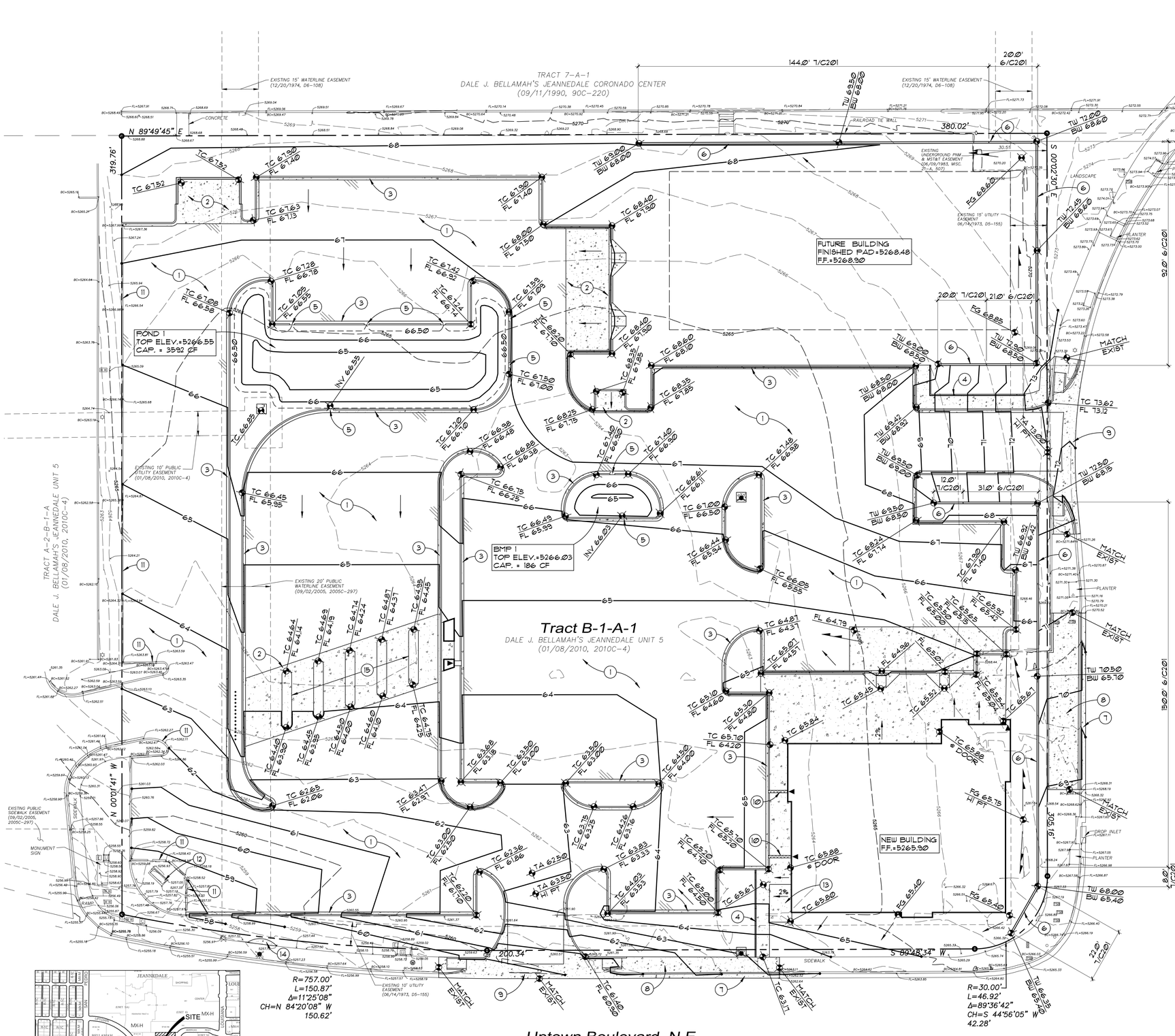
TYPE OF SUBMITTAL:

