

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 20, 2026

Jeffrey T. Wooten, PE
Wooten Engineerin
P.O Box 15814
Rio Rancho, NM 87174

Re: Dunkin Restaurant
310 Avenida Cesar Chavez SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 08-06-24 (L14-D002)
Certification dated 12-17-2025

Dear Mr. Wooten,

PO Box 1293

Based upon the information provided in your submittal received 01-08-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

- Keynote 14: a "DO NOT ENTER" sign must be installed at the exit of the drive-thru.

www.cabq.gov

Once this correction is complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services



Wooten Engineering
PO BOX 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

December 17, 2025

Shahab Biazar, PE
City Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

VIA E-Mail: sbiazar@cabq.gov

RE: Dunkin Donuts, 310 Avenida Cesar Chavez SW
Traffic Circulation Layout Certification (L14/D002)

Mr. Biazar,

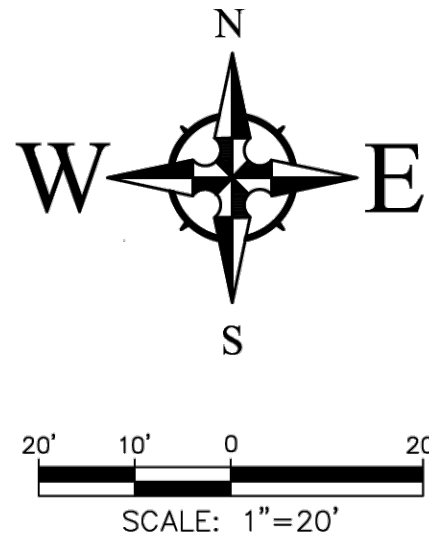
I, Jeffrey T. Wooten, NMPE 16892, of the firm Wooten Engineering, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 8/6/2024. I further certify that I personally visited the project site on 12/17/2025 and have determined by visual inspection that the site improvements built are 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 (Perm C.O.).

JEFFREY T. WOOTEN, NMPE 16892

Respectfully submitted,

WOOTEN ENGINEERING

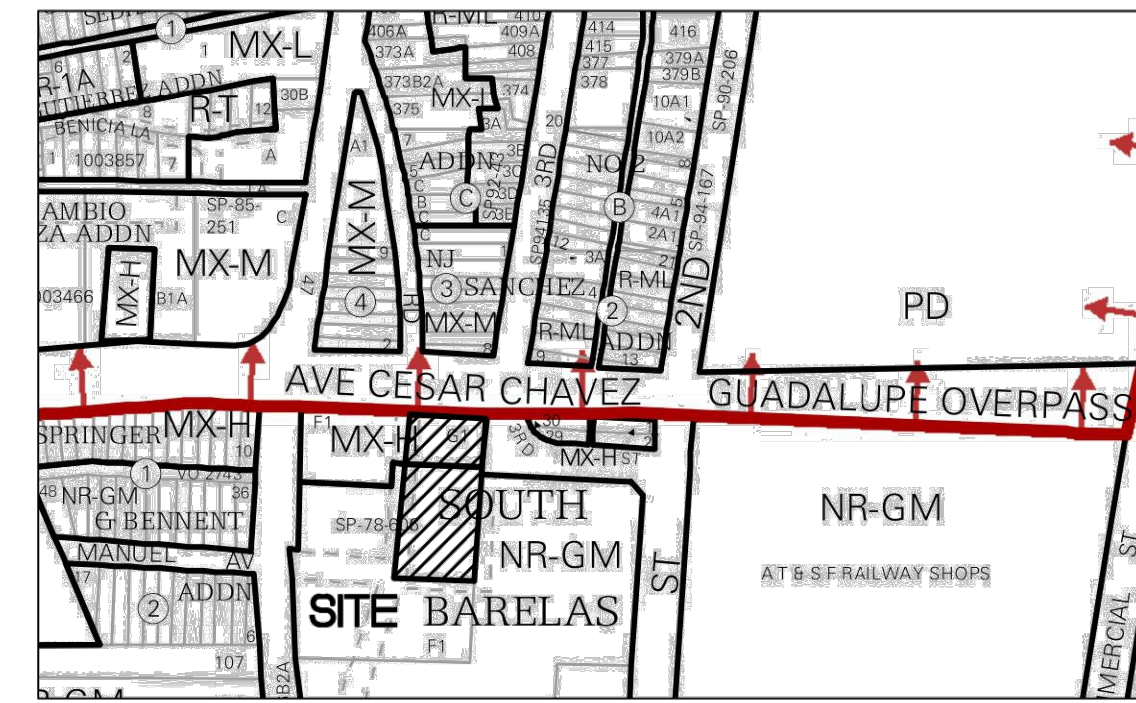
Jeffrey T. Wooten, P.E.
Owner



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 THE APPROPRIATE UTILITY COMPANY 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.

