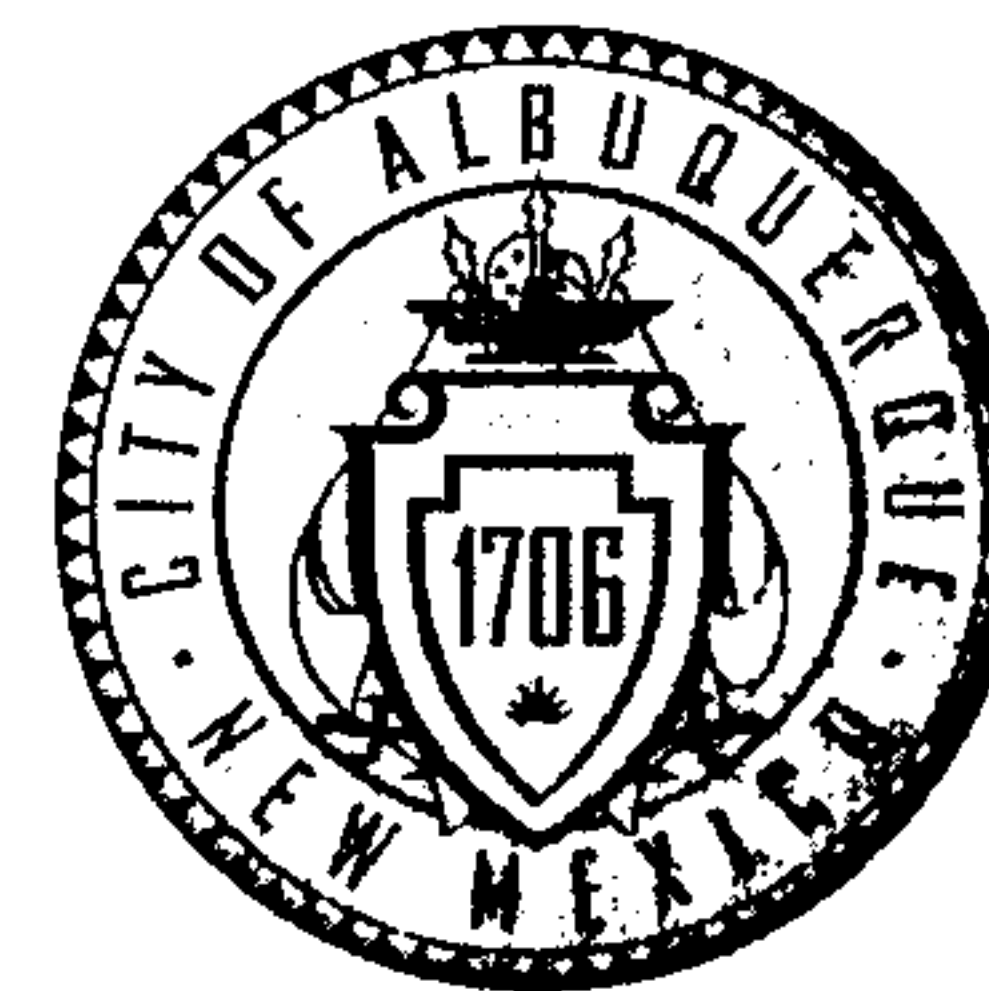


CITY OF ALBUQUERQUE



February 3, 2017

Rick Bennett, R.A.
Rick Bennett Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Xtreme Storage Tenant Improvement, 100 Trumbull Ave. SE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 06-23-16 (L14-D045)
Certification dated 02-02-17

Dear Mr. Bennett,

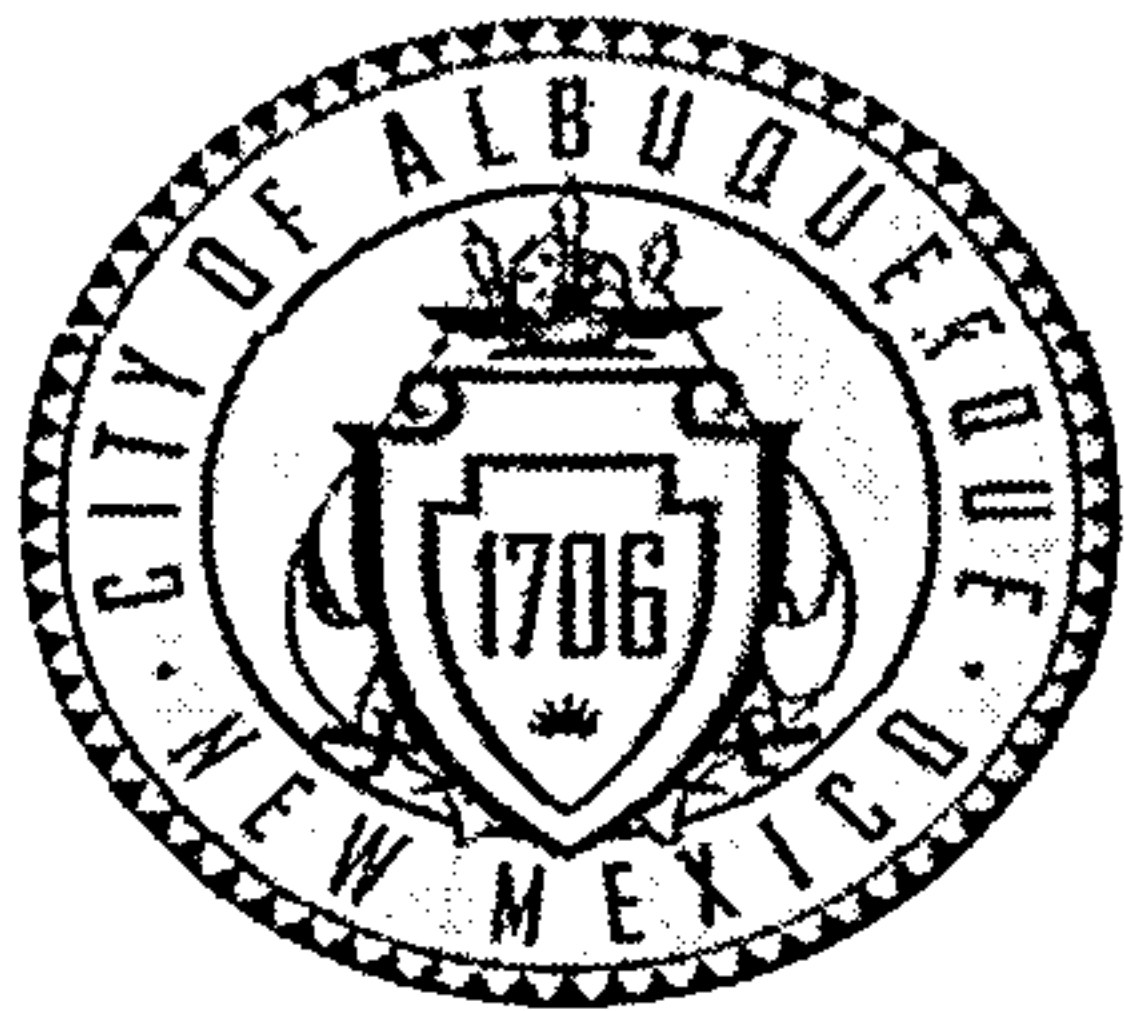
Based upon the information provided in your submittal received 02-02-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Xtreme Storage Tenant Improvement

Building Permit #: T201691374

City Drainage #: L14D045

DRB#: 1010748

EPC#:

Work Order#:

Legal Description: For all or portion of Lot 8-15, Block 1, Gregorio & Rafael Apodaca Addition SU-1, SU-2 Heavy Commerical

City Address: 100 Trumbull Ave SE, Albuquerque, New Mexico

Engineering Firm:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Owner: Mike McClain

Contact: Mike McClain

Address: 4009 Menaul Blvd, Albuquerque, NM 87110

Phone#: 505-796-0505

Fax#:

E-mail: xtremecleanmike@gmail.com

Architect: Rick Bennett Architecture

Contact: Rick Bennett

Address: 1104 Park Ave SW Albuquerque, NM 87102

Phone#: 242-1859

Fax#:

E-mail: Rick@rba81.com

Other Contact:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

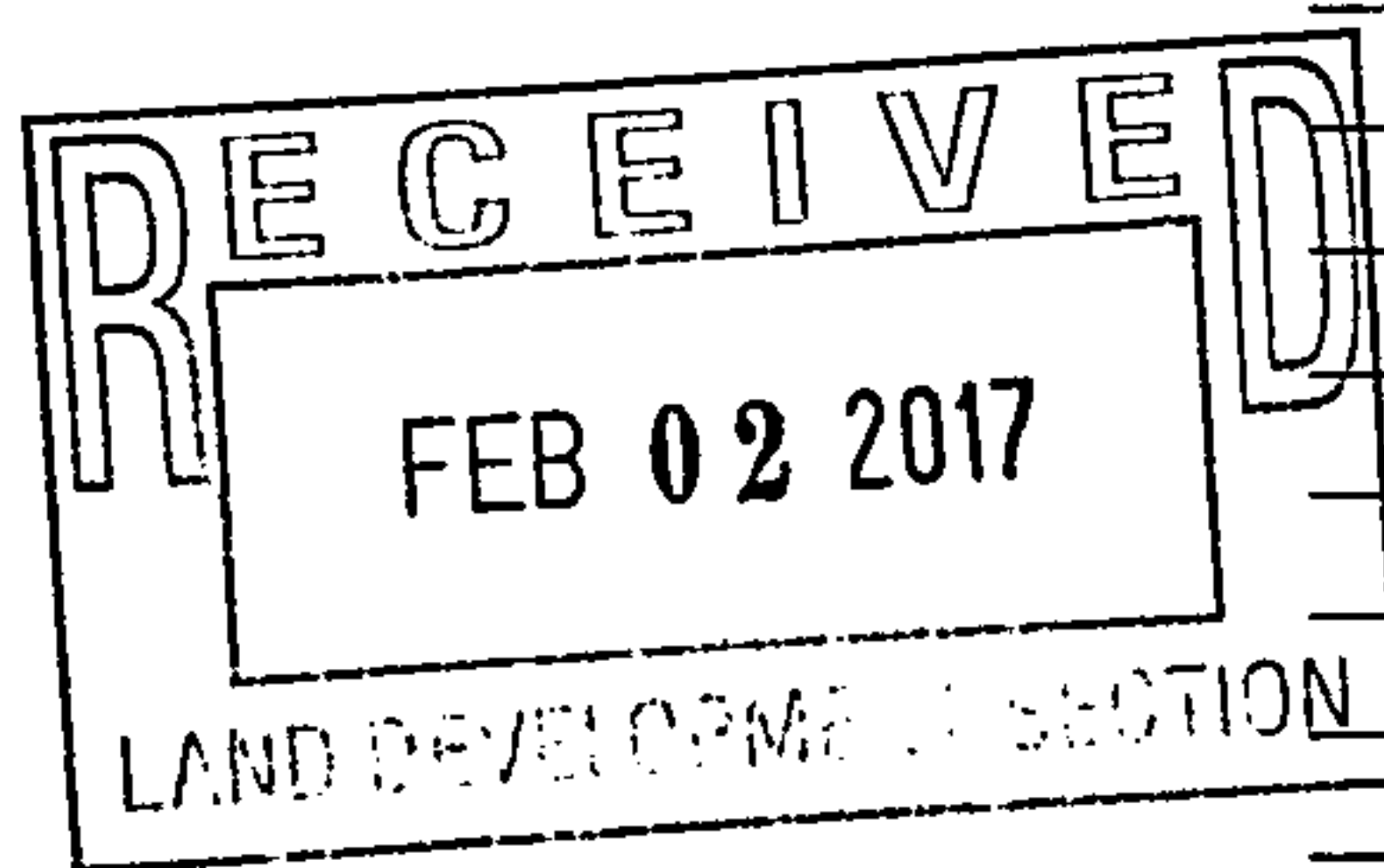
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 2/2/2017

By:

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



February 2, 2017

Re: Xtreme Storage
100 Trumbull Ave SE
Albuquerque, NM

I, **Rick Bennett**, NMRA #1240, of the Firm of Rick Bennett Architect, hereby certify that the project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, June 24, 2016.

The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on January 31, 2017 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 Certificate of Occupancy (Permanent) for Xtreme Storage located at 100 Trumbull Ave, SE, all of or portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addition, SU-2, SU-1 Heavy Commercial, City of Albuquerque, Bernalillo County, New Mexico

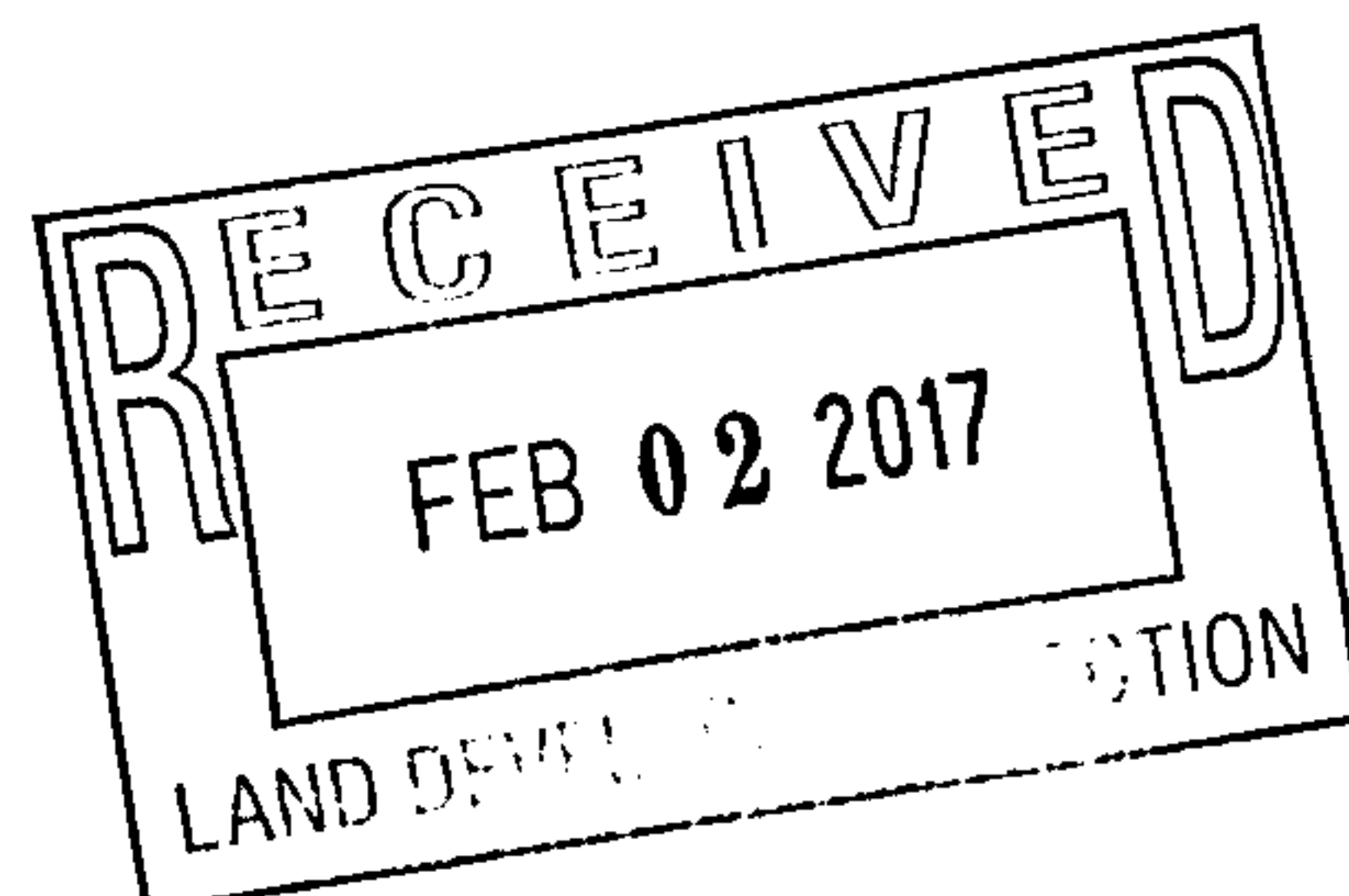
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Date: 2/2/2017

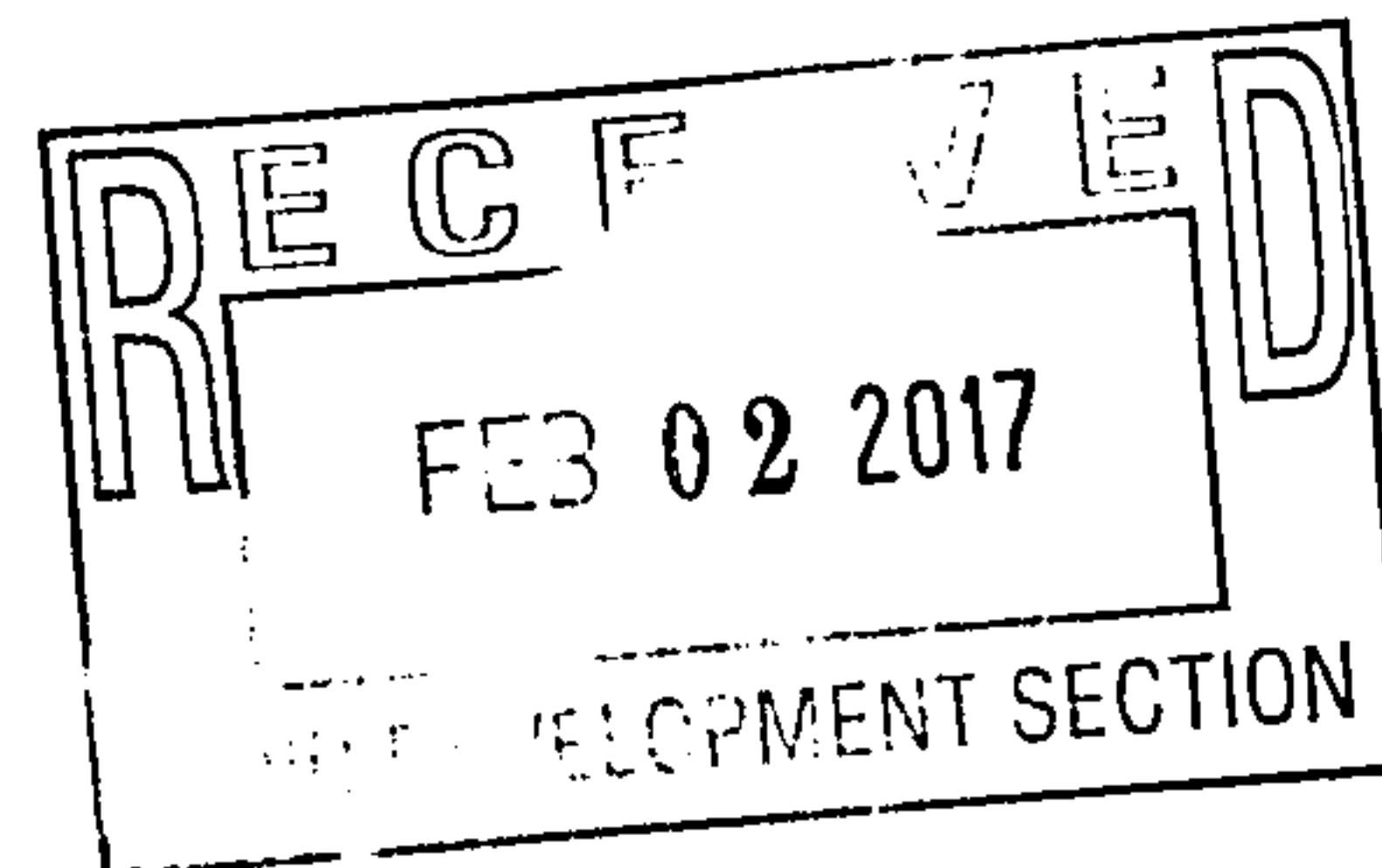
Sincerely,

A handwritten signature in black ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett
Architect



