

# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 28, 2000

Daniel Aguirre, P.E.  
Wilson & Company  
4900 Lang Avenue NE  
Albuquerque, NM 87109

Attn: Mario Juarez-Infante

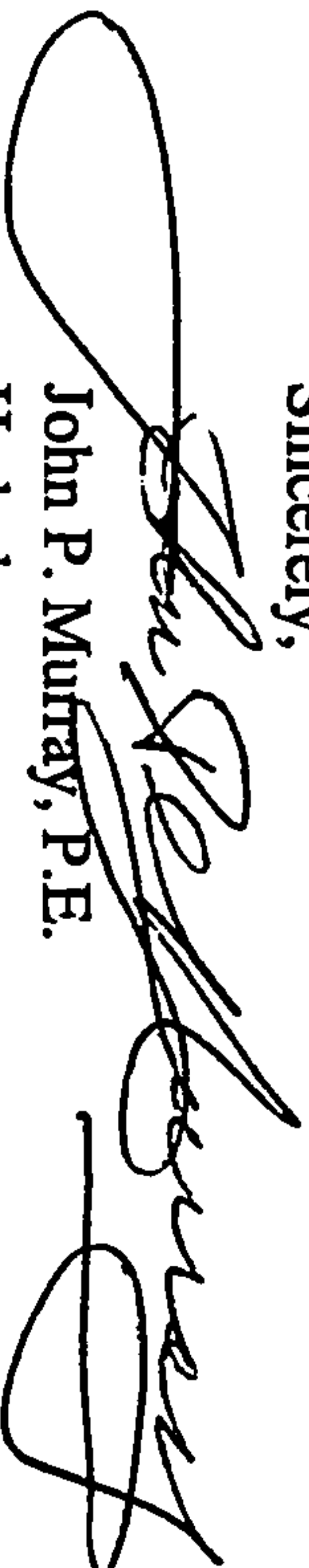
**RE: NICKOLSON CAR WASH (G20-D40). ENGINEER'S CERTIFICATION FOR  
CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED  
SEPTEMBER 20, 2000.**

Dear Mr. Aguirre:

Based on the information provided on your September 20, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: ~~Whitney Reiersen~~  
✓File

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Nickolson Car Wash ZONE ATLAS/DRNG. FILE#: G-20/10040  
DRB#: N/A EPC#: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Track "A-2" of the Rackheath Park Addition No. 1 to the City of Albuquerque, New Mexico, as the same is shown and designed on the second Replat Lot 14, Block 8 of said addition, filed in the office of the county clerk of Bernalillo County, New Mexico, on October 22, 1975.

CITY ADDRESS: Candelaria Road and Eubank Boulevard  
ENGINEERING FIRM: Wilson & Company CONTACT: Mario G. Juarez-Infante  
ADDRESS: 4900 Lang NE PHONE: (505) 348-4021  
Albuquerque, NM 87109  
OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: Arvid Johnson Associates Ltd. CONTACT: Arvid Johnson  
ADDRESS: 1641 West Glendale Ave. Suite 200 PHONE: (602) 841-3633  
Phoenix, Az  
SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

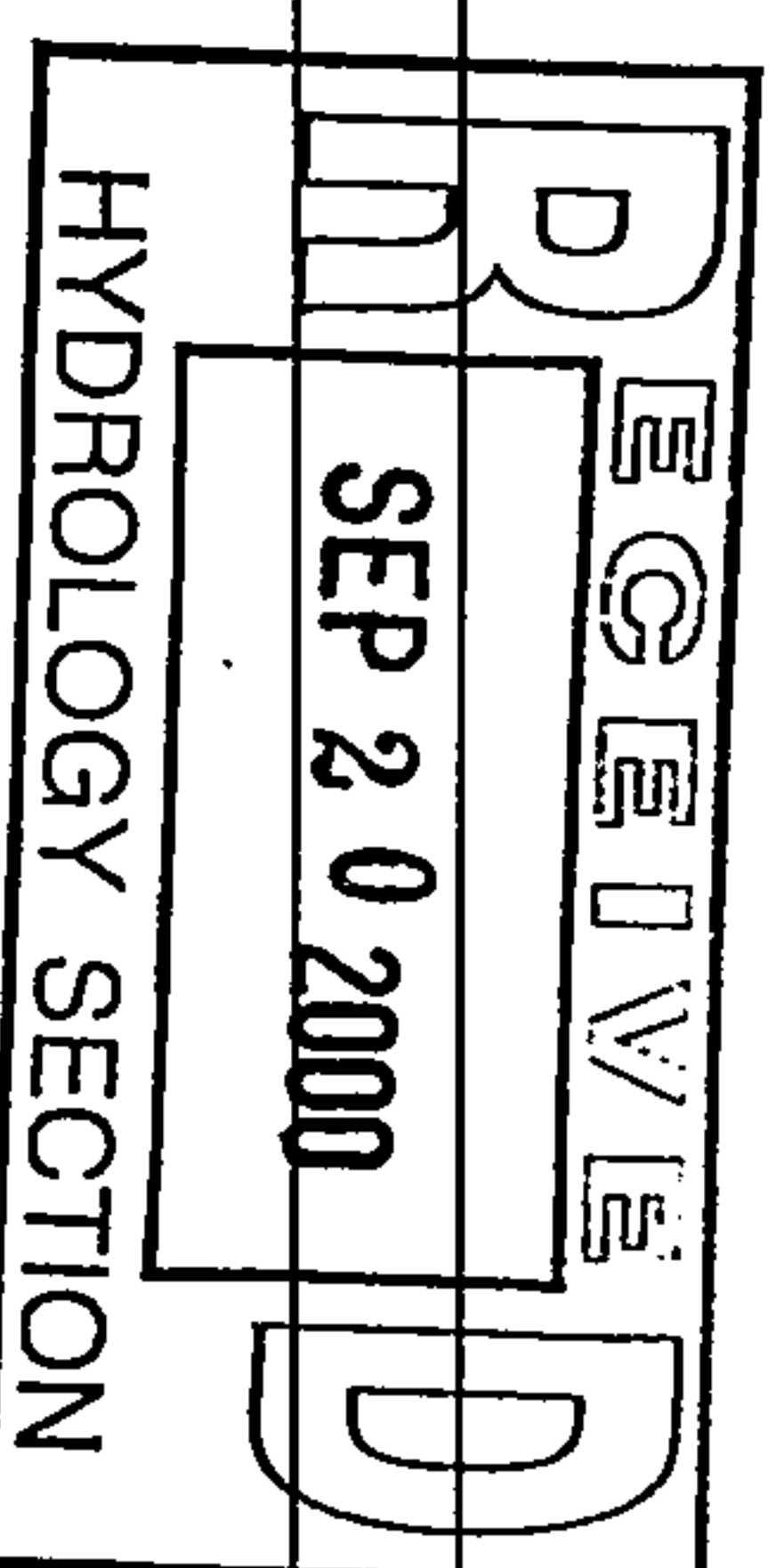
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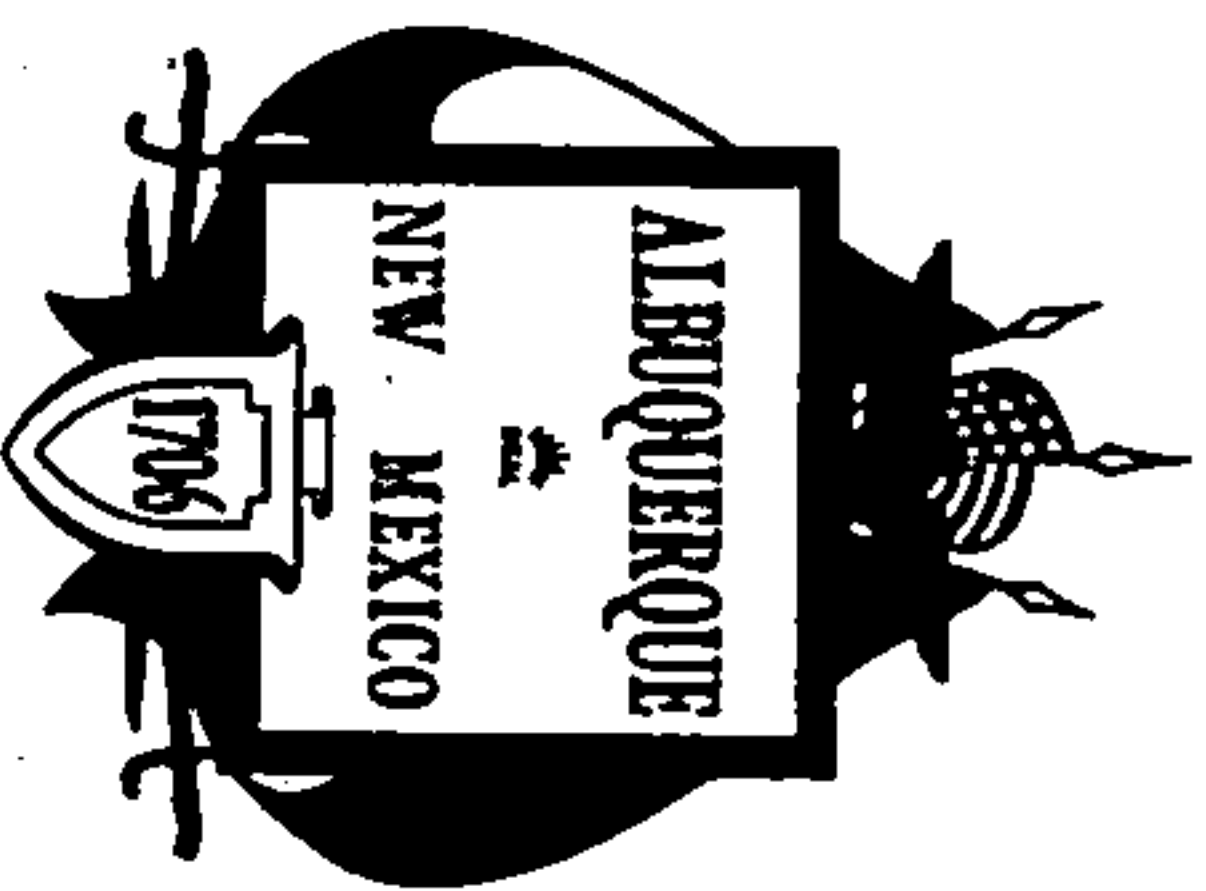
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SKETCH PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> CONCEPTUAL GRADING & DRAINAGE PLAN	<input type="checkbox"/> S. DEV. PLAN FOR SUBD. APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input checked="" type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERTIFICATION	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> OTHER: <u>SO-19</u>	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL

## PRE-DESIGN MEETING:

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY APPROVAL
<input type="checkbox"/> NO	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> COPY PROVIDED	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> S.A.D. DRAINAGE REPORT
	<input type="checkbox"/> DRAINAGE REQUIREMENTS
	<input type="checkbox"/> OTHER: _____

Date Submitted: 9/20/00  
By: Mario G. Juarez-Infante





## *City of Albuquerque*

November 24, 1999

Daniel S Aguirre, Reg. Professional Engineer,  
Wilson & Company  
4775 Indian School N.E.  
Albuquerque, New Mexico 87110

Re: Site Plan submittal for building permit approval for Nickolson Carwash, \_\_\_\_\_ Candelaria Rd. N.E.,  
Rackheath Park Addition No. 1, Tract A-2, Block 8, Lot 14. (G-18-Z), Engineer's Stamp dated  
4/26/99.

Dear Mr. Aguirre,

The location referenced above requires modification to the Site Plan prior to Building Permit release  
as stated on the attached comments and marked up Site Plan.

Please resubmit revised Site Plan after addressing typed and marked up  
comments. Submit Plan along with typed comments and all red-lined, mark-up  
copies.

Sincerely,

Mike Zamora,  
Commercial Plan Checker

cc:  
Engineer  
Hydrology File  
Office File



- Original requirements made included the need for clarification of existing conditions. Many were not addressed which made field investigation necessary. The additional comments reflect this field visit's findings. Please address all comments and both red-lined Site Plans and resubmit T.C.L. to Public Works Transportation / Hydrology for second review.
- For this Plan, and all others following, submit street address of site. Could be part of title block or application sheet in Hydrology file.
- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released. Place note on Site Plan to this effect.
- Use of D.P.M. can aid in production of Site Plan requiring fewer corrections to original and more expedient Traffic Engin. review time. Package included is copy of Chapter 23, taken from the D.P.M. Keep in office library, to be used for all forthcoming work.
- Only one Site Plan is needed per Permit submittal. Multiple copies of Site Plans will need to match exactly.
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately, this includes, all drive aisles, parking stalls and landscaping (as may be required by Zoning), any neighboring driveways, if close to property lines shared with adjacent lots, adjacent building to the north.
- Any revisions of the Site Plan, if needed to satisfy Zoning landscape and parking requirements, will need to be verified, reviewed and approved by this office at time of building permit plan review.
- Show, label, and dimension existing street sidewalk. City sidewalk ordinance requires minim. 6' street sidewalks along the frontage of all commercial sites being developed adjacent to major streets.
- Label 6" high concrete curb at each individual location or call out double-line style (or equivalent) linework, used to designate curbing, as "typical".
- The east curb cut must be widened to 35 feet, since a median cut is not available.
- 20' distance back from the back of sidewalk is needed at entrance as shown.
- 15' radius curves needed as shown.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving, and states it's equivalency to standard asphalt surfacing.
- Plat, signed and recorded at county clerk's office, showing all cross access easements. Show, label and dimension easement and show access easement limits on Site Plan. If an access easement exists at the existing parking area to the north, enough room for two-way traffic (24') and parking (20') must be kept open. Show this area complete and dimension.
- Show and label property lines and right-of-way lines.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan and Site Plan) must be together at front of plan set.
- Linework on Drainage Plan and Landscape Plan must match Site Plan exactly. Verify changes in Site Plan with Hydrology. If acceptable, callout on Site Plan: INSPECTION OF CONSTRUCTION FOR C.O. BY TRANSPORTATION WILL BE DONE FROM THIS SHEET. Maximum 8% slope along vehicle route on parking lot surface needed. This office recommends that as much information as possible that is pertinent to it's requirements be placed on Site Plan and not Drainage Plan. Any changes required by Transportation shown on Drainage Plan cannot be marked up on Drainage Plan per Hydrology's preference, such as curbs, ramps, driveways, dimensions, labels, etc.
- Entrances need striping and arrows, painted per DPM.
- Need to see valuation of project.
- Show full width of street on Site Plan, to include median and opening (including any left turn lanes into this site).
- Building protection which consists of a minim. 3' wide, 6" high raised concrete walk, 2' minim. width concrete curbed buffer adjacent to parking lot surface or bollards, as shown, is required.

