

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2025

Matthew Ervin, PE  
Koru Group, PLLC  
2135 CityGate Lane, STE 330  
Naperville, IL 60563

**RE: Dunkin’  
10631 Unser Blvd NW  
Grading & Drainage Plan  
Engineer’s Stamp Date: 09/16/2024  
Hydrology File: A11D017A  
Case # HYDR-2025-00123**

Dear Mr. Ervin:

PO Box 1293

Based upon the information provided in your submittal received 04/10/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer’s Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to “**Bernalillo County**” for the underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. To submit the Drainage Covenant, you will need to apply in ABQ-PLAN for a Covenant and upload the Drainage Covenant and Exhibit A (separate attachments). Then the originals and the filing fee are turned in to Hydrology for processing.

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](mailto: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](mailto:amontoya@cabq.gov).

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.'.

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 4/30/2025  
 BY: *Quinn Myers*  
 HydroTeam # A11D017A

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVAL AND PERMIT 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 FILED ON THE DEVELOPMENT.

**TOPOGRAPHICAL SURVEY BENCHMARK**

ACS MONUMENT "5411"  
 NAD STATE PLANE COORDINATES (CENTRAL ZONE), NAD 1983  
 Y = 153206.142 U.S. SURVEY FEET  
 X = 106871.019 U.S. SURVEY FEET  
 DELTA PLAIN = +01932.20'  
 GROUND TO GRID FACTOR = 0.99970657  
 ELEVATION = 5311.647 U.S. SURVEY FEET (NAVD 1988)

**LEGAL DESCRIPTION**

**DESCRIPTION**  
 LOTS NUMBERED 5-A PLAT OF UNSER AND MCMAHON CENTER, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 21, 2021, IN PLAT BOOK 2021C, FOLIO 117, AS DOCUMENT NO. 2021125120.

**EXISTING CONDITION**

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6.2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS: THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED WEST OF THE 900 GRADE IN ZONE 1, SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.17 INCHES, UNDER EXISTING CONDITIONS. THE PROPERTY IS PARTIALLY LOCATED IN A 14-FOOT PUBLIC UTILITY EASEMENT ON SITE AND IN UNSER BOULEVARD RIGHT OF WAY. THE SWALE DIRECTS RUNOFF TO THE SAME LOW POINT NEAR THE UNSER/MCMAHON INTERSECTION.

THE PROPERTY IS LOCATED ON UNSER BOULEVARD NW, AND IS CURRENTLY VACANT. THE SITE IS PART OF THE EXISTING MASTER DRAINAGE PLAN FOR PARADISE NORTH AT THE SOUTHWEST CORNER OF UNSER AND MCMAHON BOULEVARDS. 0.20 ACRES WITHIN THE SITE (BASINS P13, P14, P15) CONSIST OF PAVED ACCESS DRIVE WHICH DRAINS TO A STORM SEWER SYSTEM WITH AN OUTFLOW UNDER MCMAHON BOULEVARD AT THE NORTH END OF THE SUBDIVISION. 0.33 ACRES WITHIN THE SITE DRAIN FROM SOUTHWEST TO NORTHEAST, TOWARDS A LOW POINT NEAR THE UNSER/MCMAHON INTERSECTION. THE REMAINING 0.77 ACRES OF THE PARCEL DRAIN TO A SHALLOW SWALE THAT IS PARTIALLY LOCATED IN A 14-FOOT PUBLIC UTILITY EASEMENT ON SITE AND IN UNSER BOULEVARD RIGHT OF WAY. THE SWALE DIRECTS RUNOFF TO THE SAME LOW POINT NEAR THE UNSER/MCMAHON INTERSECTION.

THE SITE INCLUDES TWO POINTS OF DISCHARGE IN THE FORM OF STORM INLETS. THE STORM INLET ON THE SOUTH SIDE OF THE SITE DRAINS THE SOUTH ACCESS DRIVE, AND THE STORM INLET ON THE WEST SIDE OF THE SITE DRAINS A SMALL PORTION OF WESTERLY ACCESS DRIVE. BOTH INLETS ARE LOCATED IN A VARIABLE-WIDTH EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER AND PUBLIC DRAINAGE.

