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:

letter.

PO Box 1293

Albuquerque

NM 87103

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.

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

www.cabq.gov

2. Please provide the executed paper Drainage Covenant (latest revision) printed on oneside 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.

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, 505-924-3420) 14 days prior to any earth disturbance.

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

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

Sincerely,

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

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		L	AND TRI	EATMEN [®]	Г		100-YEAR PRECIPITATION						
BASIN	AREA	Α	В	С	D	WEIGHTED E	V (6-hr)	V (6-hr)	V (24-hr)	V (24-hr)	Q		
	(acres)	(%)	(%)	(%)	(%)	(in.)	(acre-ft)	(cu-ft)	(acre-ft)	(cu-ft)	(cfs)		
EXISTING CONDITION													
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		
TOTAL	1.20						0.04	1862	0.07	3256	2.46		
DEVELOPED CONDITION													
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		
TOTAL	1.20						0.12	5249.88	0.15	6643.80	4.73		
EXCESS PRECIPIT	ATION	0.55	0.73	0.95	2.24								
PEAK DISCHARGI	E	1.54	2.16	2.87	4.12								
1													
WEIGHTED E (in.) = (ЕА)(%А) + (ЕВ)(%В) + (ЕС)(%С) + (ЕD)(%D)									ZONE = 1				
V _{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12									F	Р6-нк (in.) = 2.17			
V24-HR (acre-ft) = '	V24-нг (acre-ft) = V6-нг + (AD)(Р24-нг - Р6-нг)/12								P	Р24-нк (in.) = 2.49			
Q (cfs) = (QPA)(AA)				P1	P10-day (in.) = 3.90							





ACS MONUMENT "9-A11" NM STATE PLANE COORDINATES (CENTRAL ZONE), NAD 1983 Y = 1533206.142 U.S. SURVEY FEET X = 1506571.019 U.S. SURVEY FEET DELTA ALPHA = -0°15'30.20" GROUND TO GRID FACTOR = 0.999670857 ELEVATION = 5301.647 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 RIO GRANDE IN ZONE 1, SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.17 INCHES. UNDER EXISTING CONDITIONS, THE PROPERTY IS PARTIALLY DEVELOPED WITH A PAVED ACCESS DRIVE AT THE SOUTH AND WEST OF THE SITE, AND A BIKE PATH AND UNSER BOULEVARD ON THE EAST OF THE SIDE.

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. 0.93 ACRES WITHIN THE SITE DRAIN FROM SOUTHWEST TO NORTHEAST, TOWARDS A LOW POINT NEAR THE UNSER / MCMAHON INTERSECTION. THE REMAINING 0.07 ACRES OF THE PARCEL DRAIN TO A SHALLOW SWALE THAT IS PARTIALLY LOCATED IN A 10-FOOT PUBLIC UTILITY EASEMENT ONSITE 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 2.36 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 P7, WHICH PER THE MASTER DRAINAGE PLAN IS TRIBUTARY TO BASIN P15, AND BASIN P6, WHICH IS TRIBUTARY TO BASIN P14.

PER THE PARADISE NORTH MASTER DRAINAGE PLAN, BASIN P6 HAS A MAXIMUM ALLOWABLE DISCHARGE OF 0.52 ACRES. ACCORDING TO THE HYDROLOGICAL CALCULATIONS FOR THE SITE, BASIN P6 RELEASES 0.46 CFS DURING A 100-YR, 6-HR EVENT, WHICH IS UNDER THE MAX ALLOWABLE DISCHARGE FOR THAT BASIN. LIKEWISE, BASIN P7 HAS A 100-YR, 6-HR DISCHARGE OF 3.05 CFS TO THE STORM SEWER SYSTEM WITHIN THE ACCESS DRIVE AND AN ADDITIONAL DISCHARGE 0F 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

INTERNAL ROAD STORM WATER QUALITY VOLUME REQ'D: 316 CF = 9,029 SF IMPERVIOUS AREA x 0.42 IN / 12 ONSITE 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 SWQV: \$8,256 = (1,256 CF - 224 CF) x \$8/CF

CURB CUT CALCULATIONS

LAND TREATMENT AREAS

PARCEL AREA: 52,266 SF (1.20 AC) LAND TREATMENT A: 0 SF (0.00 AC)

LAND TREATMENT B: 0 SF (0.00 AC) LAND TREATMENT C: 7360 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.



1:6,000) 250 500 1,500 2,000 1,000

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EXISTING PROPOSED PAVEMENT GRADE	GENERAL CONTRACTOR:	
<text><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></text>	New Construction: Proposed Retail 10631 UNSER BLVD Albuquergue, NM	
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 EXPIRATION: 12/31/2025	PROJECT NUMBER: 23103 DRAWN BY: TR REVIEWED BY: MTE SHEET TITLE: GRADING PLAN	

CENSED ENGINEER #298

C2.1

SHEET NO.