**WILSON  
& COMPANY**  
P.O. Box 94000  
Albuquerque, NM 87199-4000

## Memo

Albuquerque  
Colorado Springs  
Colton  
Denver  
Houston  
Lenexa, KS  
Kansas City, MO  
Phoenix  
Salina, KS  
Wichita

From: Mario Juarez-Infante 

To: Brad Bingham, P.E.

Copies To: File

Date: 5 November, 1999

File No.: 99-210-067

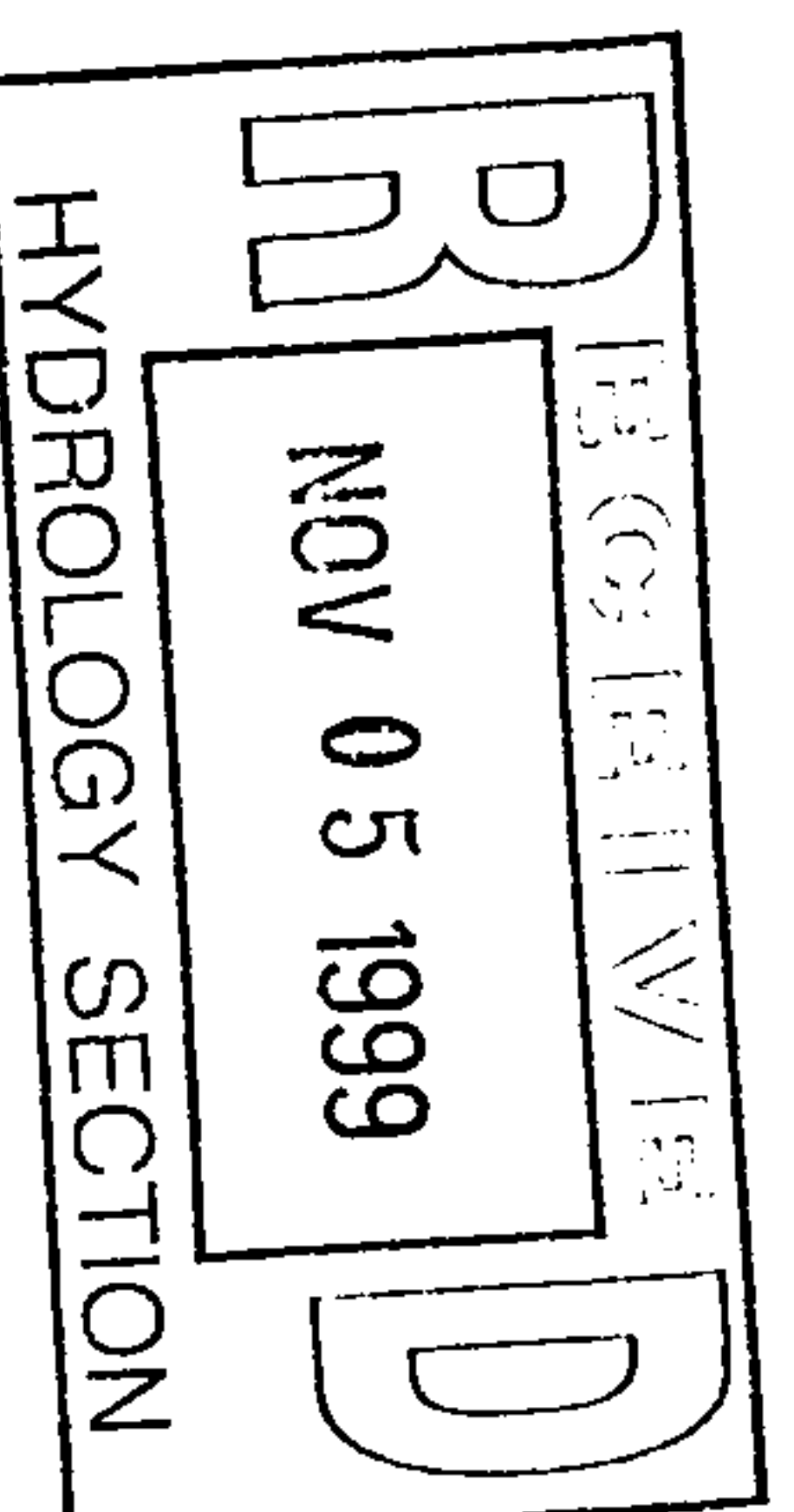
Task: 83

Subject: Tom Nickolson Carwash

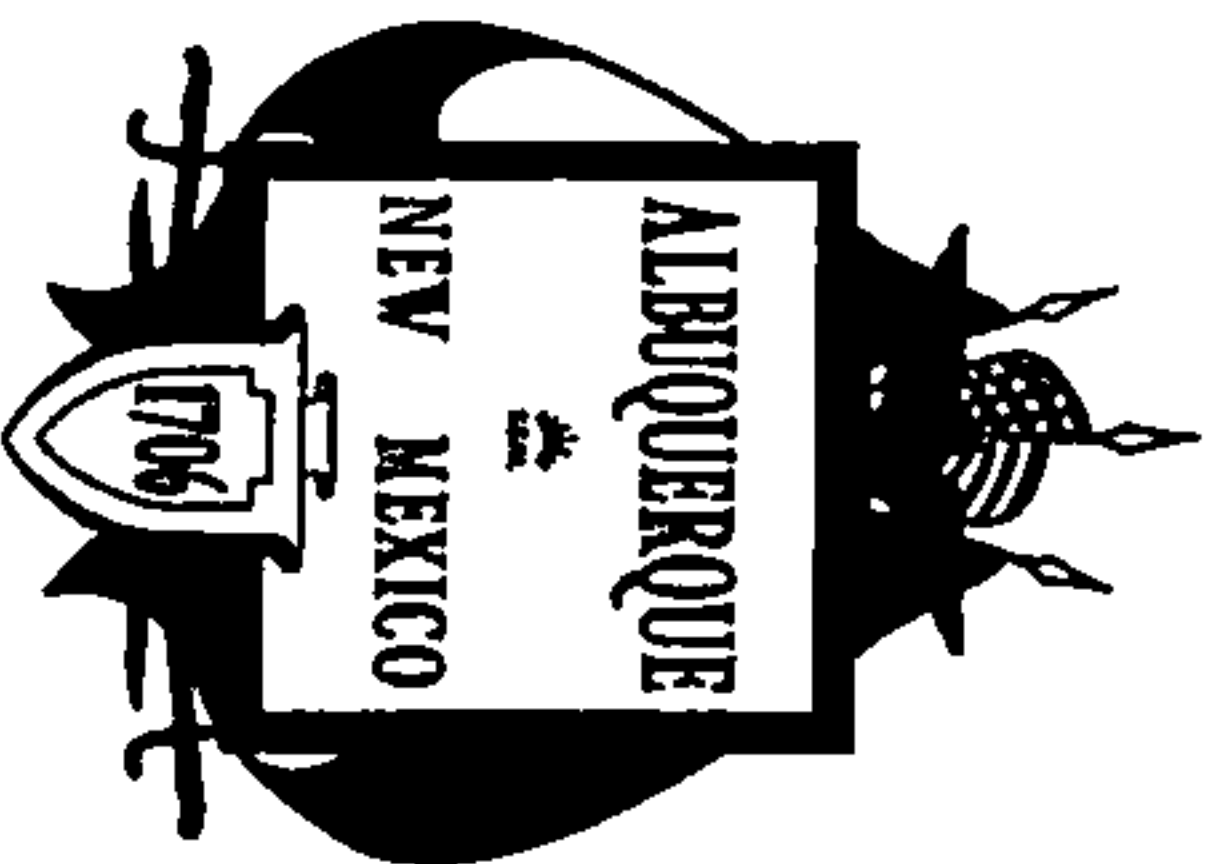
Mr. Bingham:

The Grading & Drainage Plan has been revised to address your comments. The offsite flows will be conveyed onto the Candelaria storm drain by a rip-rap swale. In addition, a composite rundown w/PCC slab has been added on the west area of the property. The water in the swale will flow below the slab and continue south. Calc's have been provided in the drainage report.