XTREME STORAGE
PERMIT #201691374
CERTIFICATE OF OCCUPANCY



L140045

From: Patz, Logan W.
To: "doug@rba81.com"; "Rick@rba81.com"
Cc: Ortiz, Monica
Subject: Xtreme Storage Tenant Improvement, 100 Trumbull Ave SE
Date: Friday, January 20, 2017 9:58:00 AM

Hello Doug,

There are four items that need to be addressed at the site listed above before we can issue a CO.

1. The Handicap Ramp going to the front needs to meet ADA requirements. The concrete before the ramp appears to be out of compliance.
2. The ADA accessible parking sign must have the required language per (66-7-352.4C NMSA 1978) **"Violators Are Subject to a Fine and/or Towing."**
3. The motor cycle space needs to be identified.
4. Please remove all construction debris from the construction site. (The old stairs should be removed)

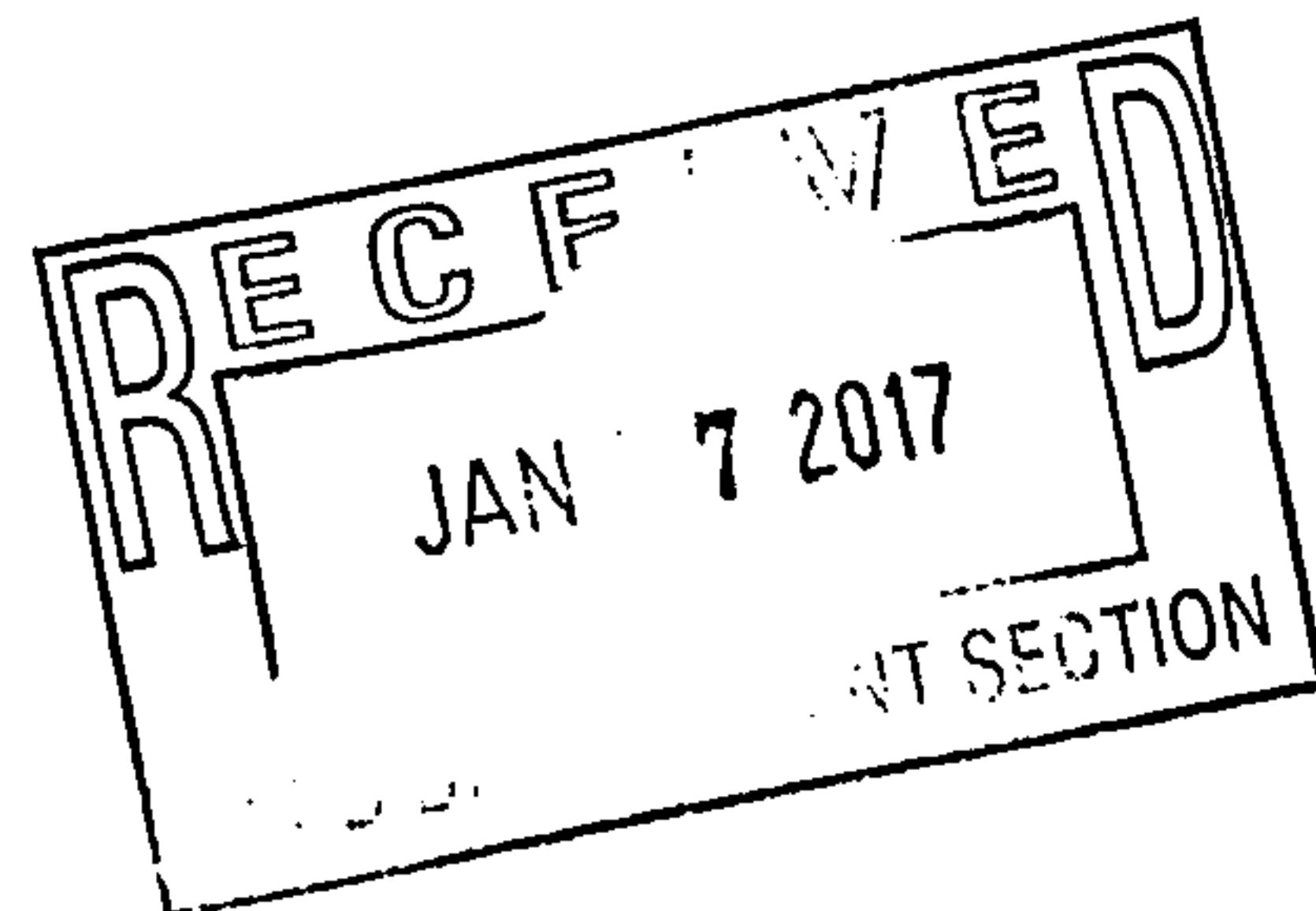
Please contact me if you have any questions.

Thank you.

Logan Patz

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505-924-3630

PERMIT # 201691374
CERTIFICATE OF OCCUPANCY
XTREME STORAGE
100 TRUMBELL AVE
PDF'S



January 19, 2017

Rick Bennett, RA
Rick Bennett Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

**Re: xtreme Storage Tenant Improvement
Address
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 06-23-16 (L14-D045)
Certification dated 01-16-17**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 01-17-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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.

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

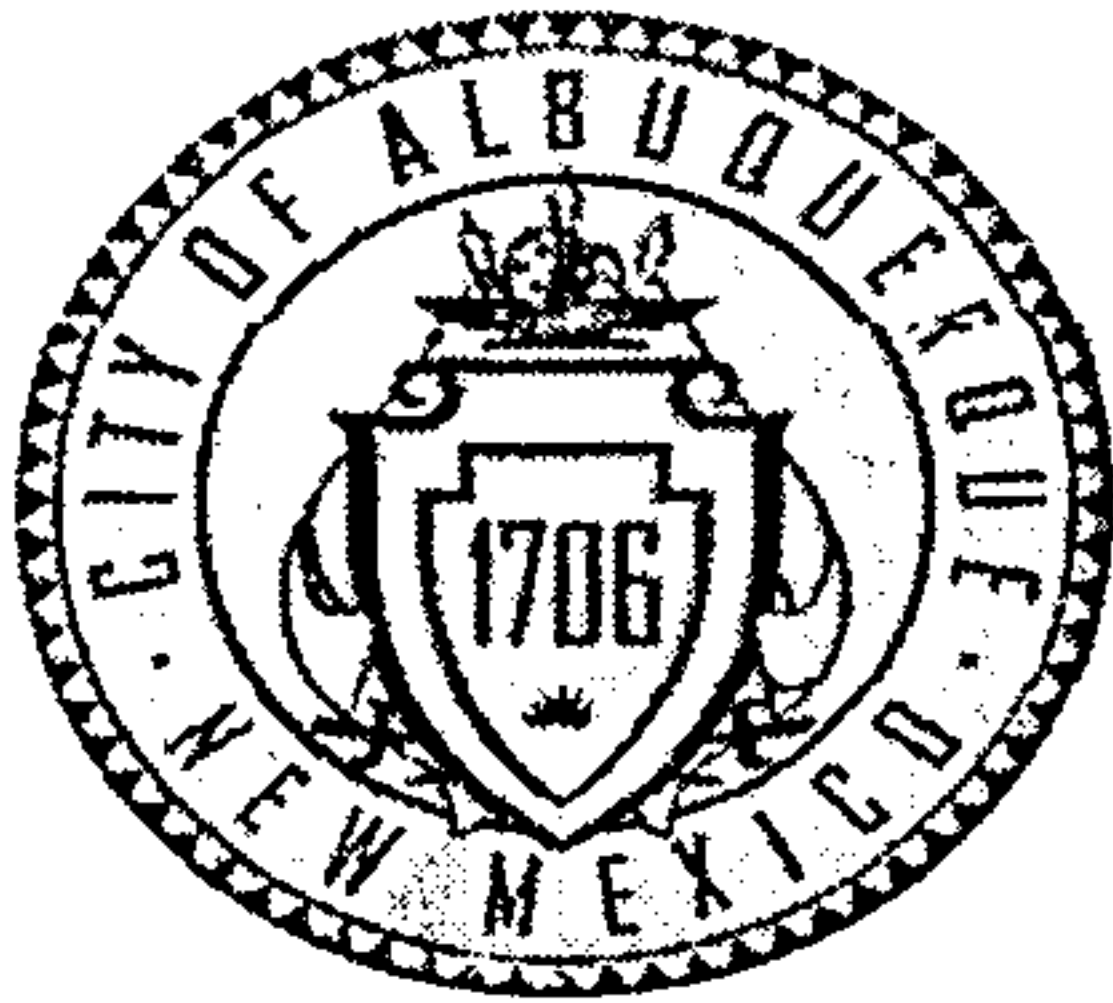
1. The ADA accessible parking sign must have the required language per (66-7-352.4C NMSA 1978) **"Violators Are Subject to a Fine and/or Towing."**
2. Please remove all construction debris from site. (old stairs at front entrance)
missing motor cycle spot
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

lwp\mao via: email
C: CO Clerk, File

*4 Items - 1 - sign
2 - construction debris
3 - Ramp
4 - motorcycle*



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Xtreme Storage Tenant Improvement Building Permit #: T201691374 City Drainage #: L140045
DRB#: 1010748 EPC#: _____ Work Order#: _____
Legal Description: For all or portion of Lot 8-15, Block 1, Gregorio & Rafel Apodaca Addition SU-1, SU-2 Heavy Commerical
City Address: 100 Trumbull Ave SE, Albuquerque, New Mexico