THE PEAK RUNOFF UNDER EXISTING CONDITIONS IS 2.38 CFS FOR A 100-YR, 6-HR STORM.

**DEVELOPED CONDITION**

THE DEVELOPED CONDITION OF THE SITE WILL CONSIST OF TWO DRIVE-THRU RESTAURANTS AND ONE RETAIL TENANT. THE PARCEL WILL CONFORM TO THE MASTER DRAINAGE PLAN FOR PARADISE NORTH. PER THE MASTER DRAINAGE PLAN, THE SITE IS SPLIT UP BETWEEN SEVERAL BASINS. THE EXISTING DRIVES IN THE SOUTH AND WEST OF THE SITE BELONG TO BASINS P13, P14 AND P15, AND WILL NOT BE ALTERED. THE REST OF THE SITE CONSISTS OF BASIN P17, WHICH PER THE MASTER DRAINAGE PLAN IS TRIBUTARY TO BASIN P15, AND BASIN P16, WHICH IS TRIBUTARY TO BASIN P14.

PER THE PARADISE NORTH MASTER DRAINAGE PLAN, BASIN P16 HAS A MAXIMUM ALLOWABLE DISCHARGE OF 0.52 ACRES, ACCORDING TO THE HYDROLOGICAL CALCULATIONS FOR THE SITE. BASIN P16 RELEASES 0.48 CFS DURING A 100-YR, 6-HR EVENT, WHICH IS UNDER THE MAX ALLOWABLE DISCHARGE FOR THAT BASIN. LIKEWISE, BASIN P17 HAS A 100-YR, 6-HR DISCHARGE OF 3.05 CFS TO THE STORM SEWER SYSTEM WITHIN THE ACCESS DRIVE AND AN ADDITIONAL DISCHARGE OF 0.09 CFS THROUGH THE SWALE, TOTALLING 3.14 CFS, WHICH IS LESS THAN THE MAXIMUM ALLOWABLE DISCHARGE OF 3.25 CFS PER THE MASTER DRAINAGE PLAN.

IN THE DEVELOPED CONDITION, THE 100-YR, 6-HR PEAK DISCHARGE FROM THE SITE WILL BE 4.43 CFS.

**STORMWATER QUALITY VOLUME**

TOTAL STORM WATER QUALITY VOLUME REQUIRED: 1,572 CF = 44,906 SF IMPERVIOUS AREA x 0.42 IN / 12  
 INTERIOR ROAD STORM WATER QUALITY VOLUME REQD: 316 CF = 9,029 SF IMPERVIOUS AREA x 0.42 IN / 12  
 ON-SITE STORM WATER QUALITY VOLUME REQUIRED: 1,256 CF = 35,877 SF IMPERVIOUS AREA x 0.42 IN / 12  
 PROVIDED STORM WATER QUALITY VOLUME: 224 CF  
 PAYMENT-IN-LIEU FOR REMAINING SNOW: \$8,256 = (1,256 CF - 224 CF) x \$9/CF

**CURB CUT CALCULATIONS**

CURB CUT 1: Q = 0.14<sup>1.49</sup> 2.8 CFS = 2.7 x 3.0' x 0.59'<sup>1.49</sup>  
 CURB CUT 2: Q = 0.14<sup>1.49</sup> 2.8 CFS = 2.7 x 3.0' x 0.59'<sup>1.49</sup>  
 CURB CUT 3: Q = 0.14<sup>1.49</sup> 2.8 CFS = 2.7 x 3.0' x 0.59'<sup>1.49</sup>