If you have any questions please call me at 348-4021.







# City of Albuquerque

March 14, 2000

Mario Juarez-Infante for Daniel S. Acuirre Reg. Professional Engineer,  
Wilson & Company  
4775 Indian School N.E.  
Albuquerque, New Mexico 87110

Re: T.C.L. (Traffic Circulation Layout (Site Plan)) submittal for building permit approval for Nickolson  
Carwash, [G20/D040], \_\_\_\_\_ Candelaria Rd. N.E., Rackheath Park Addition No. 1,  
Tract A-2, Block 8, Lot 14. Architect's Stamp, undated.

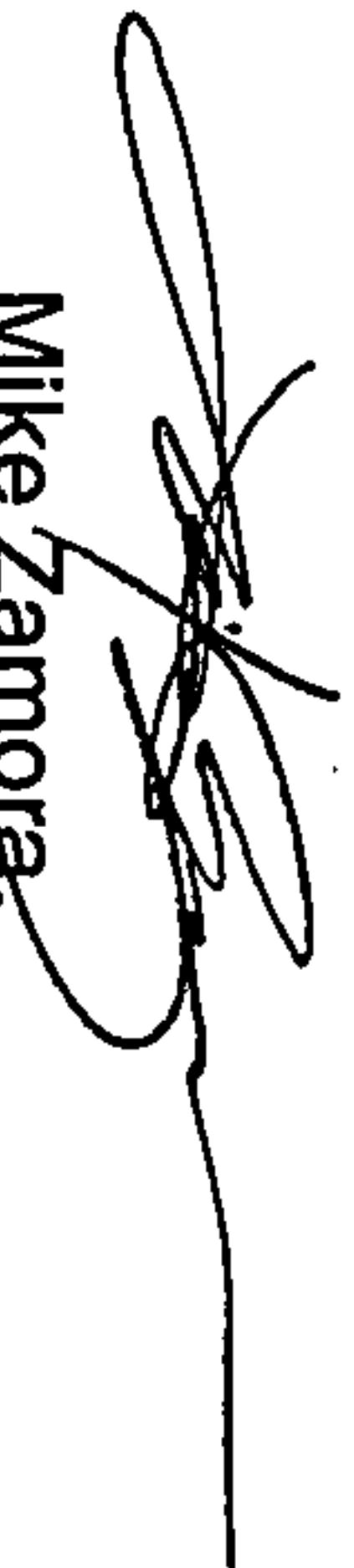
Dear Mr. Juarez-Infante,

I have received submittal of the latest revision of the TCL for approval. First, in attempting to locate all the documents in the package provided, I found that the markup from my first review for this site was missing. The comments made by me originally were partially addressed and the remaining, unresolved comments were to be employed in the generation of the second revision. I need to see that markup to verify that all the comments I made were addressed.

Secondly, I proceeded to compare the latest revision of the TCL to the red-line markup I last sent your office. Of the first eight red-lined comments, on the sheet I looked at, only two were actually completed. Seeing a low percentage of compliance and not wishing to unwisely use my review time, I skipped the remaining red-lined notations on the TCL and went on to the list of typed comments. I reviewed half the list of comments in conjunction with the new TCL and also found a low level of compliance.

I can't be spending a lot of unproductive time reviewing the same plan, seeing minimal compliance at each submittal without expecting negative feedback from management. For this reason I am rejecting your submittal with this document until a TCL, showing substantial compliance, is returned to this office.

Sincerely,

  
Mike Zamora,  
Commercial Plan Checker

cc:  
Hydrology File  
Office File

**MYLSON  
& COMPANY**  
P.O. Box 94000  
Albuquerque, NM 87199-4000

## Memo

Albuquerque  
Colorado Springs  
Colton  
Denver  
Houston  
Lenexa, KS  
Kansas City, MO  
Phoenix  
Salina, KS  
Wichita

From: Mario Juarez-Infante 

To: Mike Zamara

Copies To: File  
Brad Bingham

Date: 31 January, 2000  
File No.: 99-210-067  
Task: 83

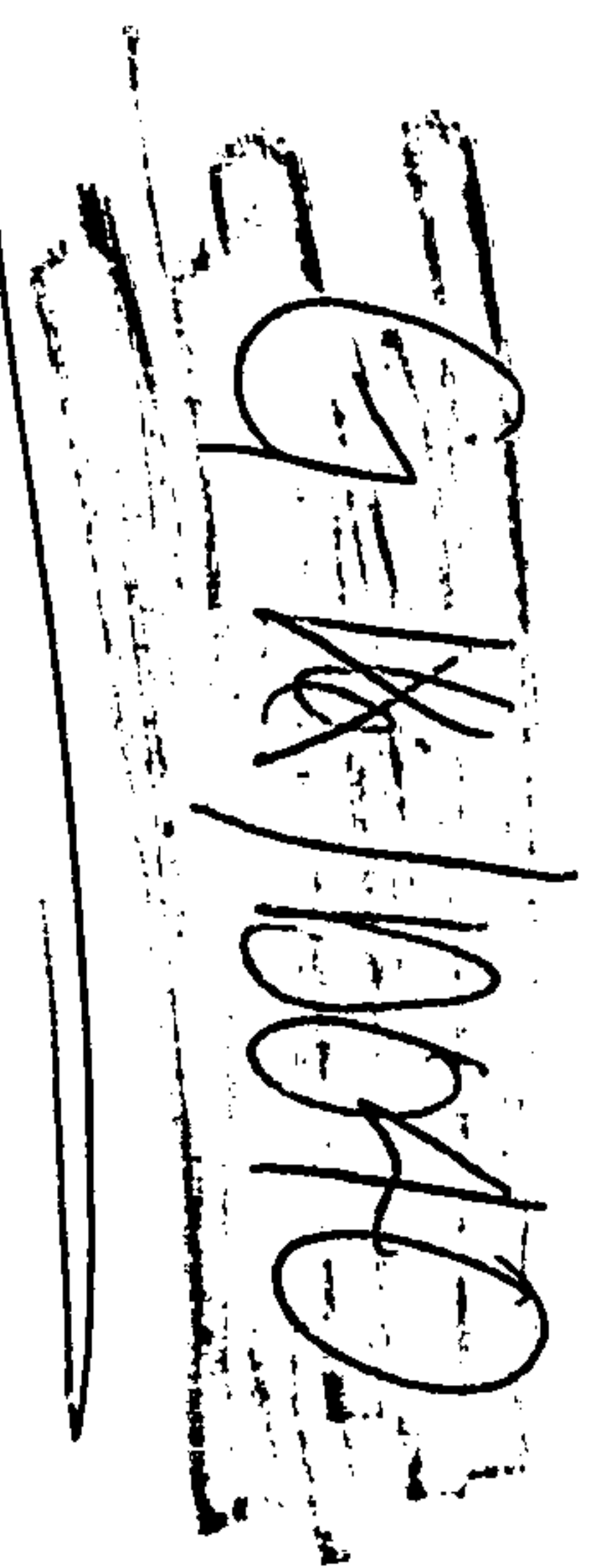
Subject: Tom Nickolson Carwash

Mr. Zamora,

Attached is the revised T.C.L. Plan. My understanding is that all comments for Grading and Drainage have been addressed and approved by hydrology. Grading & Drainage Approval letter is pending acceptance of the T.C.L.