PARKING CALCULATIONS			
BUILDING AREA:	AREA (SQUARE FEET)		
RESTAURANT	+/- 2,087 SF		
OUTDOOR DINING	+/- 500 SF		
PARKING REQUIREMENTS:	REQUIRED	PROVIDED	
RESTAURANT (5.8/1,000 SF)	10 spaces		
OUTDOOR DINING (3/1,000 SF)	2 spaces		
TOTAL (w/ 20% Reduction)	11 spaces	16 spaces	
	REQUIRED	PROVIDED	
HANDICAP PARKING	1 spaces	2 spaces	
MOTORCYCLE PARKING	1 spaces	2 spaces	
BICYCLE PARKING	3 spaces	4 spaces	
DRIVE-THRU QUEUEING	12 spaces	16 spaces	



VICINITY MAP - Zone Atlas L-14-Z
LEGAL DESCRIPTION: TR G-1 PLAT OF SOUTH BARELAS INDUSTRIAL PARK UNIT #2 CONT 0.8424 AC

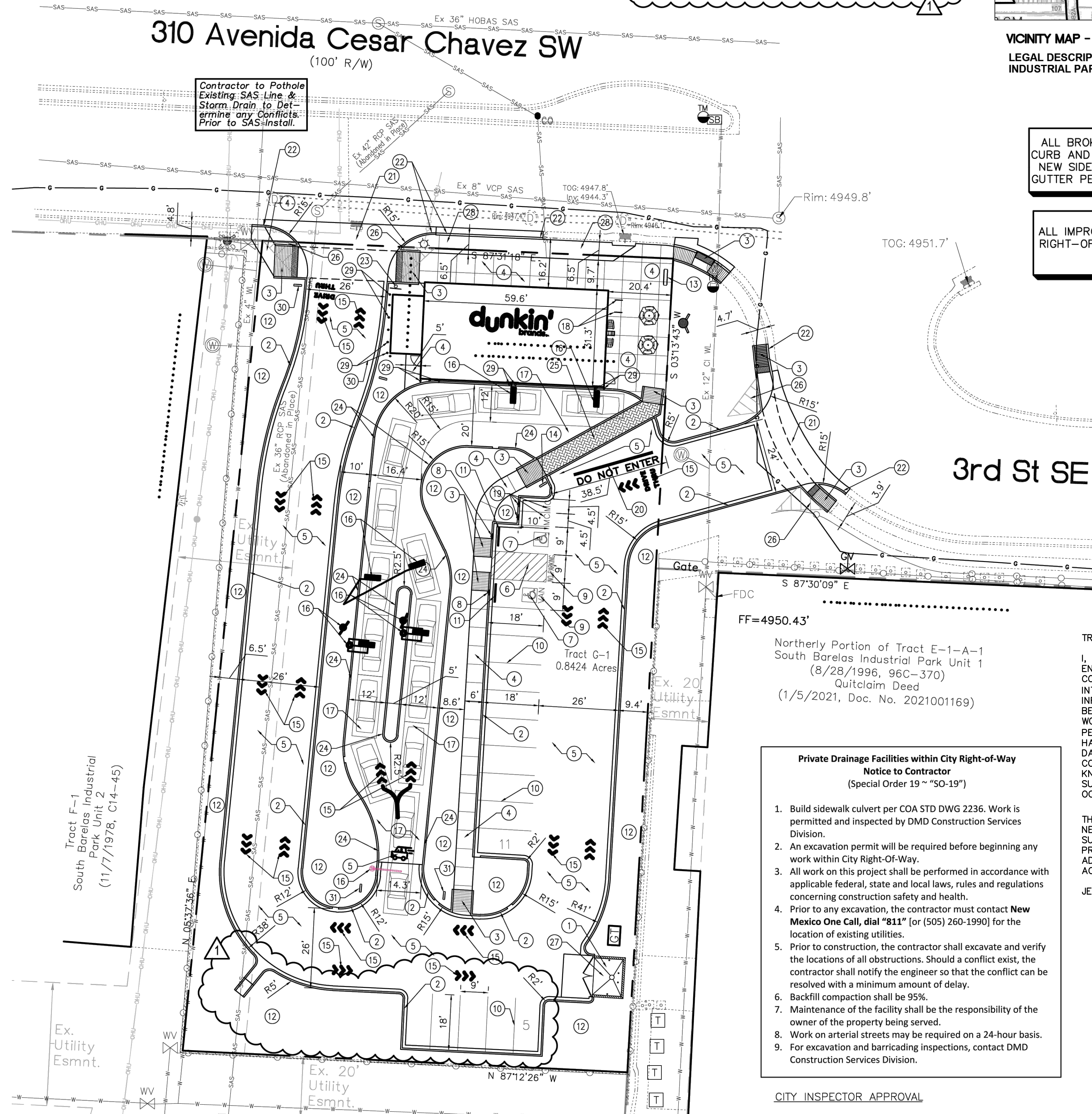
310 Avenida Cesar Chavez SW
(100' R/W)

Contractor to Patch Existing SAS Line & Storm Drain to Determine any Conflicts Prior to SAS Install.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 9/5/24



Private Drainage Facilities within City Right-of-Way Notice to Contractor
(Special Order 19 ~ "SO-19")

