

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 02, 2024

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
PO Box 15814  
Rio Rancho, NM 87174

**RE: Dunkin Coffee Shop  
1600 Eubank Blvd. NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 09/25/2024  
Hydrology File: J21D004A**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 09/25/2024, the Grading and Drainage Plans are 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.

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.
2. Please pay the Payment-in-Lieu of \$ **2,376.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide proof of payment.

NM 87103

[www.cabq.gov](http://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 (Dough 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 505-924-3995 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Dunkin Coffee Shop Hydrology File # \_\_\_\_\_  
Legal Description: Parcel B-2-A, Lands of Audio Clinic, Inc and International Development  
City Address, UPC, OR Parcel: 1600 Eubank Blvd NE (UPC 102105801640221502)

Applicant/Agent: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
Address: PO Box 15814 , Rio Rancho, NM 87174 Phone: 505-980-3560  
Email: jeffwooten.pe@gmail.com

Applicant/Owner: NMR-1600 RE, LLC Contact: Murad Fazal  
Address: 1S376 Summit Ave, Oakbrook Terrace, IL Phone: 630-878-9965  
Email: muradf@fdngroup.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: September 25, 2024

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER  
QUALITY VOLUME MANAGEMENT ON-SITE**

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**GENERAL INFORMATION**

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APPLICANT: Wooten Engineering DATE: 10/1/2024  
DEVELOPMENT: Dunkin Coffee Shop  
LOCATION: 1600 Eubank Blvd NE (UPC 102105801640221502)

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**STORMWATER QUALITY POND VOLUME**

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Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 525 cubic feet

The provided volume is 228 cubic feet

The deficient volume is 297 cubic feet

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**WAIVER JUSTIFICATION**

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Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperators existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
  - b. Any of the following conditions apply:
    - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    - iii. The site use is inconsistent with the capture and reuse of stormwater.
    - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This projects justification: We are not able to provide any SWQ ponding in Basins A-2 and A-3 due to space req'ts and steep slopes.

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**Jeffrey T. Wooten, P.E.**  
 Professional Engineer or Architect

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**PAYMENT-IN-LIEU**

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Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 2,376.00

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**THIS SECTION IS FOR CITY USE ONLY**

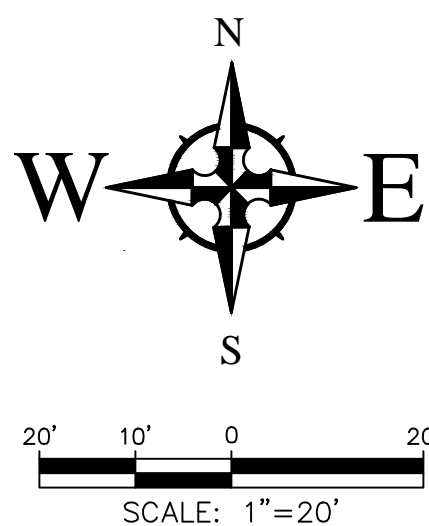
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- Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.
- Waiver is DENIED.



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City of Albuquerque  
Hydrology Section



