



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 3, 2002

Mike J. Walla, P.E.  
Walla Engineering Ltd.  
6100 Indian School Rd. NE  
Albuquerque, New Mexico 87110

**RE: OCTOPUS CAR WASH - TRACT A, BLOCK 35, TRACT A, UNIT B, NORTH  
ALBUQUERQUE ACRES  
(C-18/D043A)  
(8100 San Pedro Blvd. NE )  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 8/1/2001  
ENGINEERS CERTIFICATION DATED 5/30/2002**

Dear Mr. Walla:

Based upon the information provided in your Engineers Certification submittal dated 5/30/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

C: Vickie Chavez, COA  
approval file  
drainage file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

May 29, 2002

Geeta Shah for George Rainhart, Registered Architect  
2325 San Pedro N.E., Suite 2B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Octopus Car Wash, [C18 / D043A]  
8100 San Pedro N.E.  
Architect's Stamp Dated 05/28/02

Dear Mr. Shah:

The TCL / Letter of Certification submitted on May 29, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
Mike Zamora

# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

C18/D43A

PROJECT TITLE: OCTOPUS CAR WASH Paseo del Norte  
 DRB #: 1001338 San Pedro ZONE MAP/DRG. FILE #: C-18-Z  
 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACK A BLOCK, TRACK A UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED EAST SIDE OF  
 CITY ADDRESS: 8100 SAN PEDRO NE, ALBUQUERQUE, NM-87113 SAN PEDRO & NORTH OF PDN.

ENGINEERING FIRM: WALLA ENGINEERING  
 ADDRESS: 6100 INDIAN SCHOOL RD NE, SUITE 210  
 CITY, STATE: ALBUQUERQUE, NM  
 CONTACT: MIKE WALLA  
 PHONE: 881-3008  
 ZIP CODE: 87110

OWNER: JOEL JURKENS, JJC LLC.  
 ADDRESS: 5308 CENTRAL AVE SE  
 CITY, STATE: ALBUQUERQUE NM  
 CONTACT: JOEL JURKENS  
 PHONE: 975-1239  
 ZIP CODE: 87108

ARCHITECT: GEORGE RAINHART ARCHITECTS.  
 ADDRESS: 2325 SAN PEDRO NE SUITE 2B  
 CITY, STATE: ALBUQUERQUE NM 87110  
 CONTACT: GEETA SHAH  
 PHONE: 884-9110 X210  
 ZIP CODE: 87110

SURVEYOR: HARRIS SURVEYING  
 ADDRESS: 2412 - D MONROE ST. NE  
 CITY, STATE: ALBUQUERQUE NM  
 CONTACT: ANTHONY HARRIS  
 PHONE: 889 8056  
 ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN  
 ADDRESS: 8501 JEFFERSON NE 87113  
 CITY, STATE: ALBUQUERQUE NM - 87113  
 CONTACT: BRENDAN ADAMS  
 PHONE: 823 6610  
 ZIP CODE: 87113