**LAND TREATMENT AREAS**

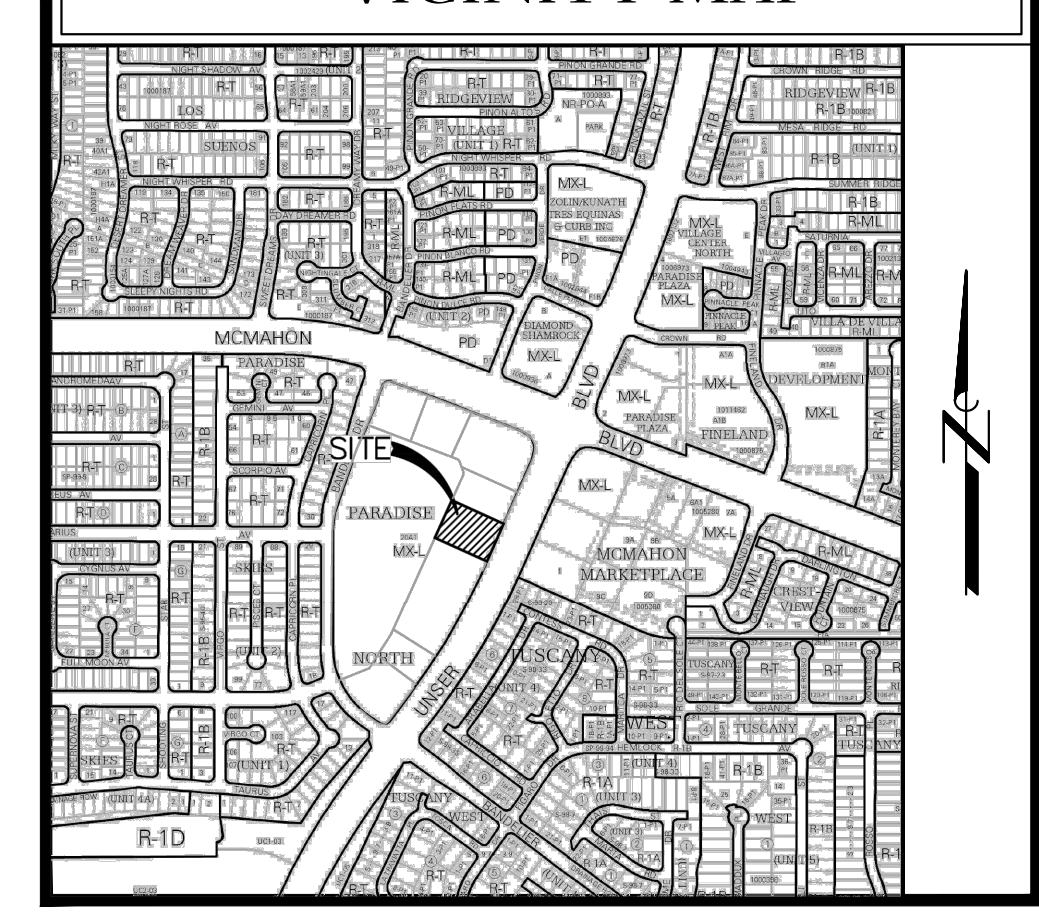
PARCEL AREA: 62,268 SF (1.20 AC)  
 LAND TREATMENT A: 8 SF (0.00 AC)  
 LAND TREATMENT B: 8 SF (0.00 AC)  
 LAND TREATMENT C: 780 SF (0.17 AC)  
 LAND TREATMENT D: 44,906 SF (1.03 AC)

**FIRM MAP**

The FIRM map showing the site indicates that there is no flood plain onsite. The referenced FIRM map number is 35001C0104H, effective August 16, 2012.