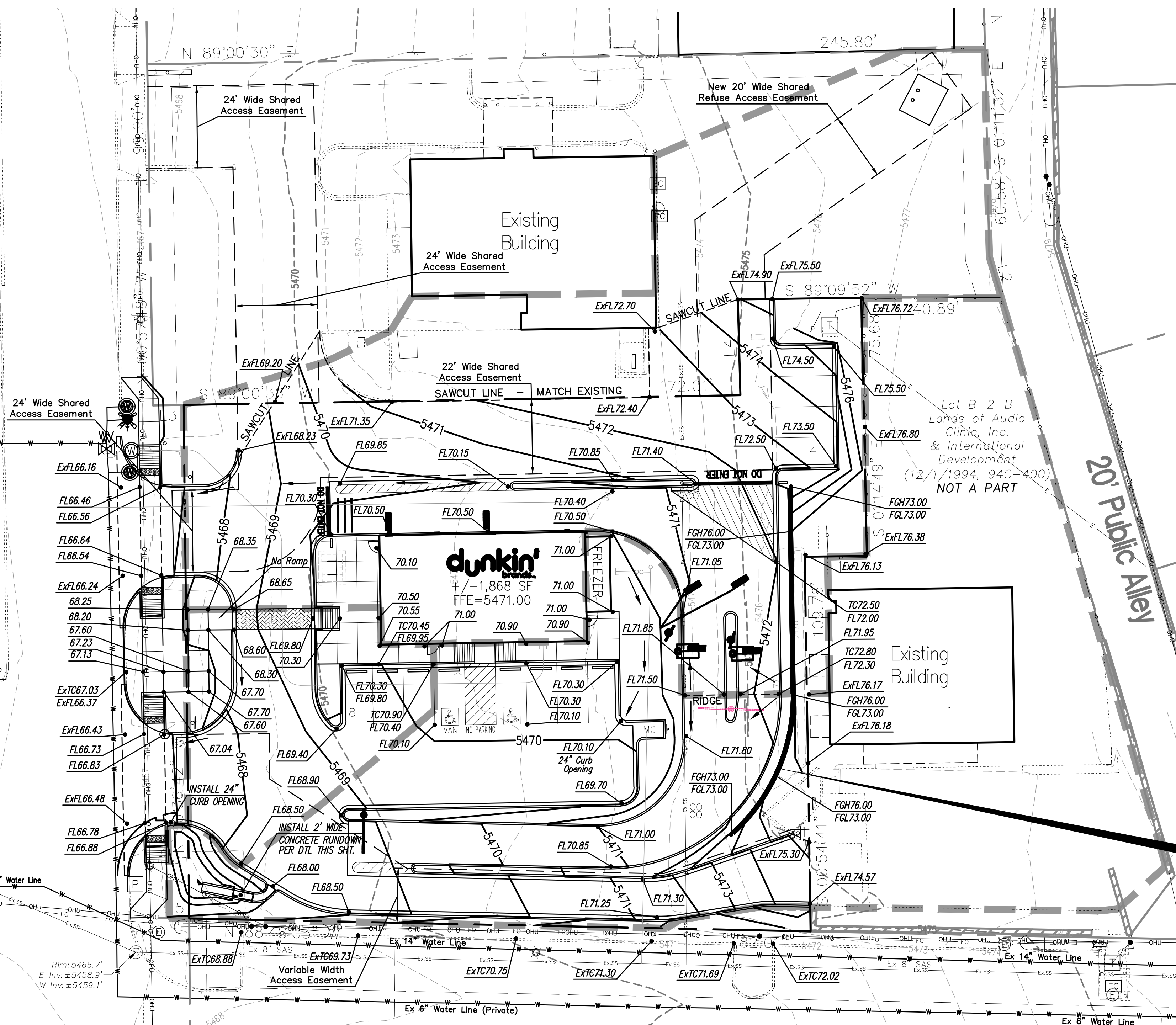
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Existing Drainage Calculations														
This table is based on the COA DPM Chapter 6.2(A), Zone 4														
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100) <sub>240</sub> (CF)	V(100) <sub>1024</sub> (CF)	Comments
A-1	0.57	0.0	0.0	5.0	95.0	0.90	12.00	4.71	4.22	2.41	3.23	6689	12685	Surface Drains to Eubank
A-2	0.09	0.0	0.0	5.0	95.0	0.90	12.00	4.71	4.22	0.38	3.23	1056	2003	Surface Drains to Eubank
A-3	0.55	0.0	0.0	0.0	100.0	0.91	12.00	4.78	4.35	2.39	3.34	6668	12758	Surface Drains to Eubank
TOTAL	1.21											14414	27445	