If you have any questions please call me at 348-4021.

20



Memo4

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Nickolson Car Wash ZONE ATLAS/DRNG. FILE#: G-20

DRB#: N/A EPC#: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Track "A-2" of the Rackheath Park Addition No. 1 to the City of Albuquerque, New Mexico, as the same is shown and designed on the second Replat Lot 14, Block 8 of said addition, filed in the office of the county clerk of Bernalillo County, New Mexico, on October 22, 1975.

CITY ADDRESS: Candelaria Road and Eubank Boulevard

ENGINEERING FIRM: Wilson & Company CONTACT: Mario G. Juarez-Infante

ADDRESS: 4900 Lang NE PHONE: (505) 348-4021  
Albuquerque, NM 87109

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: Arvid Johnson Associates Ltd. CONTACT: Arvid Johnson

ADDRESS: 1641 West Glendale Ave. Suite 200 PHONE: (602) 841-3633  
Phoenix, Az

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

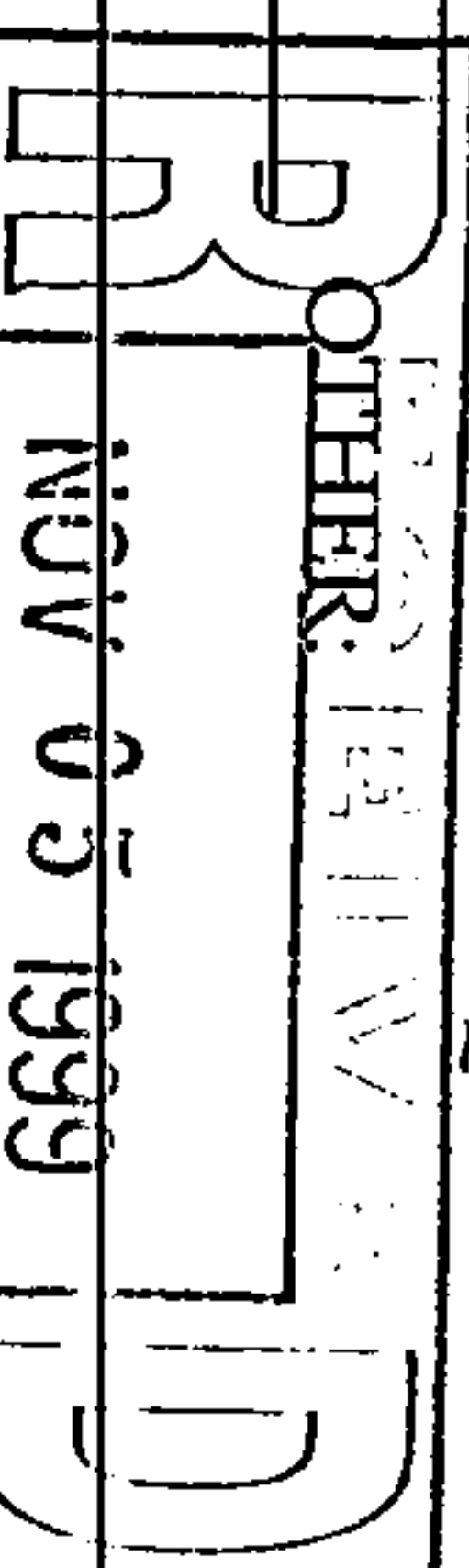
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<input type="checkbox"/> DRAINAGE PLAN	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> CONCEPTUAL GRADING & DRAINAGE PLAN	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D. APPROVAL
<input checked="" type="checkbox"/> GRADING PLAN	<input type="checkbox"/> S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> ENGINEER'S CERTIFICATION	<input type="checkbox"/> FINAL PLAT APPROVAL
<input checked="" type="checkbox"/> OTHER: SO-19	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY APPROVAL
<input type="checkbox"/> YES	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input checked="" type="checkbox"/> NO	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> COPY PROVIDED	<input type="checkbox"/> S.A.D. DRAINAGE REPORT