## CHECK TYPE OF SUBMITTAL:

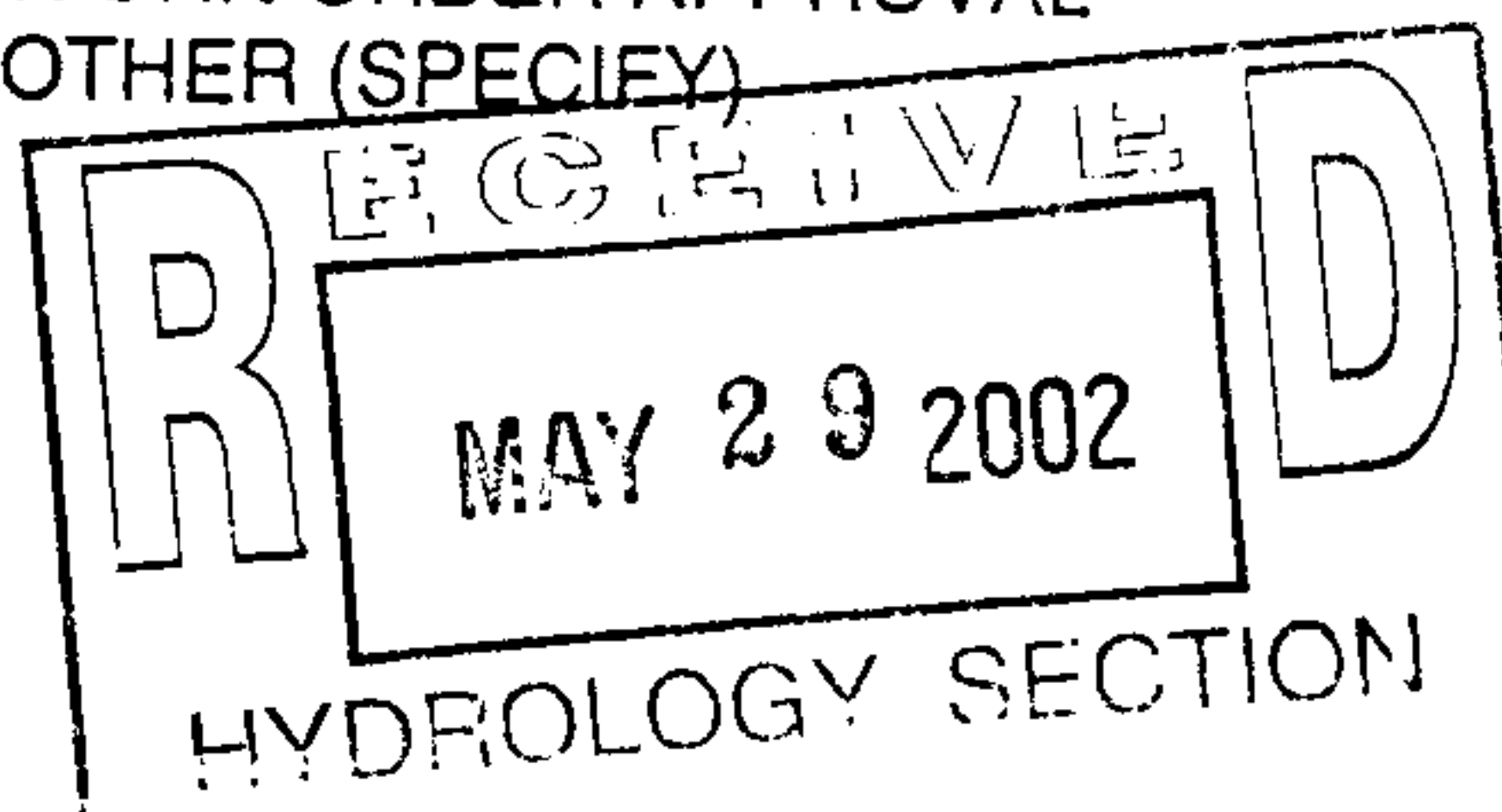
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☒ COPY PROVIDED DRB PLAN



DATE SUBMITTED: 05/29/02 BY: Geeta Shah

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

5/29/02 - Cld in Final to Vicki; 6/19/02 - Sent letter (Dated 5/29/02)  
 - V - Logged in



May 28, 2002

Mr. Mike Zamora,  
City of Albuquerque  
Transportation Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM- 87102

Re. Octopus Car Wash  
8100 San Pedro, NE  
Transportation Certification.