Proposed Drainage Calculations														
Ultimate Development Conditions Basin Data Table														
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100) <sub>240</sub> (CF)	V(100) <sub>1024</sub> (CF)	Comments
A-1	0.57	0.0	0.0	28.6	71.4	0.83	12.00	4.39	3.65	2.08	2.73	5644	10150	Drains to SWQ Pond, Overflows to Eubank
A-2	0.09	0.0	0.0	8.7	91.3	0.89	12.00	4.66	4.13	0.37	3.15	1030	1940	Surface Drains to Eubank
A-3	0.55	0.0	0.0	13.7	86.3	0.87	12.00	4.59	4.01	2.21	3.05	6083	11338	Surface Drains to Eubank
TOTAL	1.21											12758	23428	



NOTE: MAXIMUM SLOPE IN THE H/C PARKING SPACES IS 2.0% IN ANY DIRECTION. ALONG THE ADA ROUTES, MAX CROSS SLOPE IS 2.0% AND THE MAX SLOPE ALONG THE DIRECTION OF TRAVEL IS 5.0%.

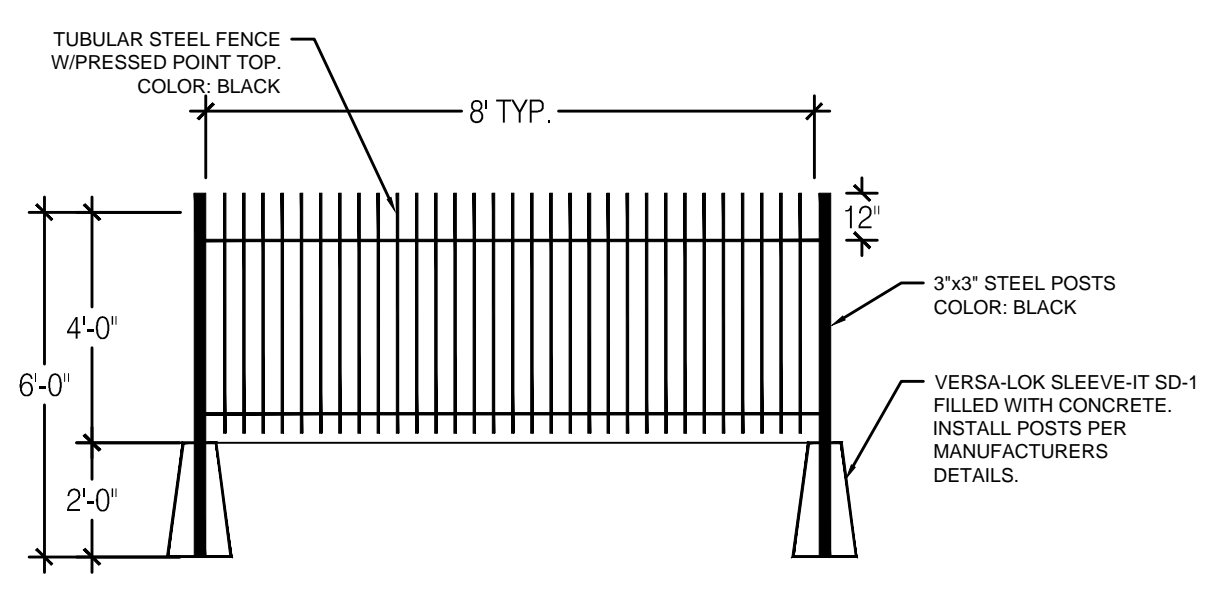
ACS Monument "9-K10"  
NAD 1983 CENTRAL ZONE  
X=1498430.817 \*  
Y=1485617.623 \*  
Z=5117.72 \* (NAVD 1988)  
G=C=0.999682230  
Mapping Angle="0°16'22.01"  
\*U.S. SURVEY FEET

STORMWATER QUALITY POND CALCULATIONS

BASIN	TOTAL NEW IMPERVIOUS AREAS	SWQ VOLUME REQ'D	TOTAL VOLUME PROVIDED
BASIN A-1	8,434 SF	8,434 * 0.26" / 12 = 183 CF	228 CF
BASIN A-2	3,578 SF	3,578 * 0.26" / 12 = 78 CF	0 CF
BASIN A-3	12,205 SF	12,205 * 0.26" / 12 = 264 CF	0 CF
TOTAL		525 CF	228 CF
		TOTAL SWQ VOLUME NOT PROVIDED = 297 CF	
		PAYMENT IN LIEU REQ'D = 297 CF * \$8.00 = \$2,376.00	