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Mike McClain Contact: Mike McClain
Address: 4009 Menaul Blvd, Albuquerque, NM 87110
Phone#: 505-796-0505 Fax#: _____ E-mail: xtremecleanmike@gmail.com

Architect: Rick Bennett Architecture Contact: Rick Bennett
Address: 1104 Park Ave SW Albuquerque, NM 87102 DOUG
Phone#: 242-1859 Fax#: _____ E-mail: Rick@rba81.com DOUG@RBA81.COM

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

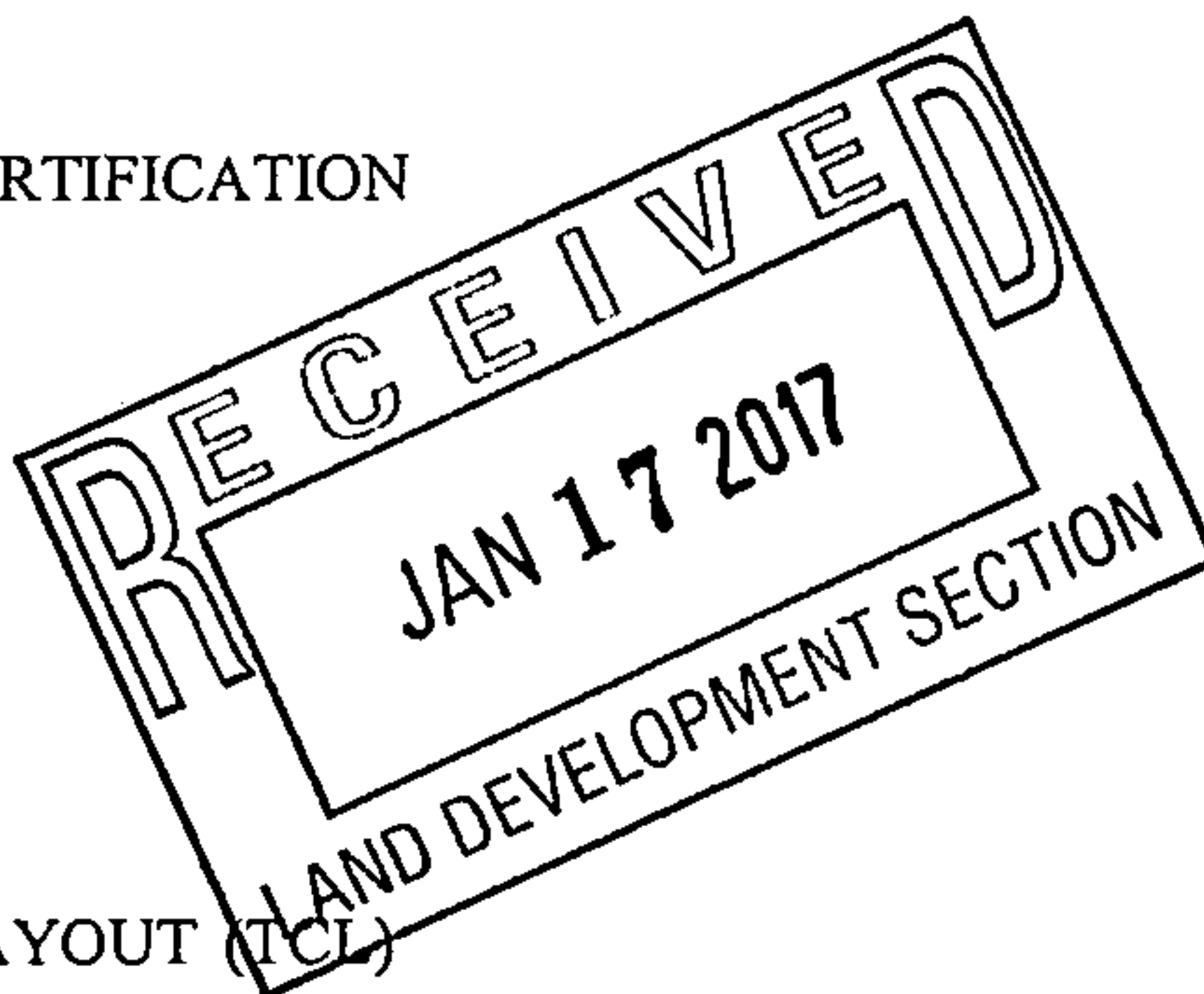
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

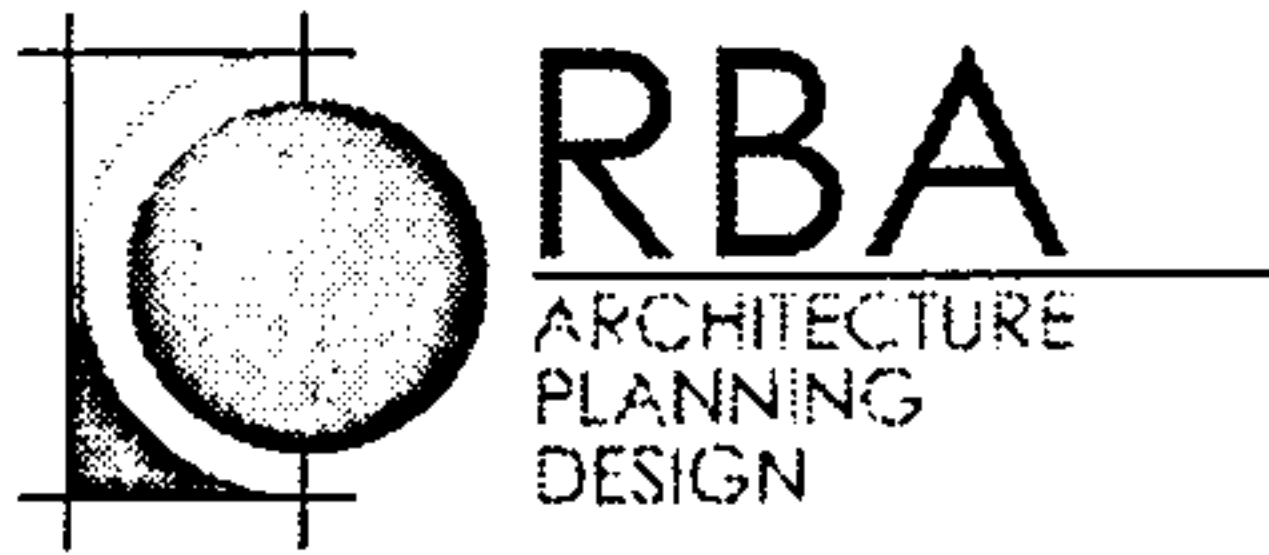
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 1/16/17 By: [Signature]

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____





January 16, 2017

Re: Xtreme Storage
100 Trumbull Ave SE
Albuquerque, NM

I, **Rick Bennett**, NMRA #1240, of the Firm of Rick Bennett Architect, hereby certify that the project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, June 24, 2016.