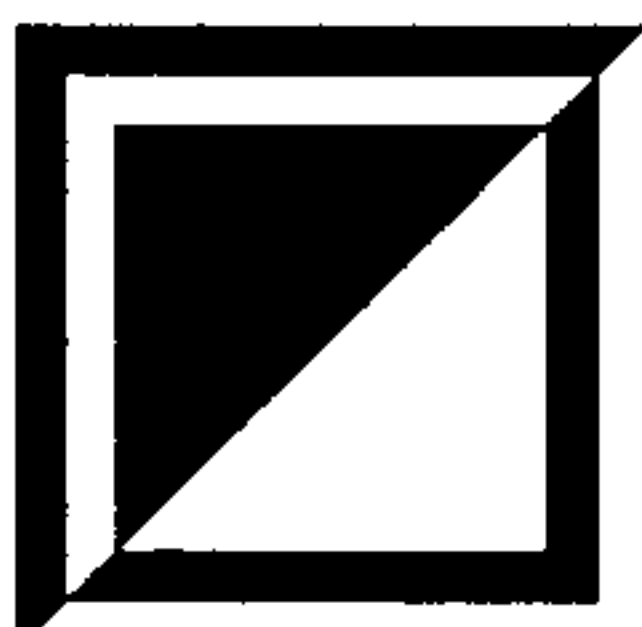
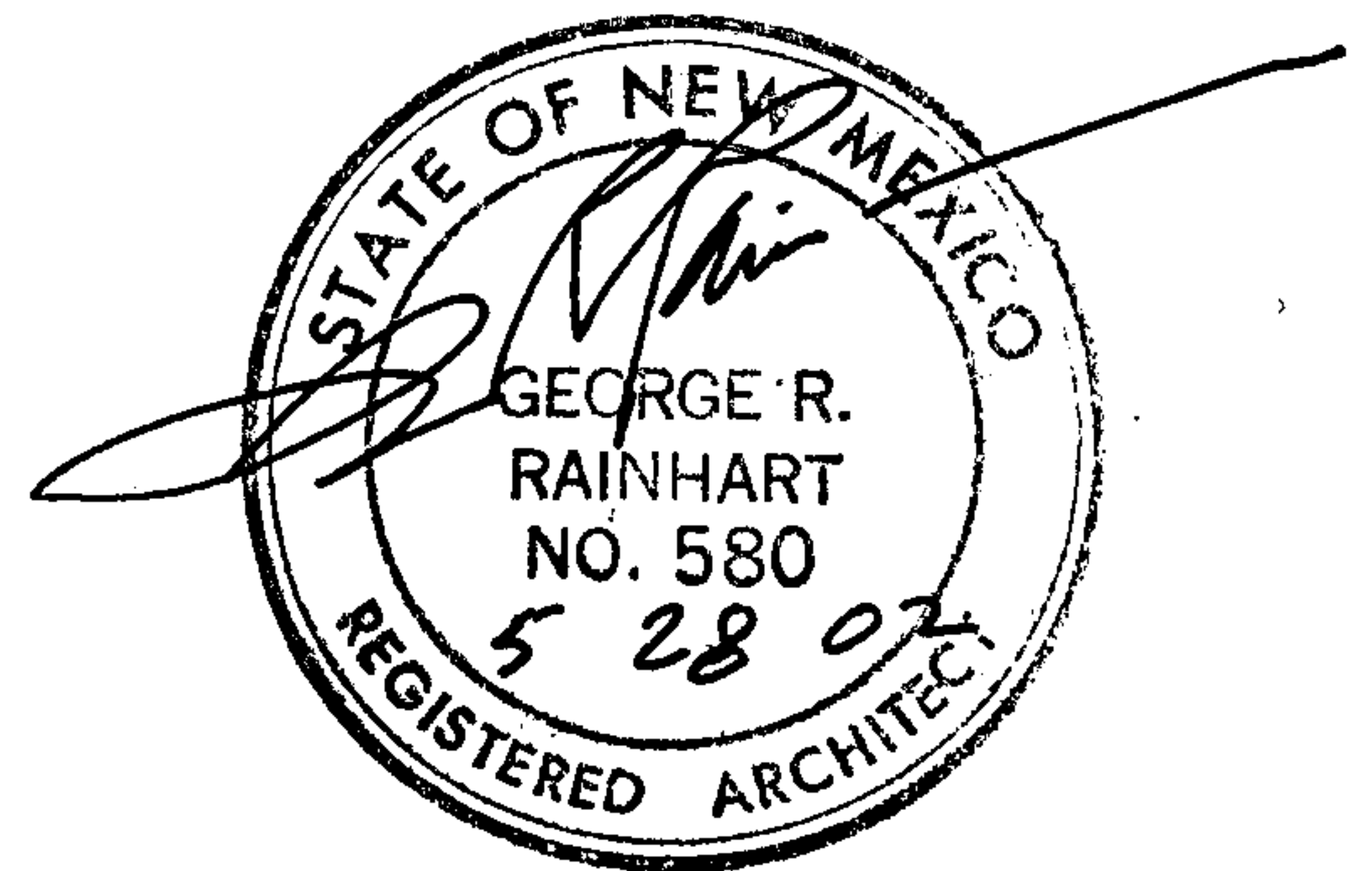
Dear Sir,

