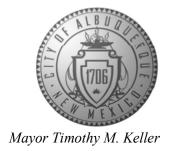
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 28, 2025

Jeffrey Wooten, P.E. Wooten Engineering 1005 21st St SE Suite 13 Rio Rancho, NM 87124

RE: Dunkin

1600 Eubank Blvd. NE 30-day Temporary C.O. - Accepted Engineer's Certification Date: 10/15/2025 Engineer's Stamp Date: 9/25/2024

Hydrology File: J21D004A Case # HYDR-2025-00376

PO Box 1293

Dear Mr. Walla:

Albuquerque

Based on the Certification received 10/20/2025 and the site visit on on 10/22/2025, this letter serves a conditional approval from the Hydrology Section for a **30-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. 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 stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

2. Please pay the Payment-in-Lieu of \$ 2,376.00 and provide Hydrology with a copy of the receipt from Treasury.

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

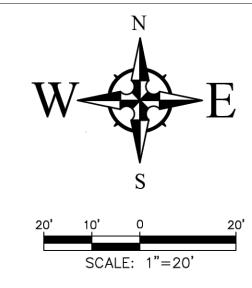
Sincerely,

Anthony Montoya, Jr., P.E. CFM Senior Engineer, Hydrology

Schiol Eligineer, Hydrology

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Planning Department, Development Review Services



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.

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			00000		*	0 7 0 00 00 00 00								
This	table is based on t	he COA DPM (Chapter 6.2	2 (A), Zone:	4									
BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) _{10d ay}	Comments
	(AC.)	A ⁻	В	С	D	9	(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
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
Ā-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			÷						5.18		14414	27445	
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		Prop	ations	F				,						
		Ultimate	Data Table			(
This	stable is based on t												T T	
BASIN	Area	Land	Weighted C	Tc	[(100)	Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) _{10d By}	Comments			
***	(AC.)	A	В	C	D	2	(min)	(in/hr)	(cfs/ac.)	(CFS)	_(inches)	(CF)	(CF)	
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									4.66		12758	23428	_

New 20' Wide Shared

FL74.50

Refuse Access Easemen

ExFL72.70

ExFL72.40 /

24' Wide Shared

22' Wide Shared

Access Easement

FFE=5471.00

ExTC70.75

70.90

FL 70.30

FL 70.10

FL70.10

24" Curb Opening

70.55

TC70.45

SAWCUT LINE - | MATCH EXISTING

DRAINAGE CERTIFICATION

I. JEFFREY T. WOOTEN. NMPE 16892. OF THE FIRM WOOTEN ENGINEERING. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/25/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN J. MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 10/14/2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING PURPOSE. JEFFREY T. WOOTEN, NMPE 16892 Access Easement

24' Wide Shared Access Easement

FL71.40 FL70.50 FL70.50 FL66.56 FL66.64 FL66.54 68.65

FL69.40/

FL68.90

INSTALL 2' WIDE

CONCRETE RUNDOWN

Ex.ss-*ExTC69.73*/ (

Variable Width

Access Easement

FL66.83 ExFL66.48 FL66.88

Rim: 5466.7

E Inv: ±5458.9'

W Inv: ±5459.1

68.25

68.20

ExFL66.37

ExFL66.43

NOTE: MAXIMUM SLOPE IN THE H/C PARKING SPACES IS 2.0%. IN ANY DIRECTION. ALONG TH 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-G*=0.999682230

Mapping Angle= $-0^{\circ}16'22.01'$

*U.S. SURVEY FEET

BASIN A-1 TOTAL NEW IMPERVIOUS AREAS = 8,434 SF SWQ VOLUME REQ'D = 8,434 * 0.26" / 12 = 183 CFTOTAL VOLUME PROVIDED = 228 CF BASIN A-2