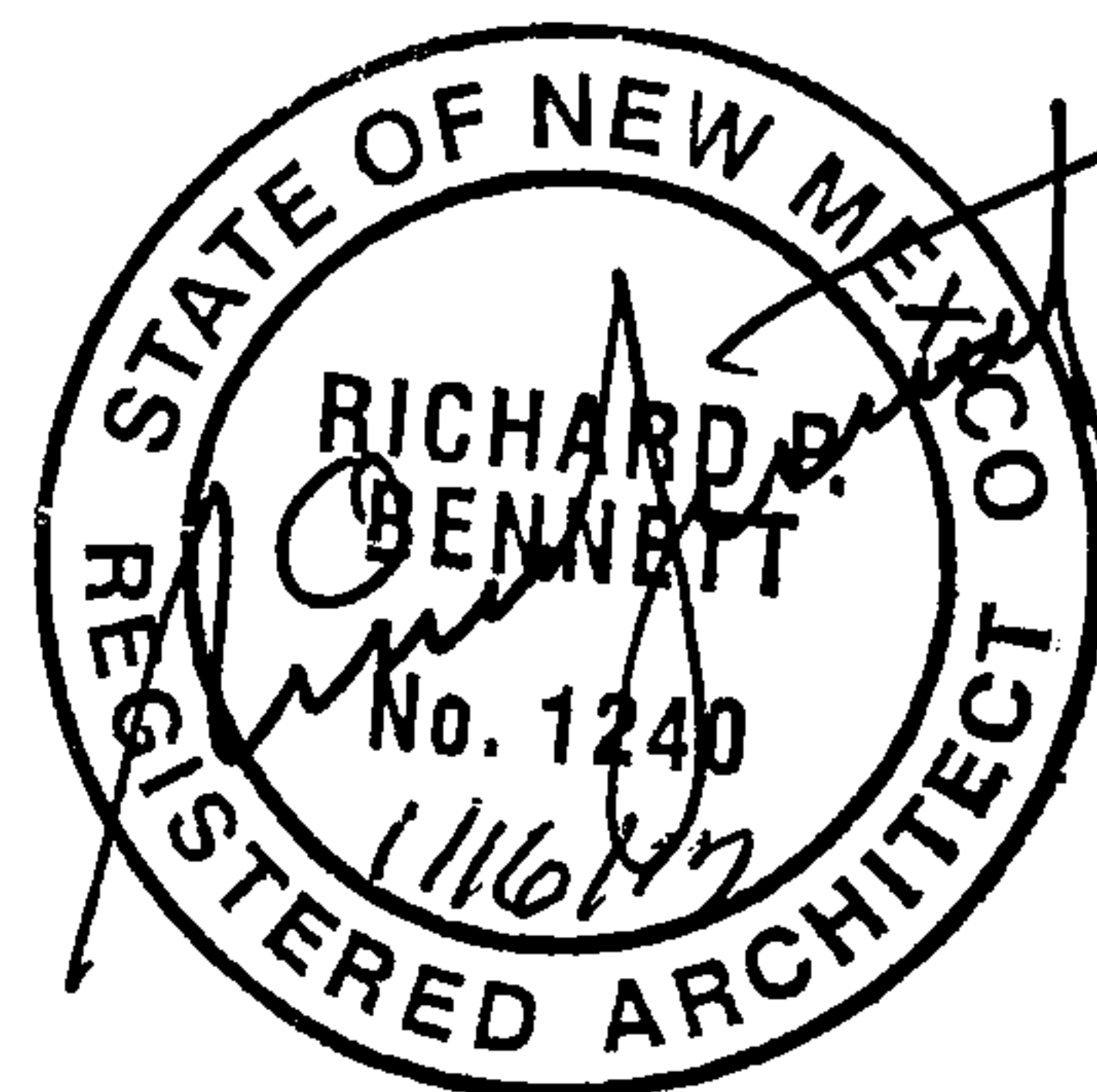
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on January 13, 2017 and have determined by visual inspection that the survey data provided is representative 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 Certificate of Occupancy (Permanent) for Xtreme Storage located at 100 Trumbull Ave, SE, all of or portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addition, SU-2, SU-1 Heavy Commercial, City of Albuquerque, Bernalillo County, New Mexico

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

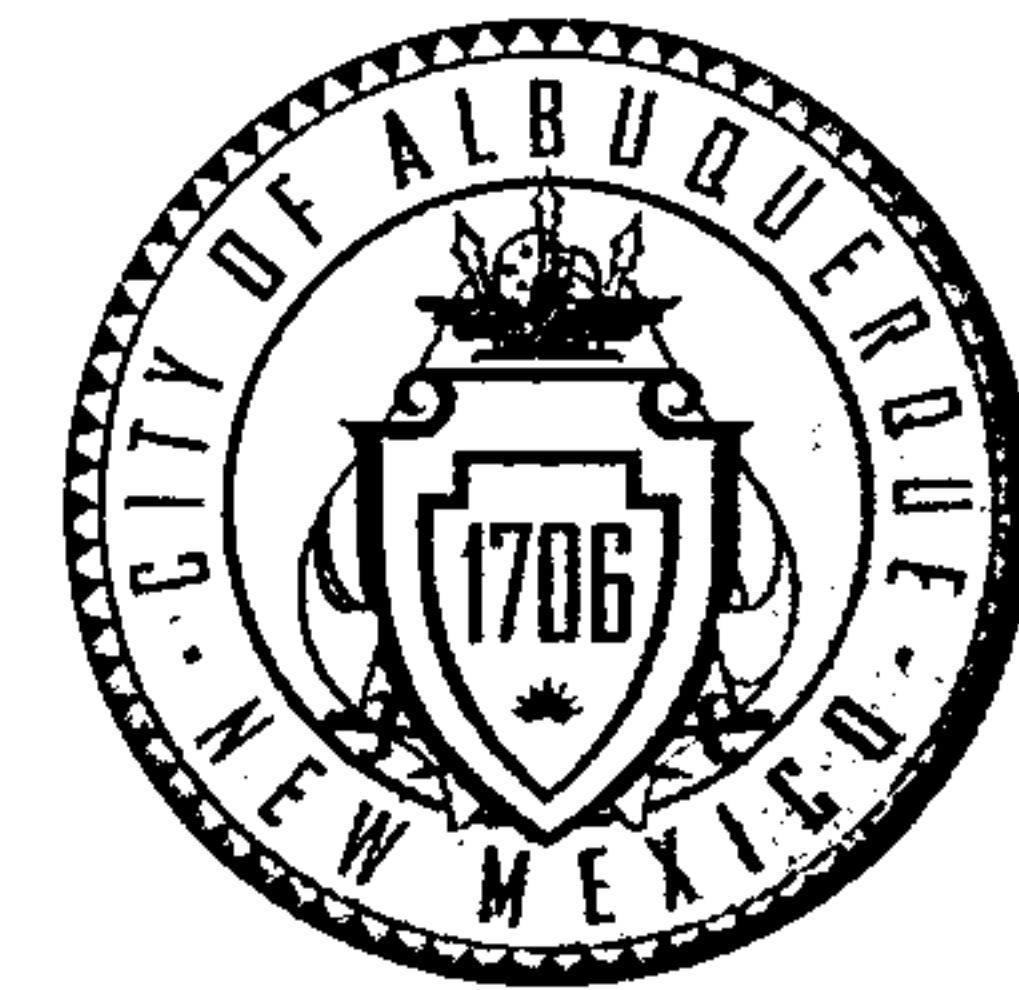
Date: 1/16/2017

Sincerely,


Rick Bennett
Architect



CITY OF ALBUQUERQUE



June 24, 2016

Doug Gallagher
RBA Architecture
1104 Park Ave., SE
Albuquerque, NM

**Re: Xtreme Storage
100 Trumbell SE,
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 6-23-16 (L14-D045)

Dear Mr. Doug Gallagher,

The TCL submittal received 6-23-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

This TCL Building Permit is solely for the development of Parcel III of 100 Trumbell SE.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

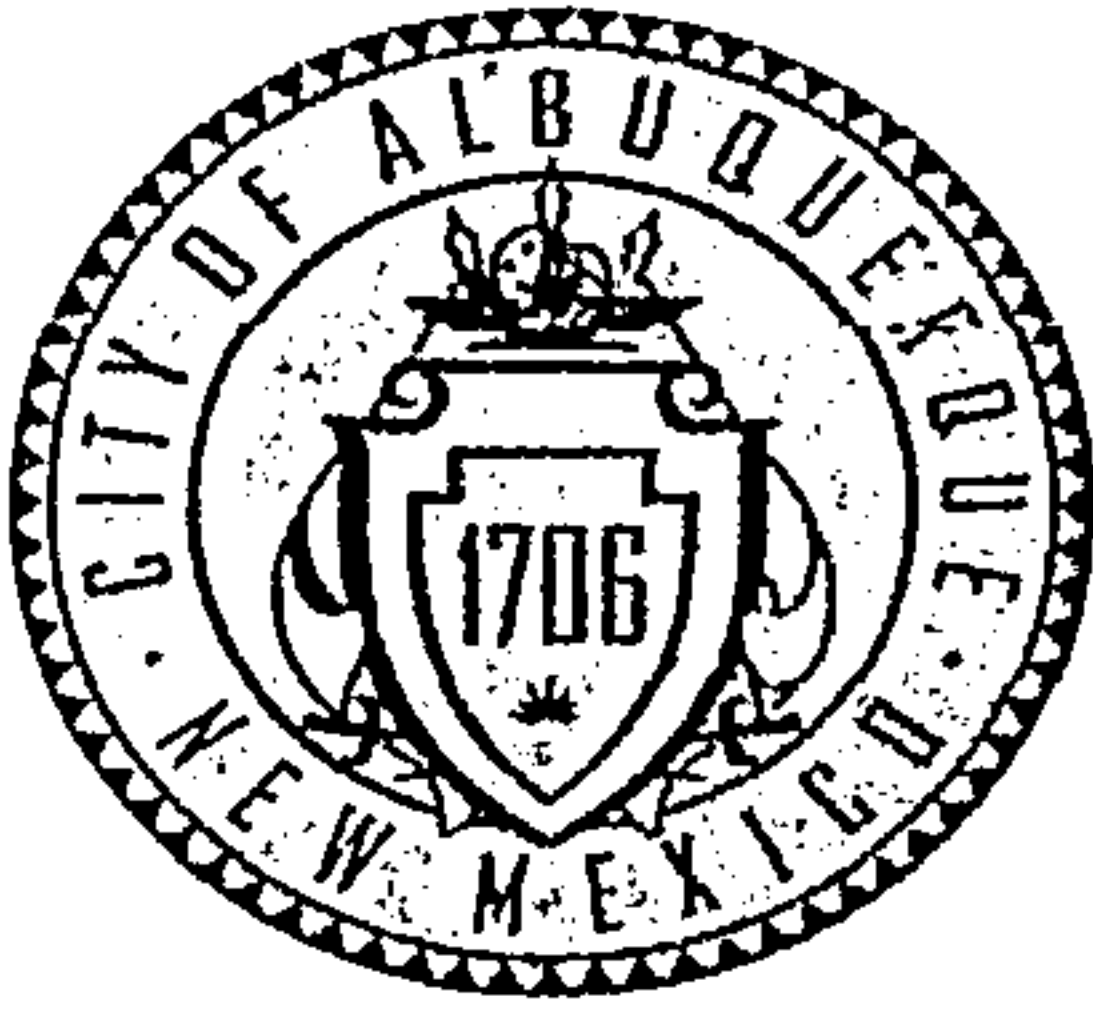
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