**VICINITY MAP**

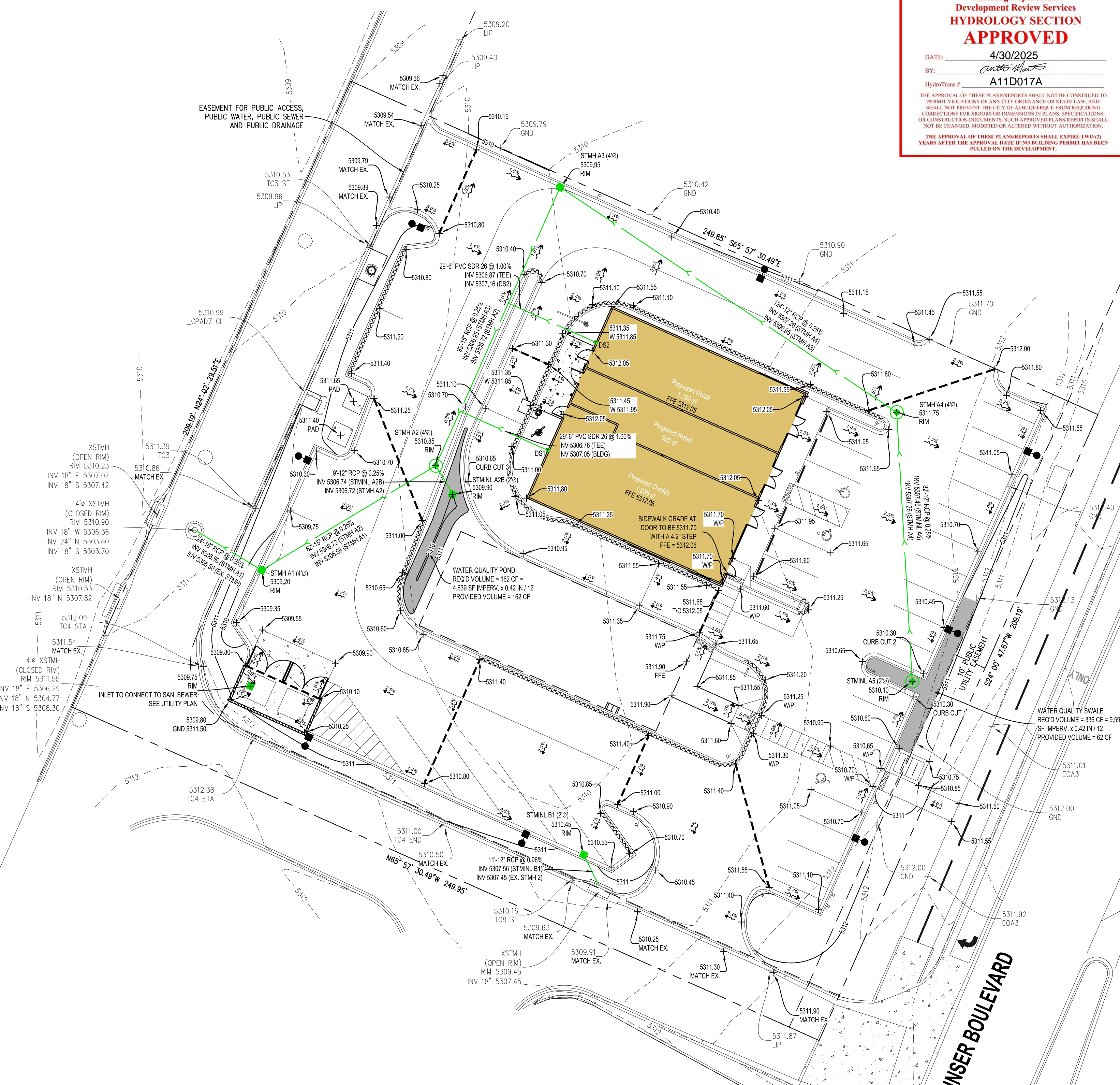


**LEGEND**

	EXISTING	PROPOSED
PAVEMENT GRADE	+ 475.00	+ 475.00
WALK GRADE	+ 475.00 W	+ 475.00 W
BACK OF CURB GRADE	+ 475.00	+ 475.00
GROUND GRADE	+ 475.00 G	+ 475.00 G
RM GRADE	+ 475.00 RM	+ 475.00 RM
CONTOURS	475	475
STORM INLET	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]
FLARED END SECTION	[Symbol]	[Symbol]
PROPOSED BMP	[Symbol]	[Symbol]
FLOW DIRECTION	[Symbol]	[Symbol]
RIDGELINES	[Symbol]	[Symbol]
REVERSE CURB	[Symbol]	[Symbol]