DRAINAGE REQUIREMENTS

OTHER: 1411 W/ 14

Date Submitted: 11/5/99

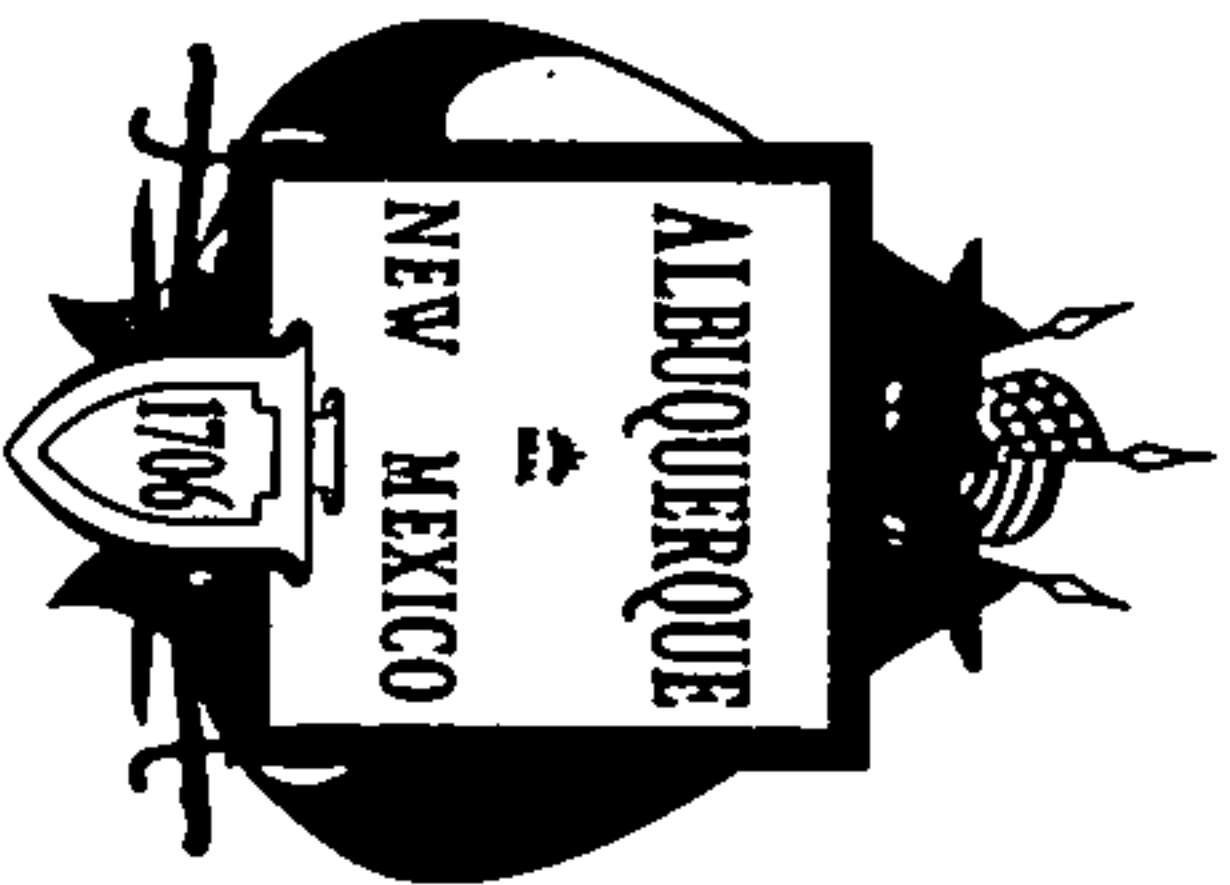
By: Mario G. Juarez-Infante



HYDROLOGY SECTION



# *City of Albuquerque*



February 10, 2000

Dan Aguirre, PE  
Wilson & Company  
4900 Lang Ave NE  
Albuquerque, NM 87109

Re: Nickolson Carwash Grading and Drainage Plan  
Engineer's Stamp dated 11-5-99 (G20/D40)

Dear Mr. Aguirre,

Based upon the information provided in your resubmittal dated 2-10-00 and original submittal dated 11-5-99, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

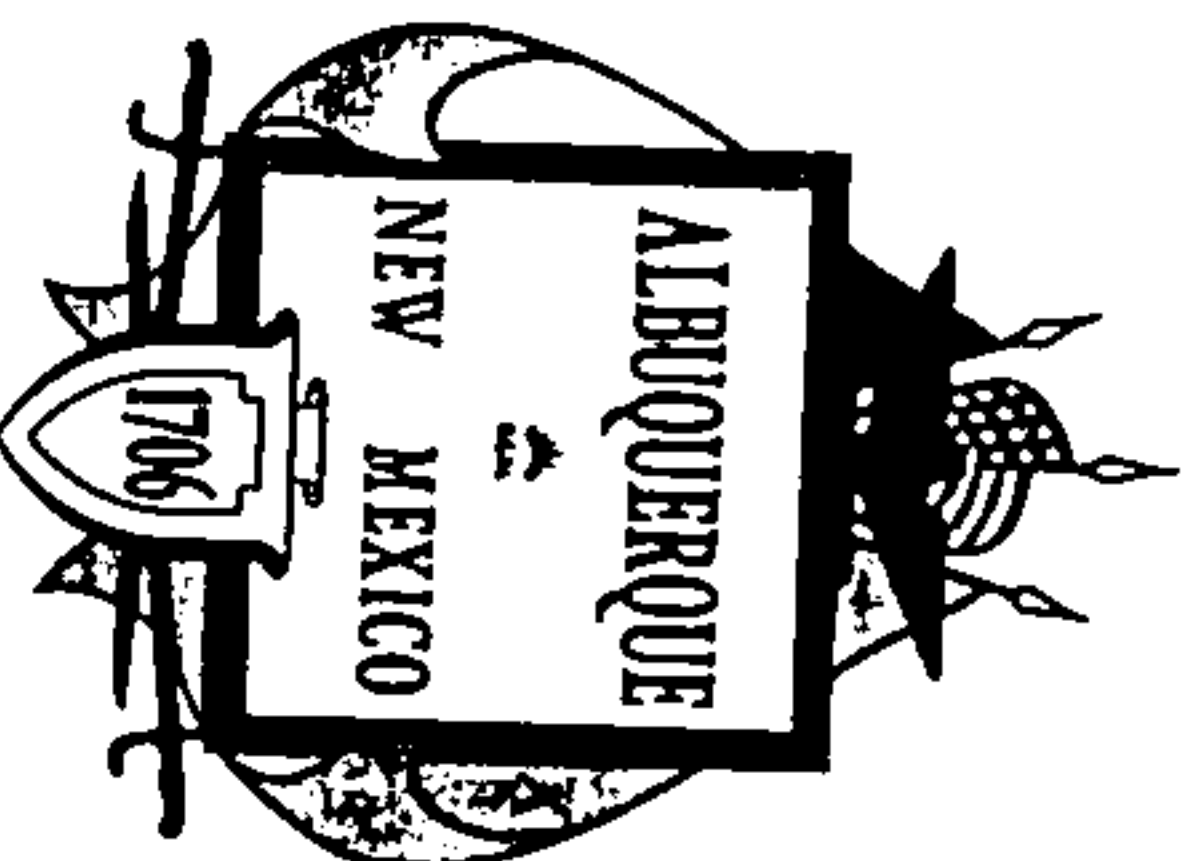
If you have any questions, you can contact me at 924-3986

Sincerely,

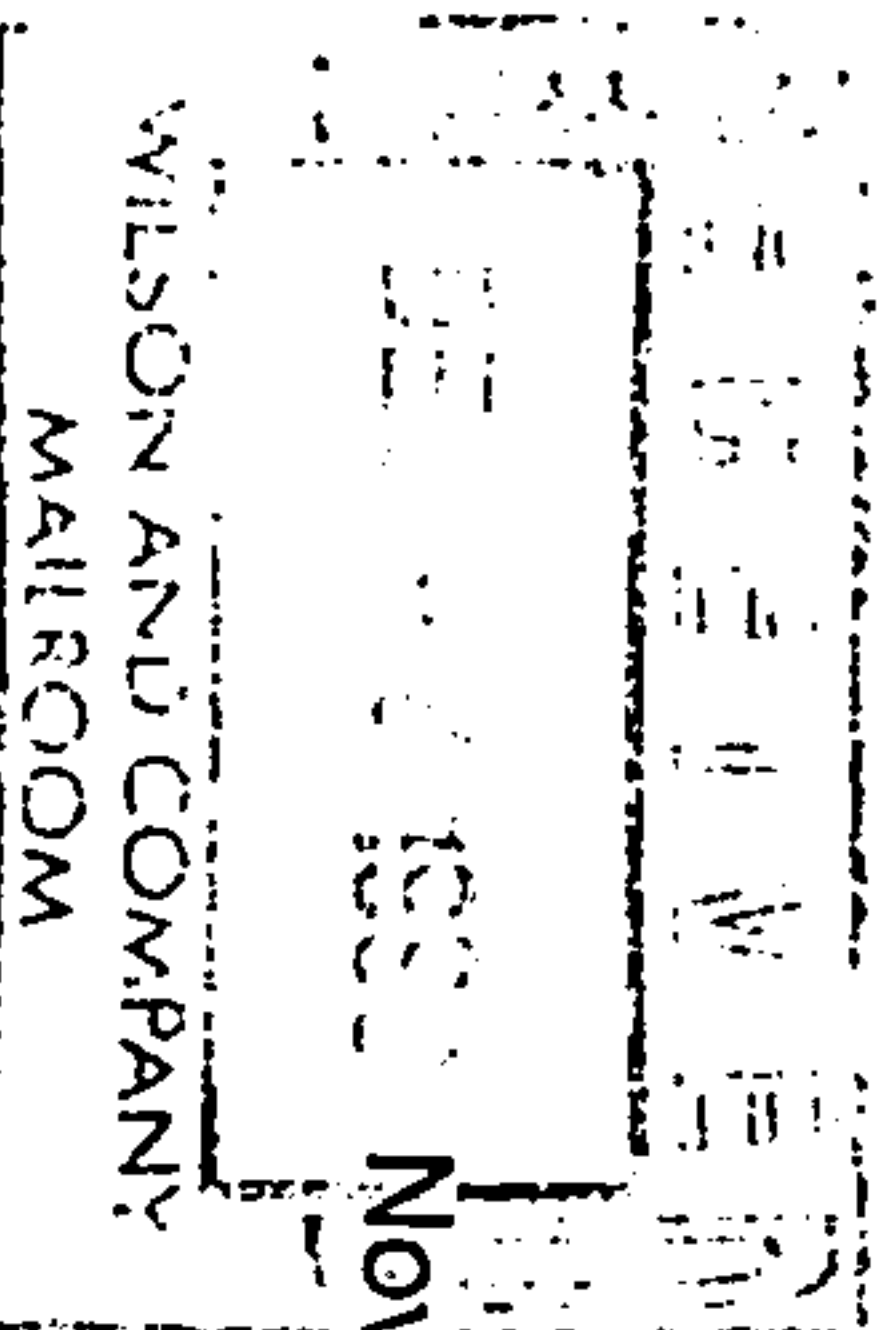
*Bradley L. Bingham*  
Bradley L. Bingham, PE  
Hydrology Review Engineer