6/23/16
Verbal NO
Need TCL to reflect
panel III only
ES

Project Title: XTREME STORAGE Building Permit #: _____ City Drainage #: L14-0095

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: SEE TCL TITLE DESCRIPTION

City Address: 100 TRUMBELL AVE SE

Engineering Firm: RBA ARCHITECTURE Contact: T. Bug

Address: 1104 PARK AVE

Phone#: 242-1589 Fax#: _____ E-mail: douglas@rba81.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

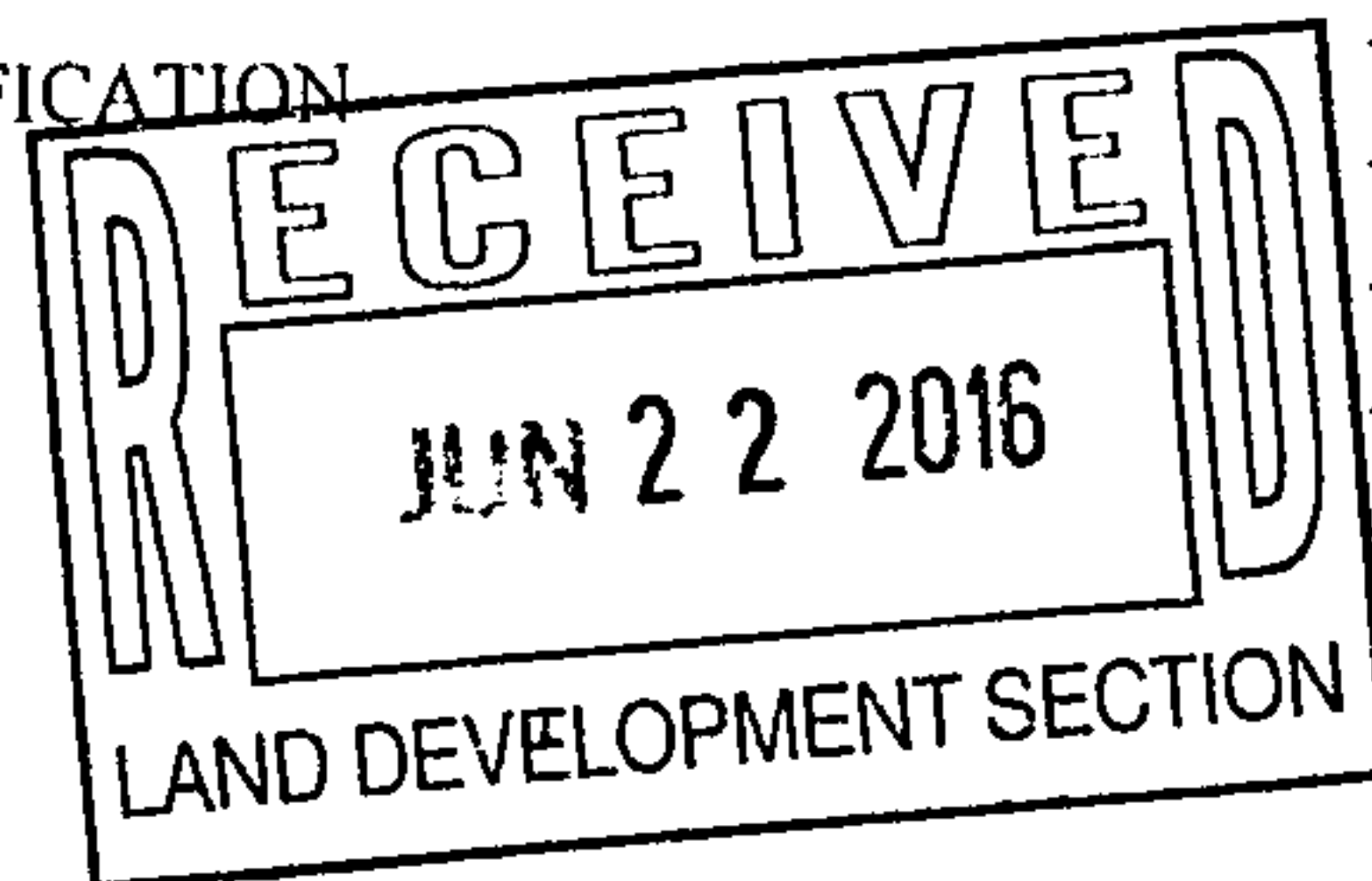
- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

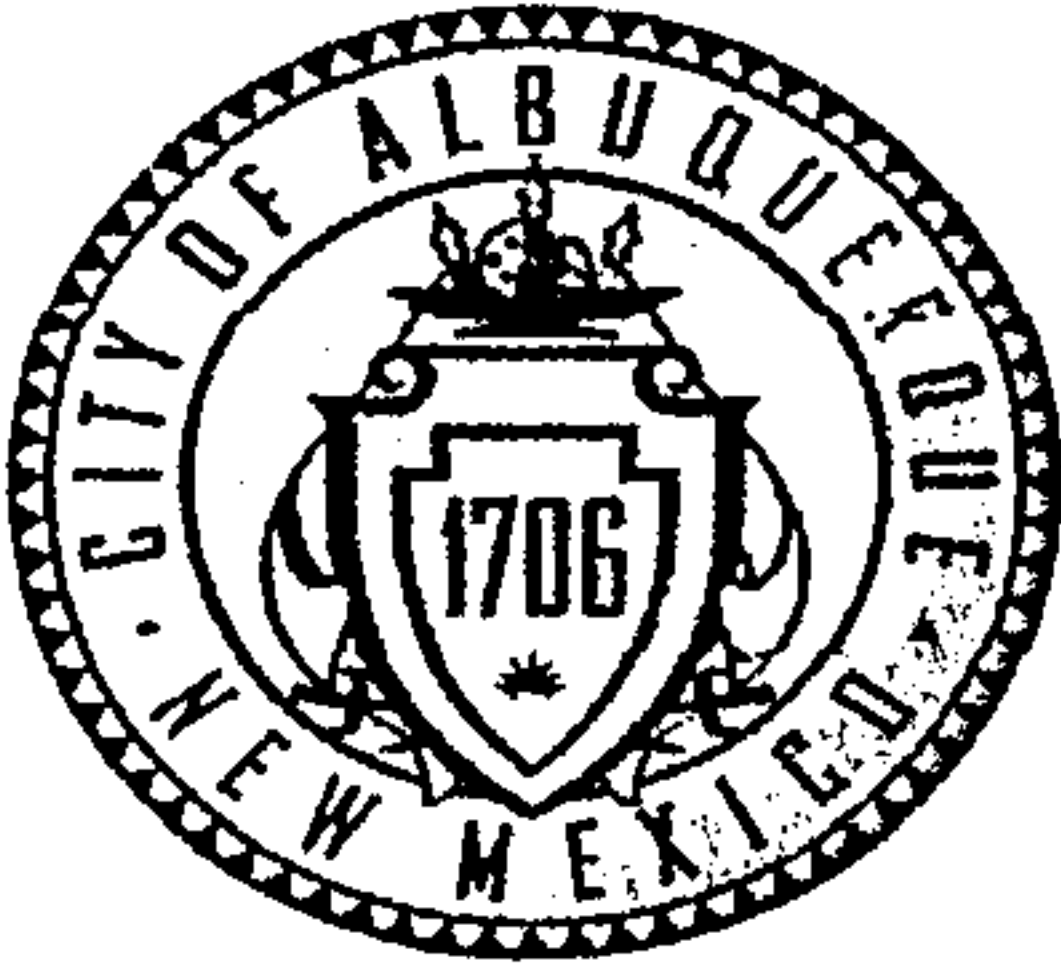


- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 6/22/16 By: Douglas X. Gallagher

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: X TREME Storage Building Permit #: _____ City Drainage #: L140045
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 100 Trumbull SE
Engineering Firm: RBA ARCHITECTURE Contact: Douge
Address: 1104 PARK AVE
Phone#: 242-1589 Fax#: _____ E-mail: doug@RBA81.COM
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