This letter hereby certifies that the site construction referenced above has been completed to the best of my knowledge. The site is constructed within substantial compliance with the approved Site Plan, as of the date of this certification. Please see the attached site plan which indicates the as-built conditions of the site.

Sincerely,



George Rainhart, AIA.  
**George Rainhart Architects and Associates P.C.**



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: [graa@gra-arch.com](mailto:graa@gra-arch.com)

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: OCTOPLUS CAR WASH ZONE MAP/DRG. FILE #: C18/D43A  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT A, BLOCK 35, TRALTA, UNIT B, NORTH ALBUQ ACRES  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: WAWA ENGINEERING  
 ADDRESS: 6100 LINCOLN SCHOOL NE  
 CITY, STATE: ALBUQ. NM

CONTACT: MIKE WAWA  
 PHONE: 881-3008  
 ZIP CODE: 87110

OWNER: OCTOPLUS CAR WASH  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: JOEL JENKINS  
 PHONE: 265-1507  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: GEORGE RAINHART  
 ADDRESS: 2325 SAN PEDRO NE  
 CITY, STATE: ALBUQ. NM

CONTACT: GEETA SHAH  
 PHONE: 884-9110  
 ZIP CODE: 87110

SURVEYOR: HARRIS SURVEYING  
 ADDRESS: 2412 D MOLITRE NE  
 CITY, STATE: ALBUQ. NM

CONTACT: ANTHONY HARRIS  
 PHONE: 889-8056  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: GERAUS MARTIN  
 ADDRESS: 8501 JEFFERSON NE  
 CITY, STATE: \_\_\_\_\_

CONTACT: FRED GORRIZ  
 PHONE: 828-1144  
 ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMR/LOMR
- ☐ OTHER