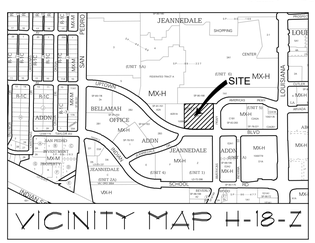
- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☑ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ 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





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

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 JEANNEDALE 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. 2010001931.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 1988 AGRS MONUMENT "20-H18", 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 #415A
8. CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #430
9. NEW DRIVE ENTRANCE PER CITY OF ALBUQUERQUE STANDARD DRAWING #426
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 9/C201
14. ADD RADIUS CONCRETE SIDEWALK TO PROVIDE 4' CLEAR WIDTH AROUND FIRE HYDRANT
15. CONCRETE ISLAND PER DETAIL 8/C201

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - "80-19")

1. BUILD SIDEWALK CULVERT PER COA STD. DWG. 2236.
2. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 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 CONFLICTCAN 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) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTION, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

joe slagle architect
P.O. Box 10362
Abq. NM 87184

WALLA ENGINEERING
STRUCTURAL & CIVIL ENGINEERING
500 Marquette Avenue NW, Suite 1500
Albuquerque, NM 87102
505.881.3008 PHONE

Grading & Drainage Design Narrative

Subject Property: Nusenda 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 regraded 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 regraded 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 pad sites 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 onsite 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 downstream facility in Uptown is assumed to be adequate due to it's 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 offsite 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

Nusenda @ 6401 Uptown NE – Site Area = 2.899 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
Precipitation Zone 3 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PRE-DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. "E" (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
Vso = 1.09 x 2.899 x 43560/12 = 11,470 CF
Total Qp = (2.899 x 3.17) = 9.189 CFS
V_{100}, 10-day Volume required = Vso + Ao ($P_{10\text{-day}} - P_{he}$)/12 = 11470 CF

DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. "E" (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
Vso = 2.10 x 2.899 x 43560/12 = 22,090 CF
Total Qp = (0.814 x 2.49) + (2.085 x 4.49) = 11.39 CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.96 in/hr
Q = CIA = (0.50 x 4.96 x 0.814) + (0.91 x 4.96 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	2036 CE
	SUBTOTAL	3592 CF

SWQV BMP 1 VOLUME:

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

TOTAL SWQV PROVIDED = 3778 CF > 1967 CF REQUIRED

GRADING and DRAINAGE PLAN

A NEW BRANCH AND DRIVE THROUGH FOR:

NUSENDA CREDIT UNION
6401 UPTOWN BLVD NE
ALBUQUERQUE, NM

MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
11/5/26

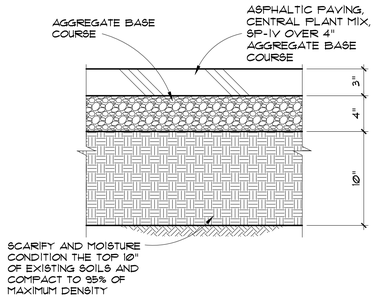
revisions:

date: 01-05-26

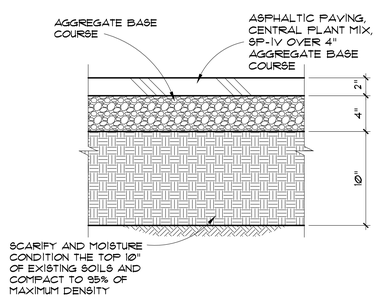
sheet: C101

joe slagle architect
P.O. Box 10362
Abq, NM 87184

WALLA ENGINEERING
STRUCTURAL & CIVIL ENGINEERING
500 Marquette Avenue NW, Suite 1500
Albuquerque, NM 87102
505.881.3008 PHONE