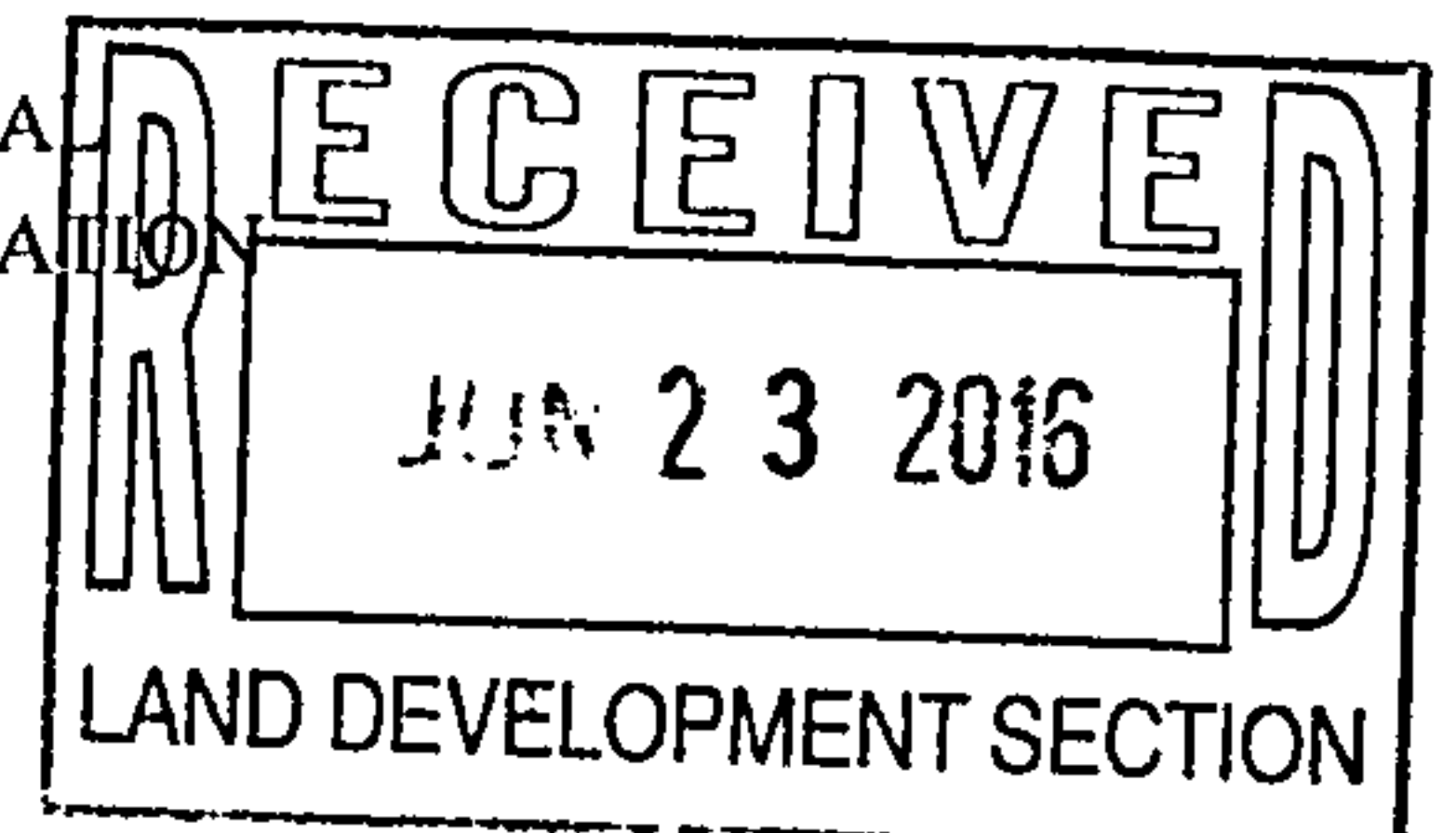
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL Resub
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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

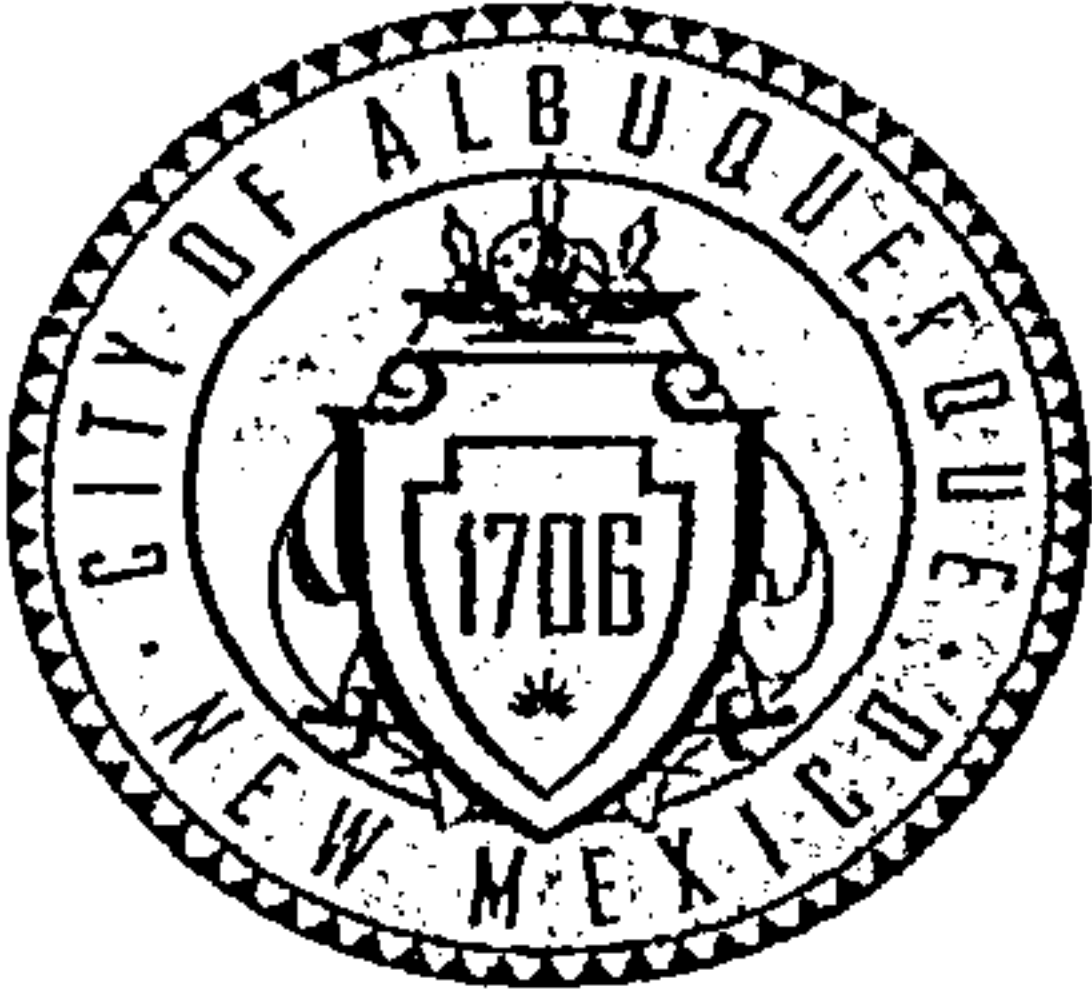
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 6/23/16 By: Douglas Gallagher

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

6/22
Verbal NO
- Need Replat

Project Title: XTREME STORMAGE Building Permit #: 201691374 City Drainage #: 440045
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 100 TRUMBULL AVE SE 1625 #1509
Engineering Firm: RIBA ARCHITECTURE Contact: Doug
Address: 1104 PARK AVE
Phone#: 242-1859 Fax#: _____ E-mail: doug@riba81.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: Doug Bellaglin By: 6/21/16

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





April 2, 1998

Harold Bennett
CJ & L Associates Consulting Engineers
406 San Mateo NE Suite # 110
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR LEATHERBACK PLANT BOILER ROOM ADDITION
(L14-D45) ENGINEER'S STAMP DATED 3/31/98

Dear Mr. Bennett:

Based on the information provided on your April 1, 1998 submittal, the above referenced site is approved for Foundation & Building Permit.

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

Also, Engineer Certification will be required prior to Certificate of Occupancy release.

No further development will be allowed, until a Master Drainage plan for the entire site is submitted for review and approval.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Leather Back Indus ZONE ATLAS/DRNG. FILE #: L 142

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts 184B, 185 A1 - 185 B1 185 A2A 185B2A
1701 etc Williams SF 186A 186B 187