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

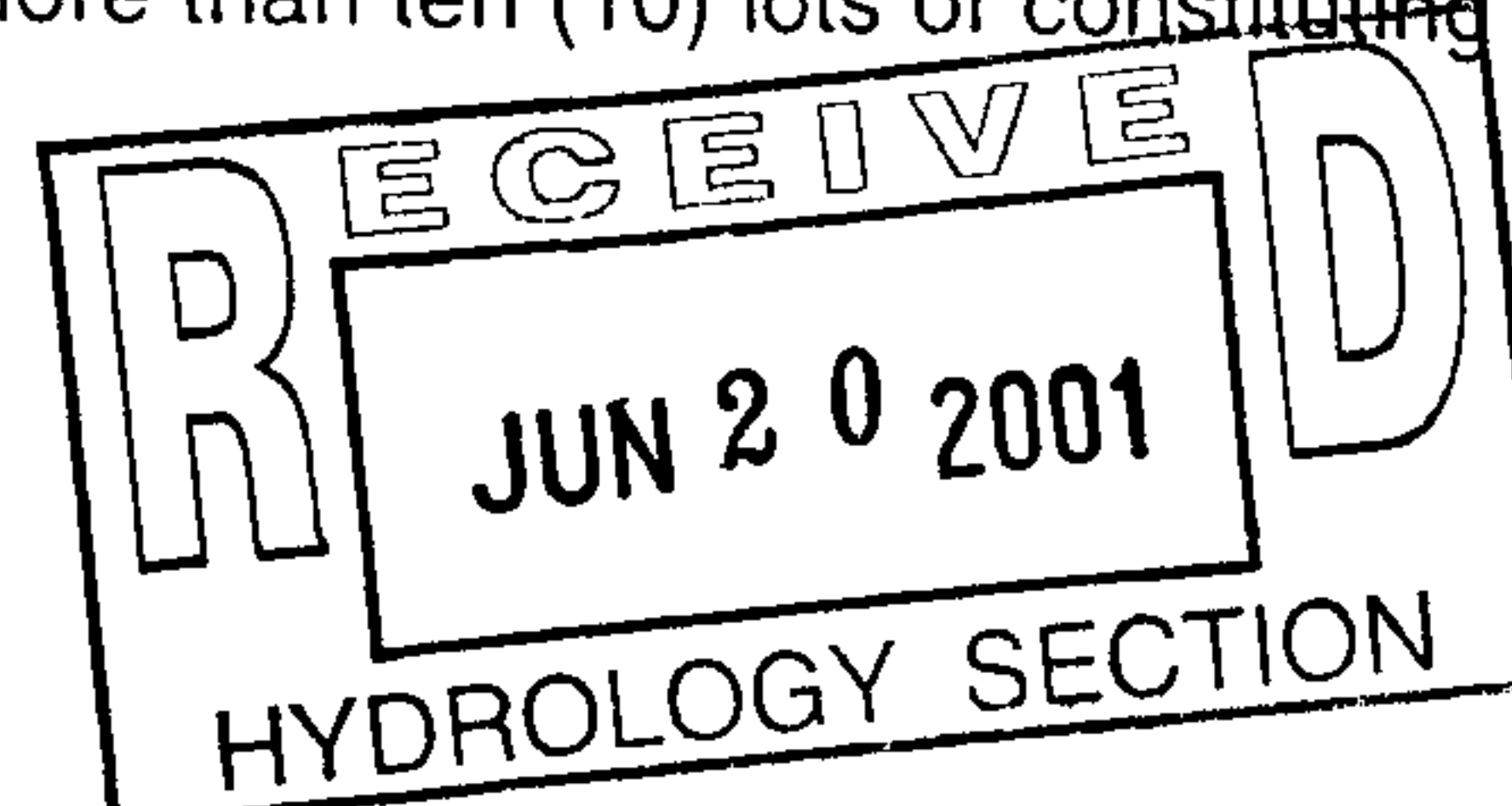
## CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 6-20-01 BY: MIKE WAWA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 2, 2001

Mike Walla  
Walla Engineering LTD  
6100 Indian School Road NE  
Suite 210  
Albuquerque New Mexico 87110

**RE: Grading and Drainage Plan For Octopus Car Wash (C18-D43A) Dated August 1, 2001**

Dear Mr. Walla:

The above referenced drainage plan received August 1, 2001 is approved for Building Permit. Upon the completion of the project the design engineer needs to certify the project prior to Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 9, 2001

Mike Walla  
Walla Engineering LTD  
6100 Indian School Road NE  
Suite 210  
Albuquerque New Mexico 87110

**RE: Grading and Drainage Plan For Octopus Car Wash (C18-D43A) Dated June 19, 2001**

Dear Mr. Walla:

The above referenced drainage plan received June 20, 2001 is approved for Site Plan for Building Permit action by DRB. Prior to issuance of Building Permit please address the following.