**GRADING NOTES**

- GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
  - EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOIL GRADE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE. PAVING LOTS BE PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.
  - THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNPAVED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
  - IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
  - SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY — DATED — — — — —
- ALL PROPOSED GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE BELOW FOR TOP OF CURB ELEVATION CORRELATION.
- TCURB = (P.V.M. GRADE) + 0.42 (NORMAL PITCH CURB)  
 TCURB = (P.V.M. GRADE) + 0.54 (REVERSE PITCH CURB)



**HYDROLOGIC CALCULATIONS**

BASIN	AREA (acres)	LAND TREATMENT				WEIGHTED E (in.)	100-YEAR PRECIPITATION				Q (cfs)
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (cu-ft)	V (6-hr) (cu-ft)	V (24-hr) (acre-ft)	V (24-hr) (cu-ft)	
<b>EXISTING CONDITION</b>											
SITE	0.93	100.00			0.51	0.04	1727	0.06	2807	1.43	
SWALE	0.07		100.00		0.07	0.0004	17	0.002	98	0.20	
P13	0.04			100.00	0.09	0.0003	13	0.001	59	0.16	
P14	0.07			100.00	0.16	0.001	40	0.003	121	0.29	
P15	0.09			100.00	0.20	0.002	66	0.004	170	0.37	
<b>TOTAL</b>	<b>1.20</b>				<b>0.04</b>	<b>1862</b>	<b>0.07</b>	<b>3256</b>	<b>2.46</b>		
<b>DEVELOPED CONDITION</b>											
P6	0.13	15.38	84.62		0.27	0.003	125	0.01	276	0.51	
P7	0.81	11.11	88.89		1.70	0.11	4994	0.136	5934	3.22	
P13	0.04			100.00	0.09	0.0003	13	0.001	59	0.16	
P14	0.07			100.00	0.16	0.001	40	0.003	121	0.29	
P15	0.09			100.00	0.20	0.002	66	0.004	170	0.37	
SWALE	0.06		100.00		0.06	0.0003	12	0.002	82	0.17	
<b>TOTAL</b>	<b>1.20</b>				<b>0.12</b>	<b>5249.88</b>	<b>0.15</b>	<b>6643.80</b>	<b>4.73</b>		
<b>EXCESS PRECIPITATION</b>	<b>0.55</b>	<b>0.73</b>	<b>0.95</b>	<b>2.24</b>							
<b>PEAK DISCHARGE</b>	<b>1.54</b>	<b>2.16</b>	<b>2.87</b>	<b>4.12</b>							

WEIGHTED E (in.) = (Ea)(%A) + (Eb)(%B) + (Ec)(%C) + (Ed)(%D)  
 V6-hr (acre-ft) = (WEIGHTED E)(AREA)/12  
 V24-hr (acre-ft) = V6-hr + (AD)(P24-hr - P6-hr)/12  
 Q (cfs) = (QP)(Aa) + (QP)(Ab) + (QP)(Ac) + (QP)(Ad)

ZONE = 1  
 P6-hr (in.) = 2.17  
 P24-hr (in.) = 2.49  
 P10-day (in.) = 3.90

1 2 3 4 5 6 7 8 9 10 11 12

NOT FOR CONSTRUCTION

**KORU**  
 Koru Group, PLLC  
 2135 CityGate Lane, STE 330  
 Naperville, IL 60563

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 The drawings and the contents herein are the sole property of Koru Group, PLLC, and no portion of any may be printed or copied without the express permission of this office.

CLIENT:  
**DUNKIN'**

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:  
**Proposed Retail**  
 10631 UNSER BLVD  
 Albuquerque, NM

PROJECT NUMBER: 23103  
 DRAWN BY: TR REVIEWED BY: MTE  
 SHEET TITLE:  
**GRADING PLAN**  
 SHEET NO.  
 C2.1

MATTHEW T. ERVIN  
 NEW MEXICO  
 29891  
 PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF ALBUQUERQUE. MY LICENSE EXPIRES: 12/31/2025

09/16/2024  
 LICENSED ENGINEER #29891