ExTC71.30

TOTAL NEW IMPERVIOUS AREAS = 3,578 SF SWQ VOLUME REQ'D = 3,578 * 0.26" / 12 = 78 CFTOTAL VOLUME PROVIDED = 0 CF

STORMWATER QUALITY POND CALCULATIONS

FGL73.00

BASIN A-3

.ExFL76.7240.89

ExFL76.38

Existing

ExFL76.13

FL72.00

TC72.80

FGH76.00

ExFL76.18

Lands of Audio

& International

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(12/1/1994, 94C-

TOTAL NEW IMPERVIOUS AREAS = 12,205 SF SWQ VOLUME REQ'D = 12,205 * 0.26" / 12 = 264 CF TOTAL VOLUME PROVIDED = 0 CF

TOTAL SWQ VOLUME REQUIRED = 525 CF TOTAL SWQ VOLUME PROVIDED = 228 CF TOTAL SWQ VOLUME NOT PROVIDED = 297 CF PAYMENT IN LIEU REQ'D = 297 CF * \$8.00 = \$2,376.00 LEGEND

FLOW ARROW PROPOSED TOP OF GRADE/PVMT ELEVATIONS

FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS PROPOSED TOP OF CURB ELEVATIONS

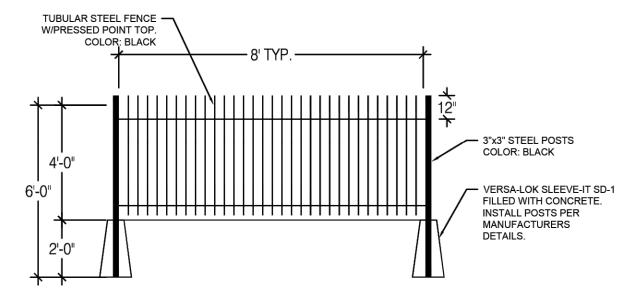
PROPOSED TOP OF SIDEWALK ELEVATION

FGH83.40 FINISHED GRADE AT TOP OF WALL FGL83.40 FINISHED GRADE AT BOTTOM OF WALL

__ _ 515__ _ EXISTING CONTOUR

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

DRAINAGE MANAGEMENT PLAN

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 Clinin, 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

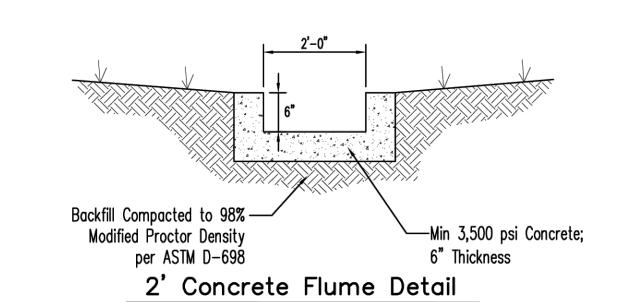
The proposed Dunkin Coffee Shop will continue to drain from east to west and into Eubank Blvd NE.Per Drainage Calculations this sheet, there will be a reduction of 0.52 cfs to the peak flow and a reduction of 1,676 cf of runoff volume during the 100-Yr, 6-Hr storm event.

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.

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 APPROAL 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 10&11 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

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN. 2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. 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).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. 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.

6. 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

7. 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.

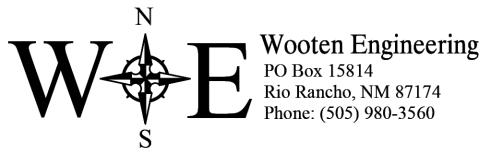
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.

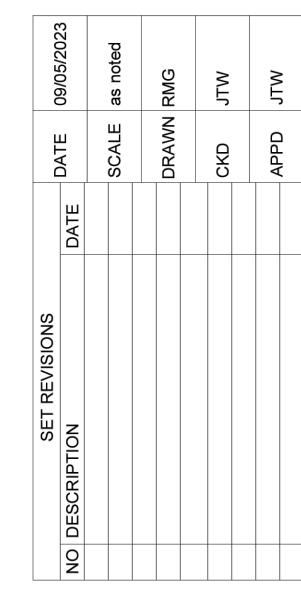
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

11. 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.









112 87 Thr. Restaurant with Drive-Blvd NE, Albuquerque, **D** DING C