- ### LEGEND
- 27.8 FLOW ARROW
  - FL27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
  - TC27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - TS27.8 PROPOSED TOP OF CURB ELEVATIONS
  - TS27.8 PROPOSED TOP OF SIDEWALK ELEVATION
  - FCH83.40 FINISHED GRADE AT TOP OF WALL
  - FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
  - 515 EXISTING CONTOUR
  - 515 PROPOSED CONTOUR
  - EXISTING STORM DRAIN

NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.



- ### 4' TALL RAILING DETAIL
- NOT TO SCALE
- GENERAL NOTES:
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
  - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  - ALL BARS ARE TO BE GRADE 60, ASTM 615.
  - CONTRACTOR TO NOTIFY ADJACENT PROPERTY OWNERS OF WALL LOCATION AND OBTAIN NECESSARY APPROVALS PRIOR TO CONSTRUCTION.

### DRAINAGE MANAGEMENT PLAN

INTRODUCTION  
The purpose of this submittal is to provide a final grading plan for the subject site located on Parcel 1, Lot B-1 of Lot B, Lands of Audio Clinic, Inc & International Development in Albuquerque, NM. The overall development contains approximately 0.68 acres. The site was previously developed as a Gas Station and is now being developed into a new Dunkin' Coffee Shop.

EXISTING HYDROLOGIC CONDITIONS  
The site currently drains east to west and into Eubank Blvd NE. Ref. drainage calculations this sheet.