CITY ADDRESS: 1701 Williams SF

ENGINEERING FIRM: Bennett Engineers CONTACT: _____

ADDRESS: 406 San Mateo NE PHONE: 266 3038

OWNER: Leatherback Industries CONTACT: _____

ADDRESS: 1 PHONE: _____

ARCHITECT: _____ CONTACT: _____

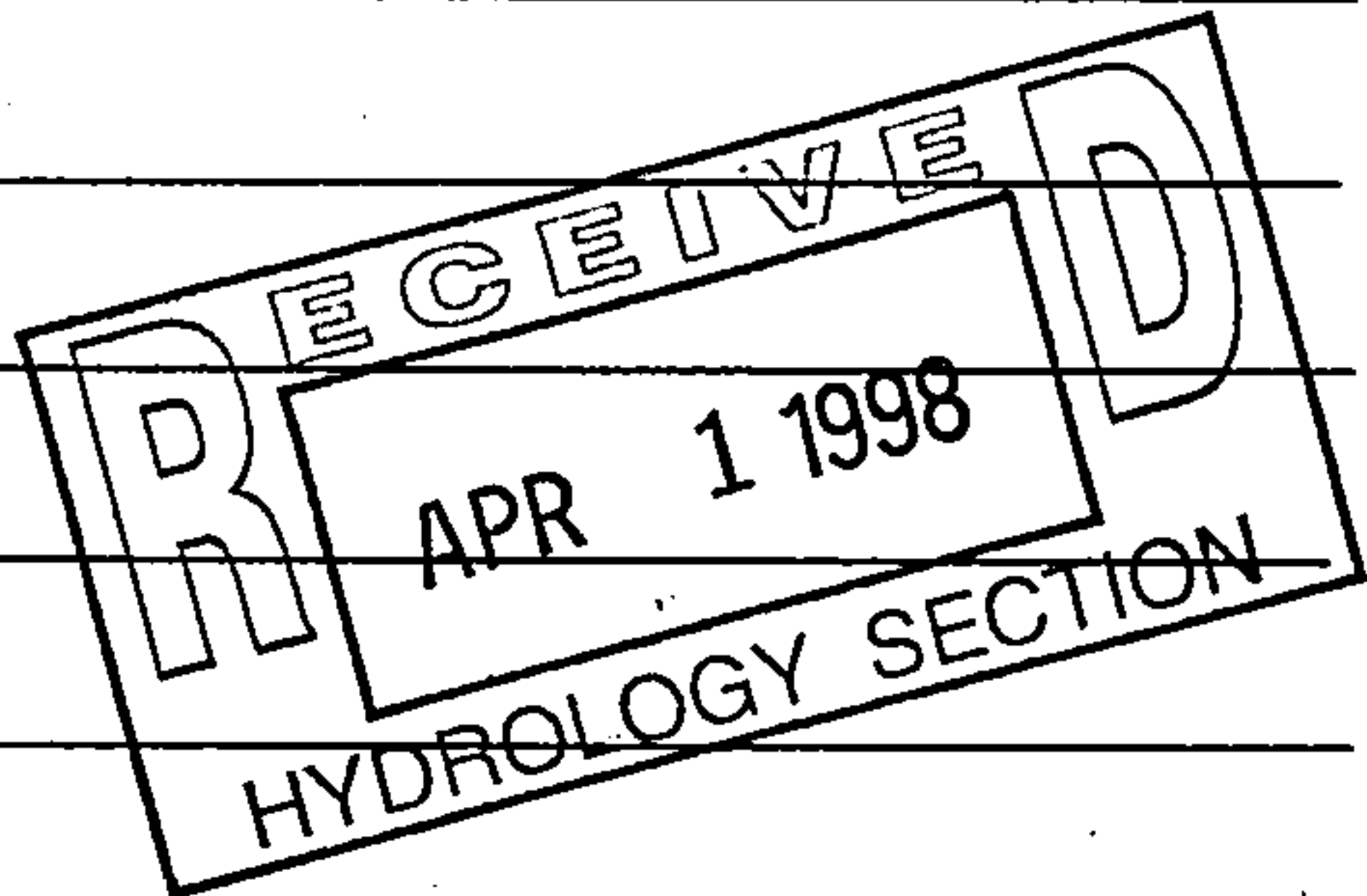
ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____



TYPE OF SUBMITTAL:
☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

PRE-DESIGN MEETING:
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SKETCH PLAT APPROVAL
☐ 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
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/1/98

BY: Harold Bennett

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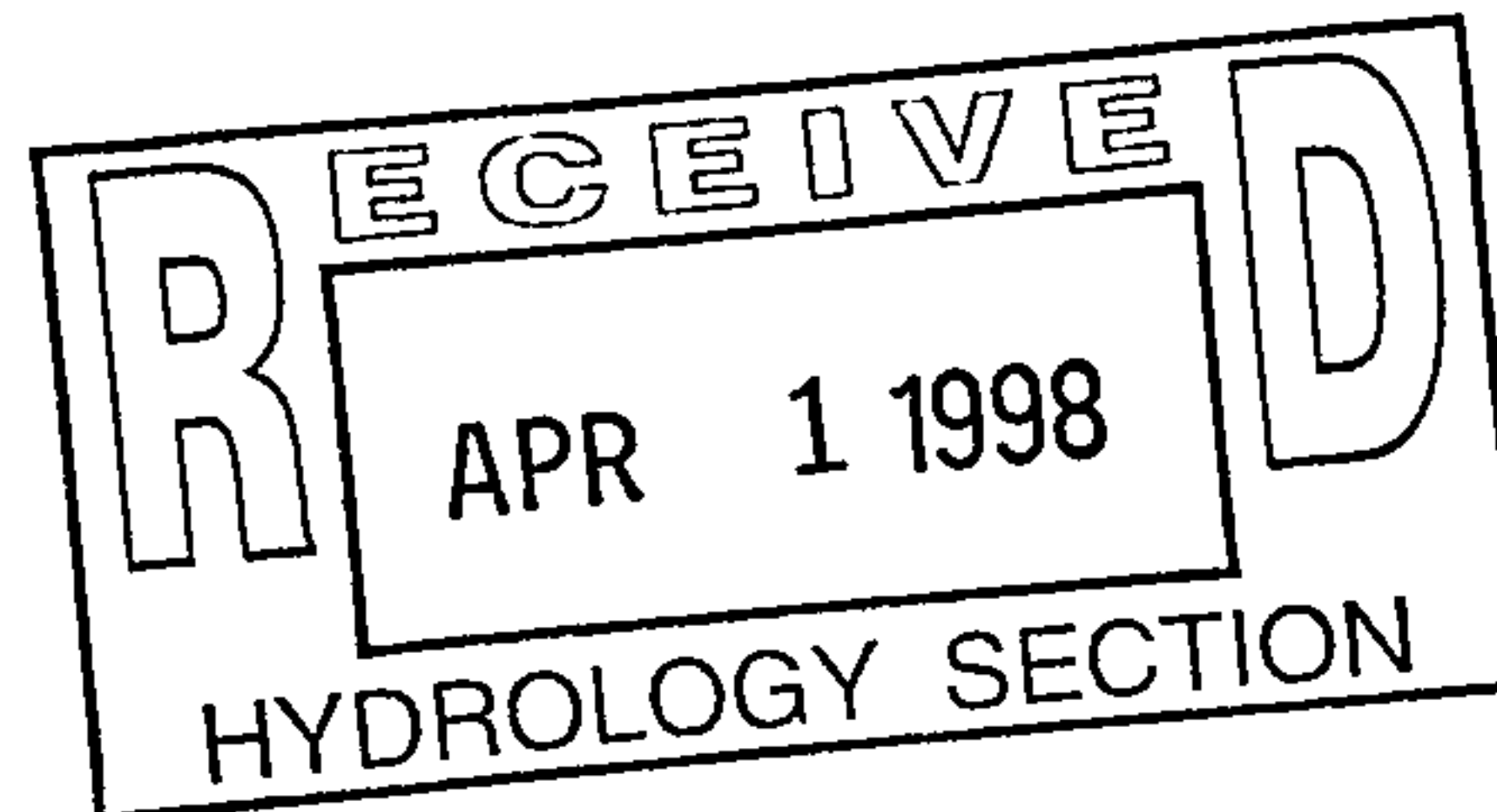
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3-31-98



LEATHERBACK DRAINAGE REPORT

The Albuquerque Leatherback plant located at Williams and Trumbull SW in Albuquerque NM, recycles waste paper and produces asphalt impregnated building paper (30#).

The plant, consisting of several buildings, is located between William's Street and the Santa Fe Railroad right-of-way and just south of Trumbull Street in south west Albuquerque. The plant has been in existence for many years. The property was classified as Heavy Industrial or Construction in The South Broadway Neighborhoods Sector Development Plan of 1986. Sometime subsequently the property was classified as SU-1/SU-2 but no special use report was filled with the City. The plant had been surveyed in the past but no plat was recorded.

We met with the Albuquerque City Planning Department on Sept. 9, 1997 regarding the storage portion of the property at 1600 Williams Street. Subsequently on Oct. 13, they requested that we combine the properties shown on the zoning map into a single parcel. This is somewhat difficult because the property is shown to be divided by a City street property.

The site plan for the Environmental Planning Commission requires the completion of a Site Development Plan for Building Permit Checklist under sheet 3 Grading Plan section B Proposal requests that a Drainage Plan and a Report to be submitted.

The Leatherback Plant site is made up of several parcels within The Parker Addition. Etc. There is three (3) distinct areas. The north portion of 1.36 ac is 47% impervious. The middle section is completely covered with concrete and flows to the east into Williams St. The south portion (1600 Williams St.) is presently vacant and is being used as a storage area. The lot 1.49 ac. is 24% impervious. This is the lot onto which they wish to build a new boiler building.

Trumbull Ave. is a east west 42' street with 6' curb and PC concrete gutter and has a 0.45' crown. The gutter flows on a .0043 slope to the west into a curb inlet at the intersection with Commercial St.

Williams St is a north south asphalt street 49.3' wide with 6" curbs and concrete gutters and a 0.45' crown. There is a drainage divide 340' south of Trumbull. The flow line slopes .0024'/' north into Trumbull and .0024'/' to the south into a curb inlet near Smith St.

The northern area of the plant, some 1.36an, flows into Trumbull Ave. via the unnamed street driveway and then drains west into the curb inlet at Commercial St. The curb channel has a flow capisity of 12.09 cfs, witch will adequately handle the 5.25 cfs runoff from this area.

The middle section of the curb flow line has plant site ,1.47 ac, has a flow of 6.6 cfs witch exits the site via a driveway into the west curb flow line of Williams ST. The stream then joins the Trumbull Ave flow. This combined flow is 11.85 cfs witch is less than the calculated channel capacity.

The south portion of the properties is presently a storage area and has a 24% inpermibuleity. The owner plan to construct a new 50' X 30' boiler building on this lot. The lot drains into the Williams St. west curb flow line then south into a curb inlet near Smith Street. The lot has a flow of 7.0 cfs. The curb flow line has a capisity of 9.12 cfs witch is adequate. The adjoining property to the south drains to the west .