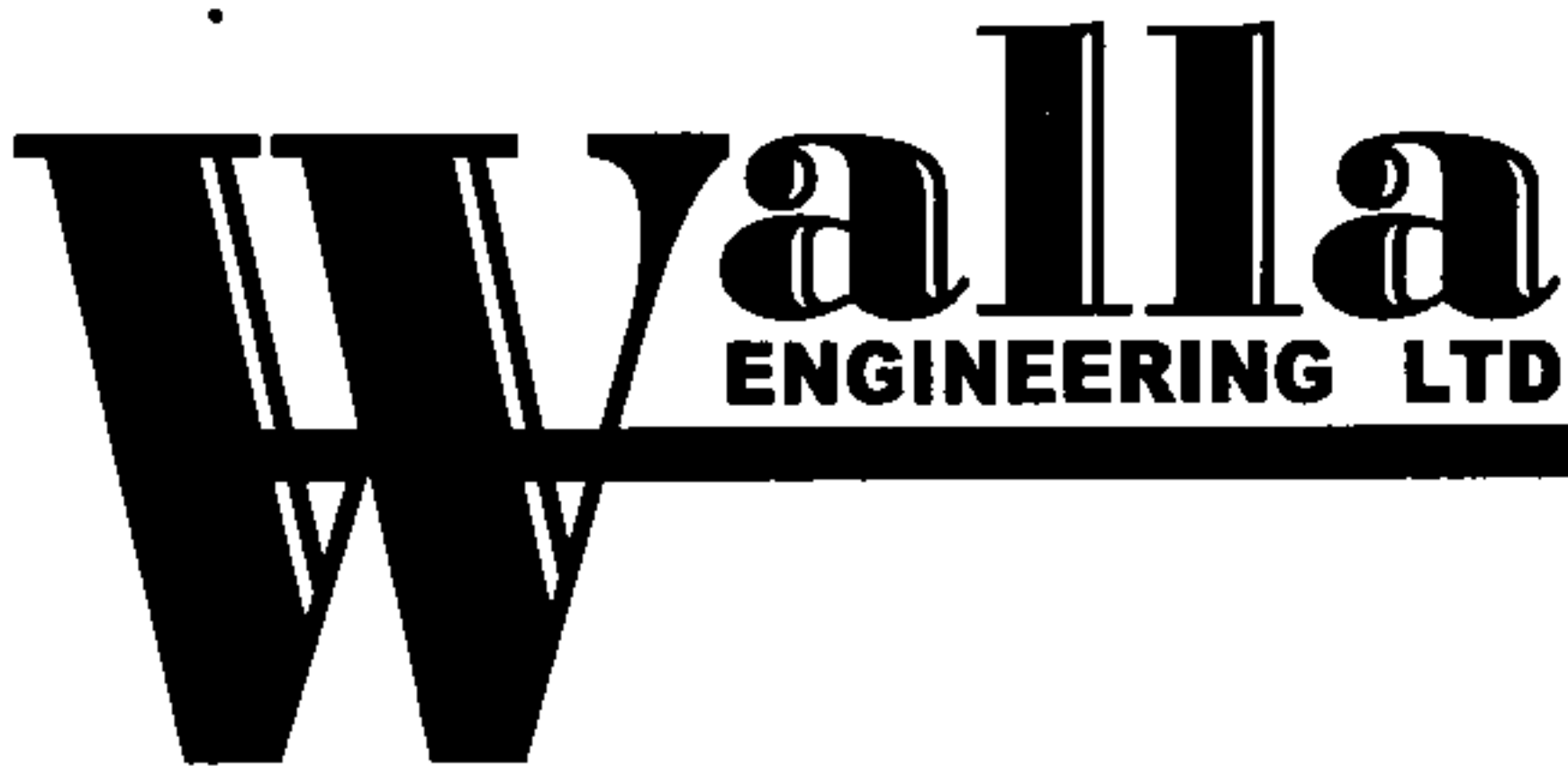
1. Please address downstream capacity. Please show where the runoff from the site is going to be directed.
2. On the north portion of the site you are discharging to the adjoining lot.
3. The retaining wall on the south side of the property does not have top of wall and finish grade elevation.
4. With the typical retaining wall section on the east side of the lot it seems that there could be either a barrier to the off-site flows or a problem with the wall if the runoff flows over the wall.
5. Describe the method of controlling car wash water from the vehicle leaving the building.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City/County Floodplain Administrator