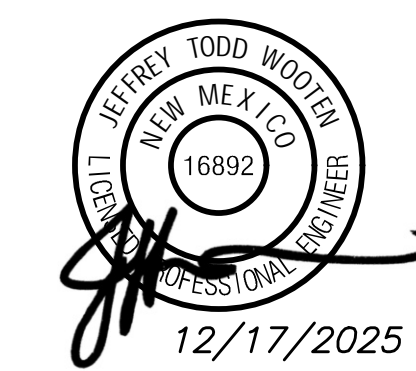
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" (or (505) 260-1990) for the location of existing utilities.
- 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 conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

TRAFFIC CIRCULATION LAYOUT (TCL) CERTIFICATION

I, JEFFREY T. WOOTEEN, NMPE 16892, OF THE FIRM WOOTEEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/6/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MYSELF, JEFFREY T. WOOTEEN OF THE FIRM WOOTEEN ENGINEERING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/17/2025 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 THE TRAFFIC ASPECTS OF THIS PROJECT. THESE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

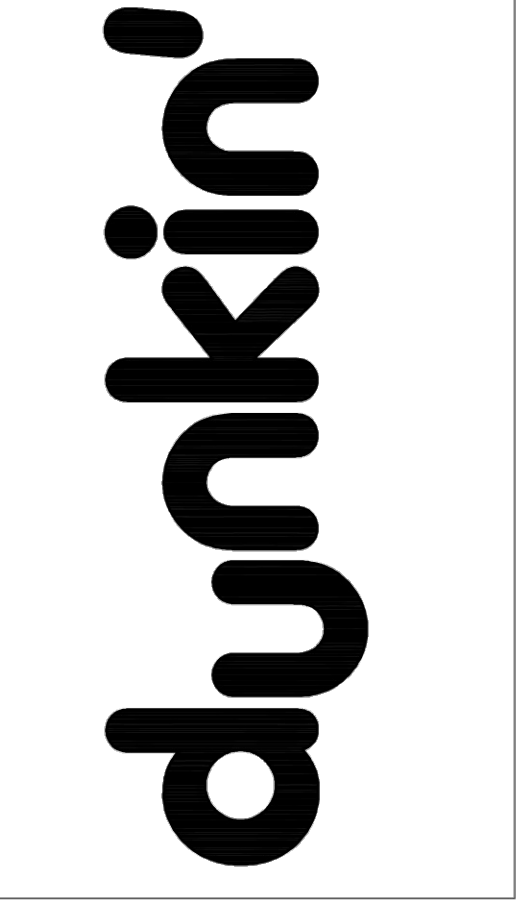
JEFFREY T. WOOTEEN, NMPE 16892



KEYED NOTES

- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. THE APPROACH TO THE FACE OF THE TRASH ENCLOSURE MEASURING 37" SHALL NOT EXCEED 1/8 INCH PER FOOT. A SMOOTH SURFACE WILL BE REQUIRED FOR CASTER SERVICE.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEET C1.2.
- INSTALL PERPENDICULAR OR PARALLEL CURB RAMP PER PLAN USING COA STD DWGS 2440-2446.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY PAVEMENT SHALL BE PLACED IN MAIN DRIVEWAYS. LIGHT DUTY PAVEMENT MAY BE USED IN PARKING SPACE AREAS ONLY.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C1.2.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.2.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- APPROX. LOCATION OF DUNKIN' PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS. SIGN BY SEPARATE PERMIT.
- INSTALL DUNKIN BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
- INSTALL DUNKIN BRAND DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL 6" HEAVY DUTY CONCRETE PER THE GEOTECHNICAL REPORT. SECTION ON SHEET C1.2.
- INSTALL BICYCLE RACKS (2) FOR A TOTAL OF FOUR SPACES PER DETAIL, SHEET C1.2.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C1.2 FOR DETAIL.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MIN. TWO COATS.
- INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
- INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A
- INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C1.2.
- INSTALL MONOLITHIC CURB ONTO CONCRETE PAVEMENT TO MATCH THE MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C1.2.
- 11'x11' MINI CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE; SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- A DRAIN SHALL BE INSTALLED IN THE DUMPSTER ENCLOSURE AREA THAT CONNECTS TO THE SANITARY SEWER. REF. UTILITY PLAN, SHEET C3.1.
- INSTALL LANDSCAPE BUFFER SWALE PER COA STD DWG 2414.
- INSTALL CONCRETE BOLLARD. REF ARCHITECTURAL PLANS FOR DETAIL.
- INSTALL DUNKIN BRAND 'WELCOME BACK / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL DUNKIN BRAND 'DRIVE-THRU / DRIVE-THRU' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.

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



ARCHIS ARCHITECTS
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 ALBUQUERQUE, NEW MEXICO 87109
 (505) 998-7717
 www.archisarchitects.com



SET REVISIONS		DATE	SCALE	DRAWN	CKD	APPD
NO	DESCRIPTION	DATE				
1	REMOVED PARKING SPACES FOR PONDING	9/5/2024				
2						
3						
4						
5						
6						
7						
8						
9						

DUNKIN RESTAURANT
 310 AVENIDA CESAR CHAVEZ SW
 ALBUQUERQUE NM, 87102

SITE PLAN

Wooten Engineering
 1005 21st St SE, Suite 13
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

C1.1