C: file

# City of Albuquerque



RECEIVED  
November 24, 1999



Daniel S Aguirre, Reg. Professional Engineer,  
Wilson & Company  
4775 Indian School N.E.  
Albuquerque, New Mexico 87110

Re: Site Plan submittal for building permit approval for Nickolson Carwash, --- Candelaria Rd. N.E.,  
Rackheath Park Addition No. 1, Tract A-2, Block 8, Lot 14 (G-18-Z), Engineer's Stamp dated  
4/26/99.

Dear Mr. Aguirre,

The location referenced above requires modification to the Site Plan prior to Building Permit release  
as stated on the attached comments and marked up Site Plan.

Please resubmit revised Site Plan after addressing typed and marked up  
comments. Submit Plan along with typed comments and all red-lined, mark-up  
copies.

Sincerely,

Mike Zamora,  
Commercial Plan Checker

cc:  
~~Engineer~~  
Hydrology File  
Office File

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Nickolson Car Wash ZONE ATLAS/DRNG. FILE#: G-20 / 17040  
DRB#: N/A EPC#: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Track "A-2" of the Rackheath Park Addition No. 1 to the City of Albuquerque, New Mexico, as the same is shown and designed on the second Replat Lot 14, Block 8 of said addition, filed in the office of the county clerk of Bernalillo County, New Mexico, on October 22, 1975.

CITY ADDRESS: Candelaria Road and Eubank Boulevard

ENGINEERING FIRM: Wilson & Company CONTACT: Mario G. Juarez-Infante

ADDRESS: 4775 Indian School Rd. Suite 200 PHONE: (505) 254-4021

Albuquerque, NM 87110

OWNER: Albuquerque Public Schools CONTACT: Pat McMurray

ADDRESS: 915 Oak St. NE PHONE: (505) 242-5865

ARCHITECT: Arvid Johnson Associates Ltd. CONTACT: Arvid Johnson

ADDRESS: 1641 West Glendale Ave. Suite 200 A PHONE: (602) 841-3633

Phoenix, Az 85021

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☒ DRAINAGE REPORT \_\_\_\_\_ SKETCH PLAT APPROVAL

\_\_\_\_\_ DRAINAGE PLAN \_\_\_\_\_ PRELIMINARY PLAT APPROVAL

\_\_\_\_\_ CONCEPTUAL GRADING & DRAINAGE PLAN \_\_\_\_\_ S. DEV. PLAN FOR SUBD. APPROVAL

☒ GRADING PLAN \_\_\_\_\_ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

\_\_\_\_\_ EROSION CONTROL PLAN \_\_\_\_\_ SECTOR PLAN APPROVAL

\_\_\_\_\_ ENGINEER'S CERTIFICATION \_\_\_\_\_ FINAL PLAT APPROVAL

\_\_\_\_\_ OTHER \_\_\_\_\_ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL

PRE-DESIGN MEETING: \_\_\_\_\_ CERTIFICATE OF OCCUPANCY APPROVAL

\_\_\_\_\_ YES \_\_\_\_\_ GRADING PERMIT APPROVAL

☒ NO \_\_\_\_\_ PAVING PERMIT APPROVAL

\_\_\_\_\_ COPY PROVIDED \_\_\_\_\_ S.A.D. DRAINAGE REPORT

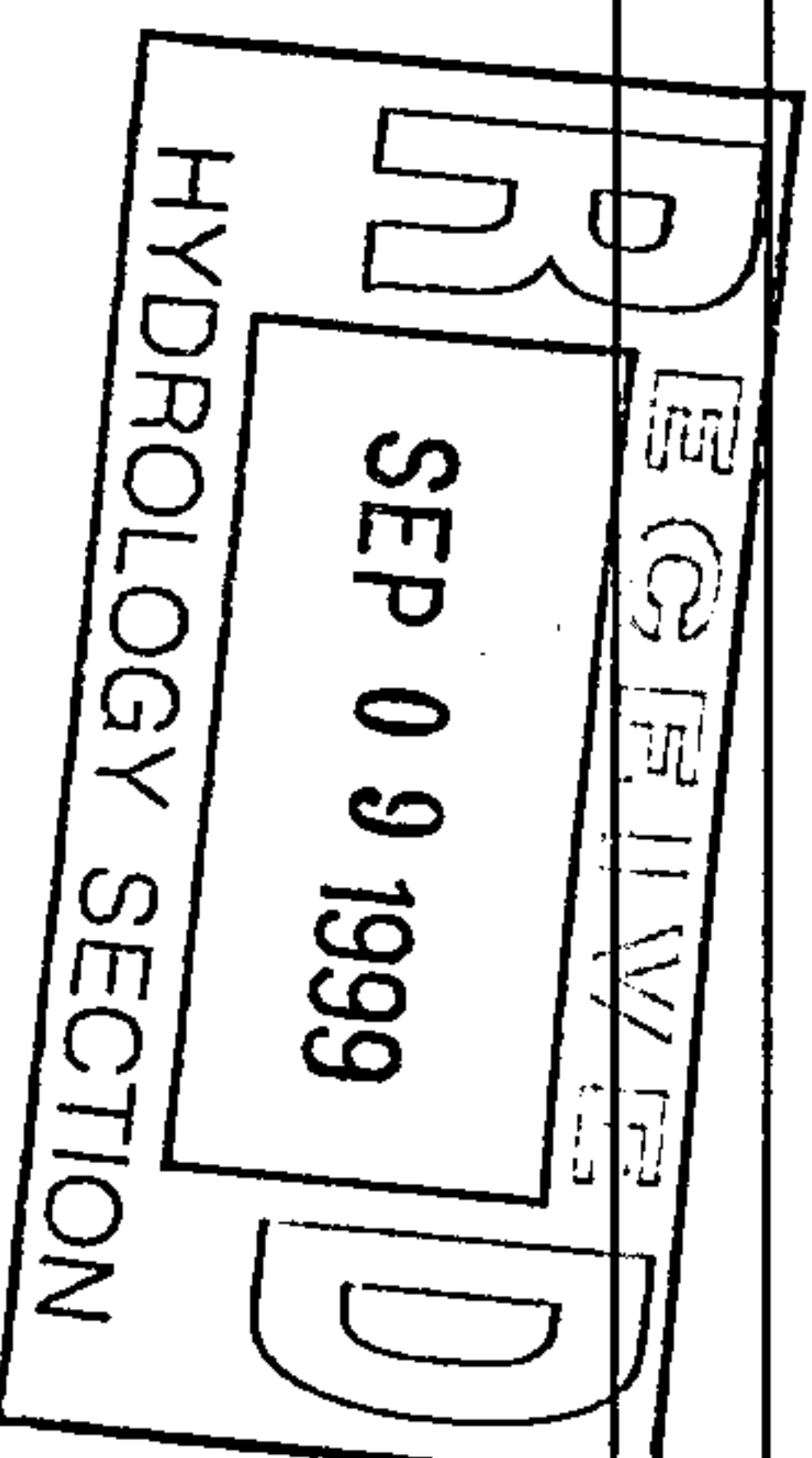
\_\_\_\_\_ DRAINAGE REQUIREMENTS

\_\_\_\_\_ OTHER: \_\_\_\_\_

Date Submitted: 9/9/99

By: Mario G. Juarez-Infante

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# *City of Albuquerque*

October 15, 1999

Mario G. Juarez-Infante  
Wilson & Company  
4775 Indian School NE  
Albuquerque, NM 87110

Re: Nickolson Carwash – Candelaria & Eubank Grading and Drainage Plan  
Engineer's Stamp dated 9-9-99 (G20/D40)

Dear Mr. Juarez-Infante,

Based upon the information provided in your submittal dated 9-9-99, the above referenced site is not approved for Building Permit for the following reasons:

1. Work in the City's R/W requires a SO#19 permit. Please include it on the resubmitted plan and provide an extra copy for Street Maintenance Inspection.
2. Although the change is insignificant, Basin 201 cannot be calculated as 100% treatment A since you are planning some landscaping improvements. Since you will be resubmitting for reason #1, please revise. Also, please provide a small swale along the western wall to prevent runoff from Basin 202 from entering the apparent pedestrian access.
3. Please describe where the offsite flows (5.02 cfs) enters your site and if it is combined with any onsite basin. If it is to run along the western wall, please provide calculation and design of swale.

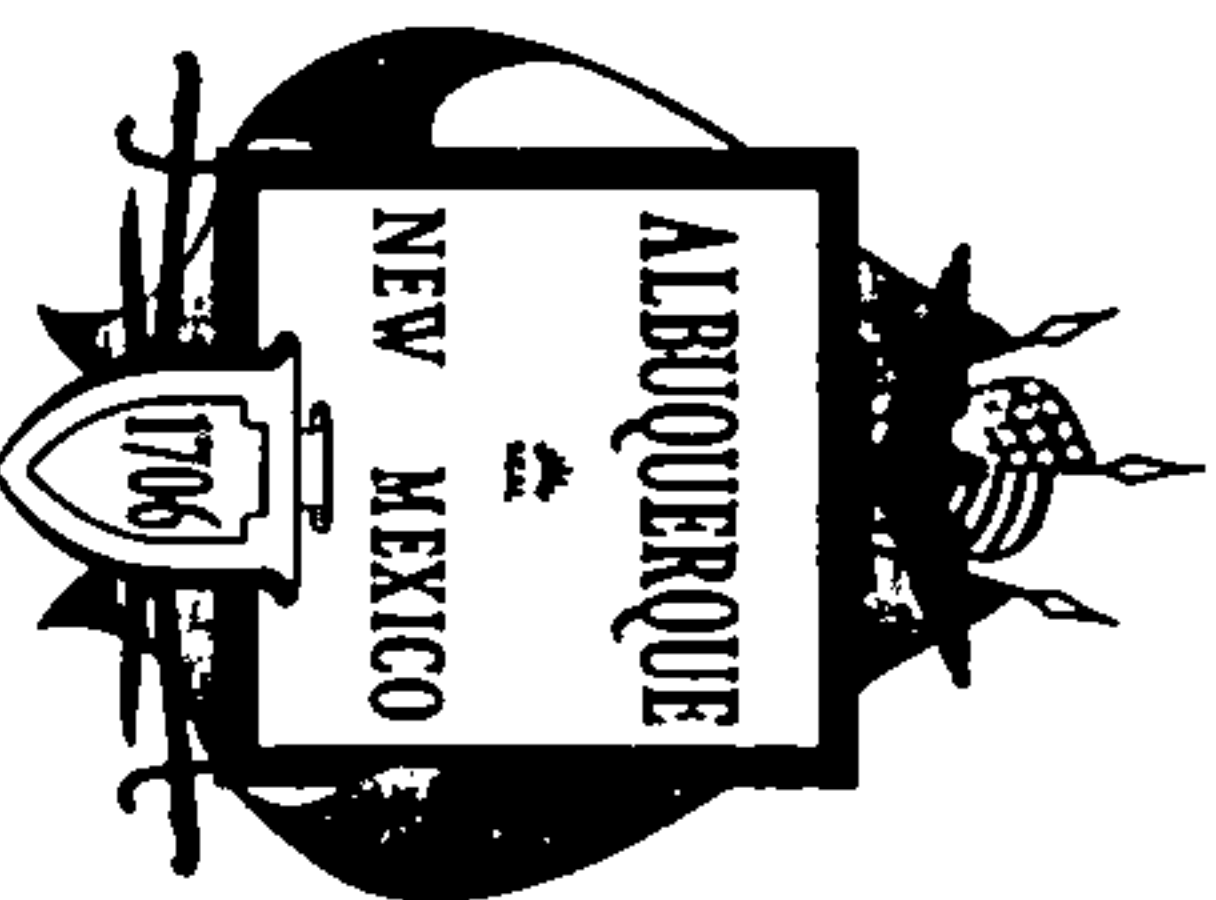
If you have any questions, you can contact me at 924-3986

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Hydrology Review Engineer

C: file



## *City of Albuquerque*

September 22, 1999

Mr. Arvid Johnson  
Arvid Johnson Associates Ltd.  
1641 West Glendale Ave. Suite A  
Phoenix, Arizona 85021

Re: TCL/Site Plan submittal for building permit approval for The Nickolson Car Wash located at Candelaria and Eubank NE (Zone Map G-20-Z), Architect's Stamp dated 9/9/99. Described as Track "A" of the Rackheath Park Addition No. 1 to the City of Albuquerque, New Mexico, as the same shown and designed on the second Replat Lot 14, Block 8 of said addition, filed in the office of the county clerk of Bernalillo County, New Mexico, on October 22, 1975.

Dear Mr. Johnson,

Prior to building permit release, the above referenced site plan requires modification as shown on the attached mark-up.

Please provide a revised Site Plan, including a file copy, reflecting the required changes.

If you should have any questions, please feel free to call me at (505) 924-3994 or come by my office located at the Plaza Del Sol Building (600 2nd St. NW - Albuquerque, NM).

Sincerely,

Tony Loyd,  
Associate Engineer

cc: Mike Zamora  
file

x:\eng\share\ncarwash.tcl, Candelaria/Eubank, Zone Atlas Page G-20, 9/22/99