August 1, 2001

Carlos A. Montoya, P.E.  
City/County Floodplain Administrator  
City of Albuquerque Public Works  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Octopus Car Wash Grading & Drainage Plan  
Paseo Del Norte Blvd. @ San Pedro Blvd. NE

Dear Mr. Montoya,

I have revised the above referenced Grading & Drainage Plan per Architectural Site Plan changes and have incorporated your comments as follows:

1. Runoff drainage flows from this site will be directed to San Pedro which will then flow to the existing street drop inlets in the east curb of San Pedro north of the project. The inlets are tied to a storm drain main in San Pedro which in turn flows west in Paseo Del Norte.
2. The north edge of the site improvements is constructed of curb and retaining wall which prevents flow of runoff to the adjacent property. Therefore, we are no longer discharging to the adjacent lot.
3. Top of wall elevations have been added to further describe wall construction on the south side of the site.
4. Offsite flows enter the site from the east adjoining property. These are typically sheet flows and are distributed uniformly across the east property border. Any regrading in this area will not impede flow of this runoff across the property line. The wall is to be constructed of materials adequate to resist detrimental effects of runoff flow over the top of the wall.
5. Car wash water inside the building will be collected in a slab trench system so that a majority of the water can be reused. Very little car wash water leaves the facility, in fact the only water not captured is what is still on the car when it passes through the exit door. That water is typically dried with towels shortly after the car exits the building.

If you have any questions regarding this information please do not hesitate to call me at 881-3008.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Walla', is written over a horizontal line.

Michael J. Walla P.E.  
President, Walla Engineering, Ltd.

MJW/Hs

6 1 0 0 Indian School Road NE • Suite 2 1 0  
Albuquerque • New Mexico • 8 7 1 1 0  
( 5 0 5 ) 8 8 1 - 3 0 0 8 • Facsimile ( 5 0 5 ) 8 8 4 - 5 3 9 0

Mike J. Walla P.E. •

Larry E. Kennedy



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

PROJECT TITLE: OCTOPUS CAR WASH ZONE MAP/DRG. FILE #: C-18/D43A  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT A, BLOCK 35, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
CITY ADDRESS: 8100 SAN PEDRO BLVD. NE, ALBUQ, NM

ENGINEERING FIRM: WALLA ENGINEERING LTD.  
ADDRESS: 6100 INDIAN SCHOOL RD. NE  
CITY, STATE: ALBUQ, NM

CONTACT: MIKE J. WALLA PE  
PHONE: 881-3008  
ZIP CODE: 87110

OWNER: OCTOPUS CAR WASH  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: JOEL JERKINS  
PHONE: 265-1507  
ZIP CODE: \_\_\_\_\_

ARCHITECT: GEORGE RAINWART ARCHITECT  
ADDRESS: 2325 SAN PEDRO BLVD NE  
CITY, STATE: ALB, NM

CONTACT: GEETA SHAH  
PHONE: 884-9110  
ZIP CODE: 87110

SURVEYOR: HARRIS SURVEYING  
ADDRESS: 2412 D MONROE NE  
CITY, STATE: ALB, NM

CONTACT: ANTHONY HARRIS  
PHONE: 887-8056  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: GERALD MARTIN GENERAL CONTR.  
ADDRESS: 8501 JEFFERSON NE  
CITY, STATE: ALB, NM

CONTACT: FRED GORENZE  
PHONE: 828-1144  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
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☒ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