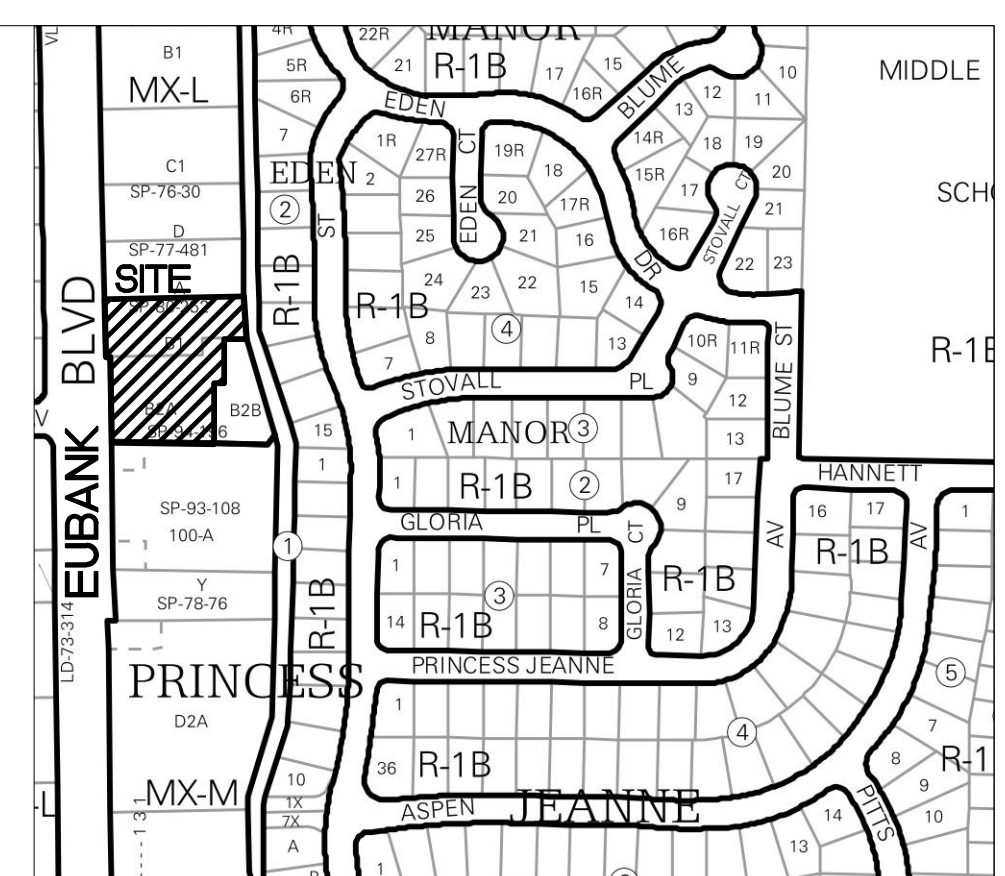
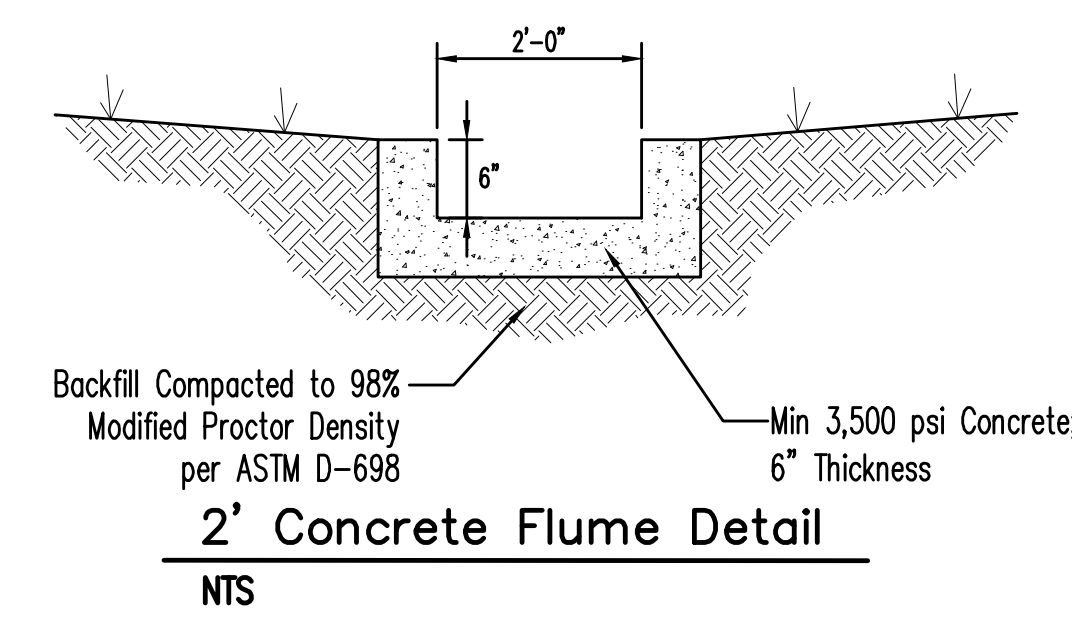
PROPOSED HYDROLOGIC CONDITIONS  
The proposed hydrologic conditions will continue to drain from east to west and into Eubank Blvd NE. Per Drainage Calculations this sheet, there will be a reduction of 0.52 cfs to the peak flow and a reduction of 1,676 cf of runoff volume during the 100-Yr, 6-Hr storm event.

All drainage is via surface flow; however, we are proposing to implement a new Stormwater Quality Pond within Basin A-1. We aren't able to provide SWQ ponding within Basins A-2 and A-3; therefore, a Payment-in-Lieu \$2,376 will be required per the DPM. Ref. Drainage Calculations and SWQ Pond Calculations this sheet.

CONCLUSION  
This Grading Plan / Drainage Management Plan is in compliance with the City of Albuquerque DPM. With this submittal, we are requesting Grading Permit and Building Permit approvals.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

DESIGN/BUILD VERSA-LOK SEGMENTAL RETAINING WALL USING 'STANDARD' BLOCKS AND 'CAP UNITS' OR EQUAL. INSTALL 'SLEEVE-IT' UNITS SPACED EVENLY FOR NEW RAILING. REF. DETAIL THIS SHEET.