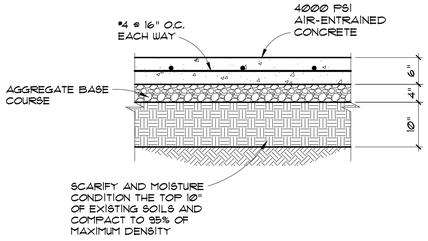


DRIVE PAVING SECTION

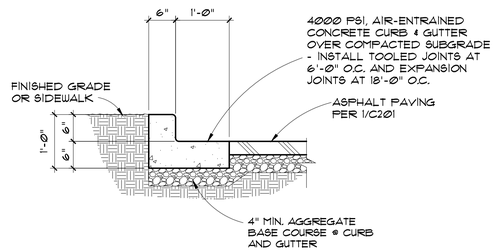


PARKING PAVING SECTION

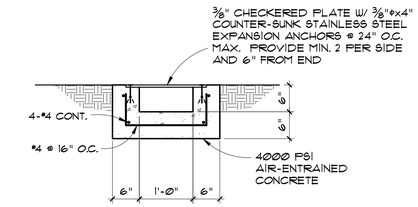
1 C201 TYPICAL PAVING SECTIONS N.T.S.



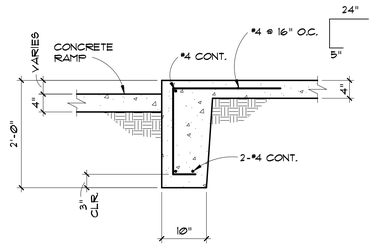
2 C201 CONCRETE PAVING SECTION 3/4"=1'-0"



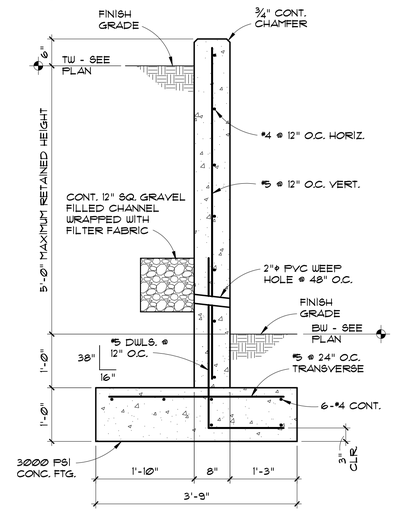
3 C201 TYPICAL CURB AND GUTTER SECTION 3/4"=1'-0"



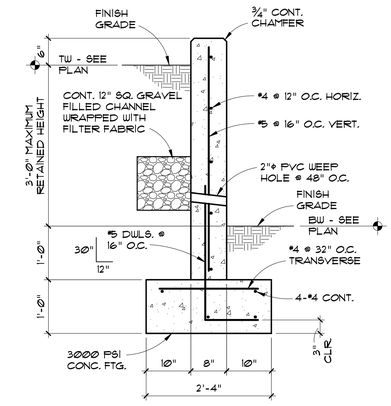
4 C201 SIDEWALK CULVERT SECTION 3/4"=1'-0"



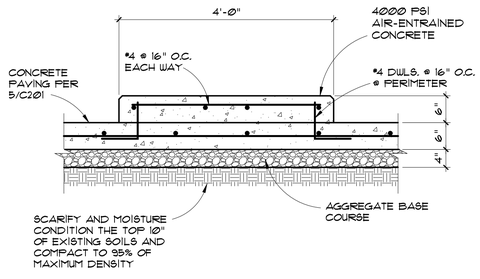
5 C201 3/4"=1'-0"



6 C201 3/4"=1'-0"



7 C201 3/4"=1'-0"



8 C201 CONCRETE ISLAND SECTION 3/4"=1'-0"

CIVIL DETAILS

A NEW BRANCH AND DRIVE THROUGH FOR:

NUSENDA CREDIT UNION
6401 UPTOWN BLVD NE
ALBUQUERQUE, NM

revisions:

date: 01-05-26

sheet: C201