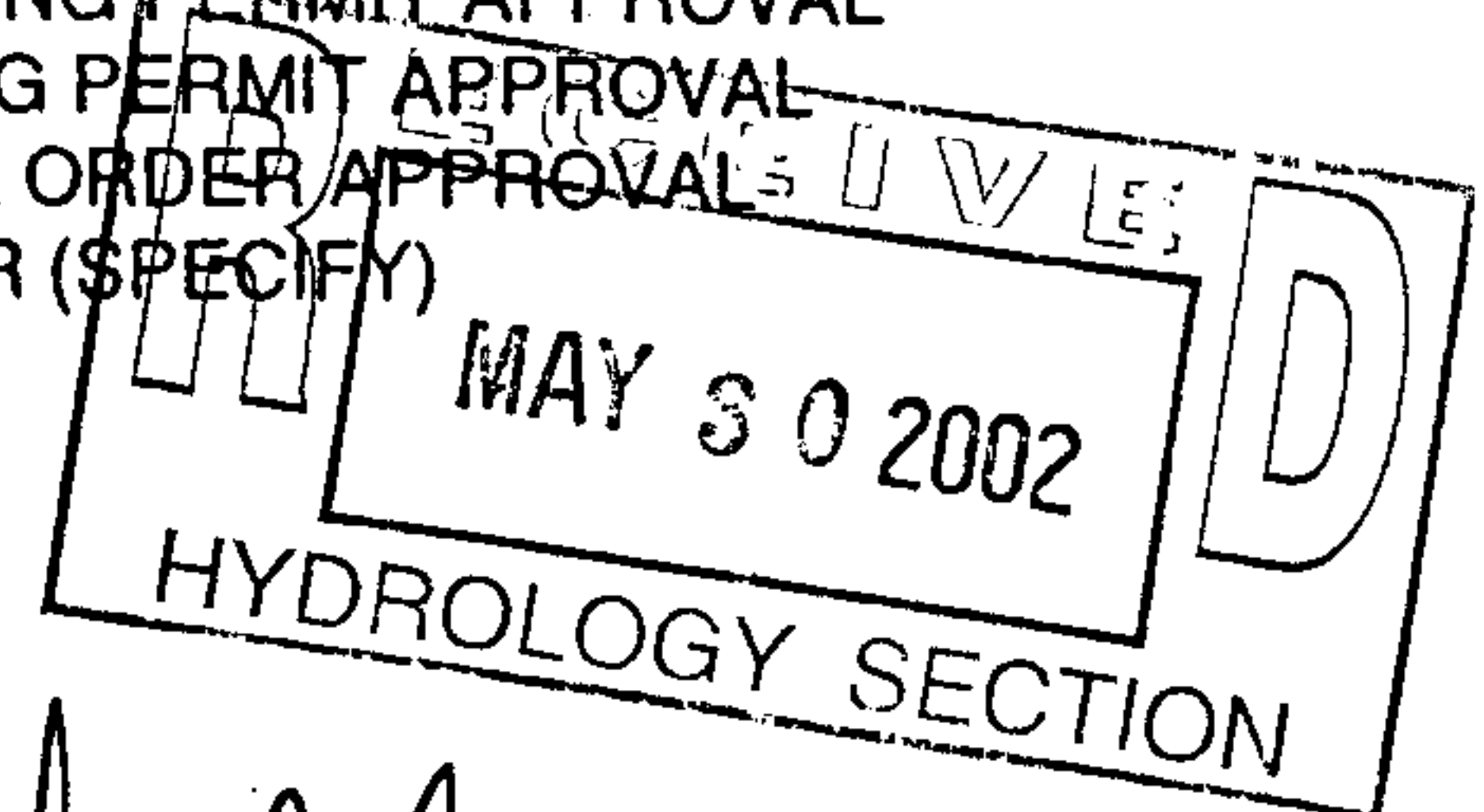
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☒ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 5/30/02 BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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