**VICINITY MAP - Zone Atlas J-21-Z**

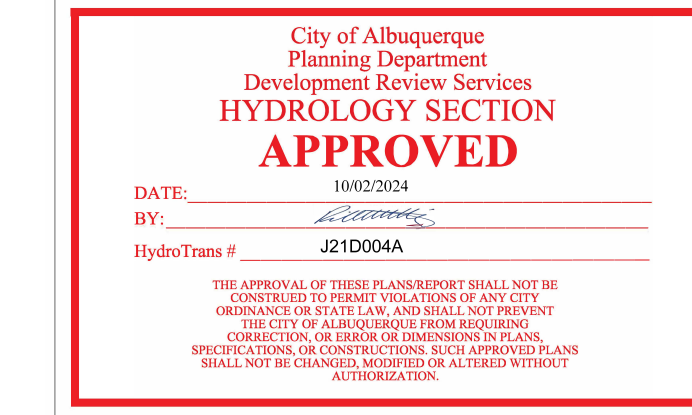
**LEGAL DESCRIPTION:**  
Parcel 1, Lot B-1 of Lot B, Lands of Audio Clinic, Inc. & International Development. Parcel 2, Lot B-2-A of Lot B-2, Lands of Audio Clinic, Inc. & International Development. In Section 16, Township 10S11 North, Range 4 East, Bernalillo County, NM.



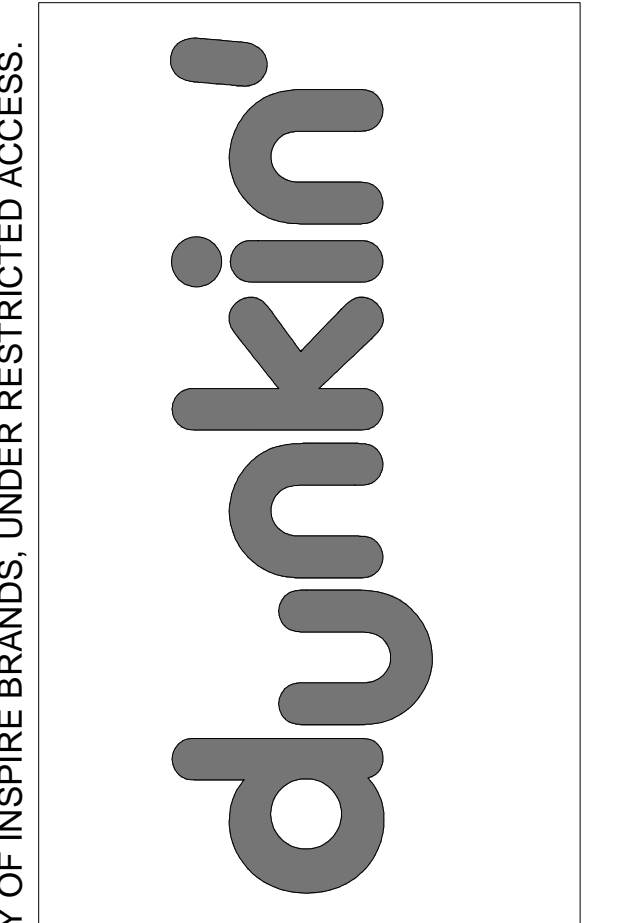
**FIRM MAP 35001C0356H**

Per FIRM Map 35001C0356H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

- ### GRADING NOTES
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
  - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
  - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
  - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
  - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
  - A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
  - PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
  - ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
  - VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



**Wooten Engineering**  
PO Box 15814  
Rio Rancho, NM 87174  
Phone: (505) 980-3560



THESE PLANS ARE CONFIDENTIAL PROPERTY OF INSPIRE BRANDS, UNDER RESTRICTED ACCESS.

DATE	SCALE	DRAWN	CKD	APPD
09/05/2023	as noted	RMG	JTW	JTW
NO. DESCRIPTION	DATE	SET REVISIONS		

Dunkin' Restaurant with Drive-Thru  
1600 Eubank Blvd NE, Albuquerque, NM 87112

**GRADING PLAN**

PC NUMBER

C200

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

09092022