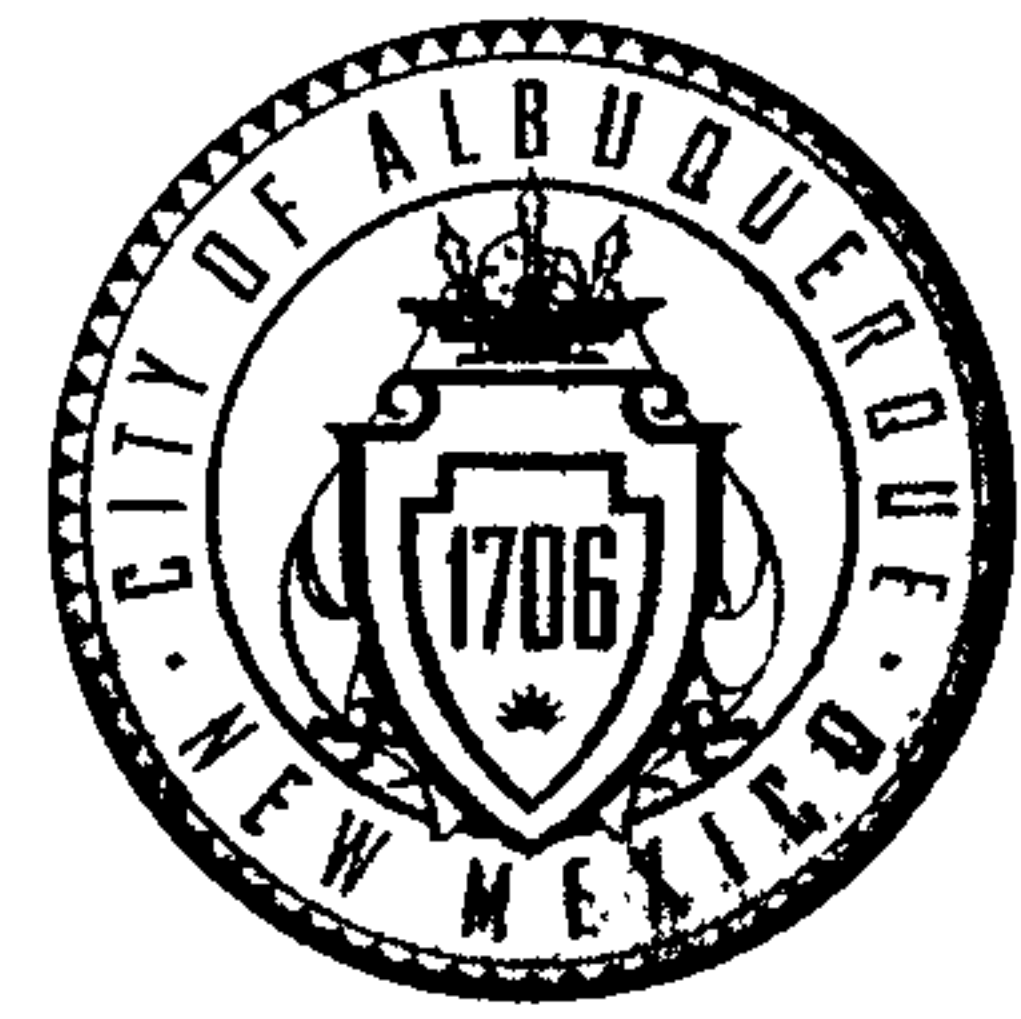


CITY OF ALBUQUERQUE



December 23, 2016

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: Seattle Fish Company
2500 Comanche Rd NE
Request Permanent C.O. - Accepted
Engineer's Stamp Dated 5-9-16 (G16D096)
Certification dated: 12-22-16**

Dear Mr. Soule,

Based on the Certification received 12/22/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

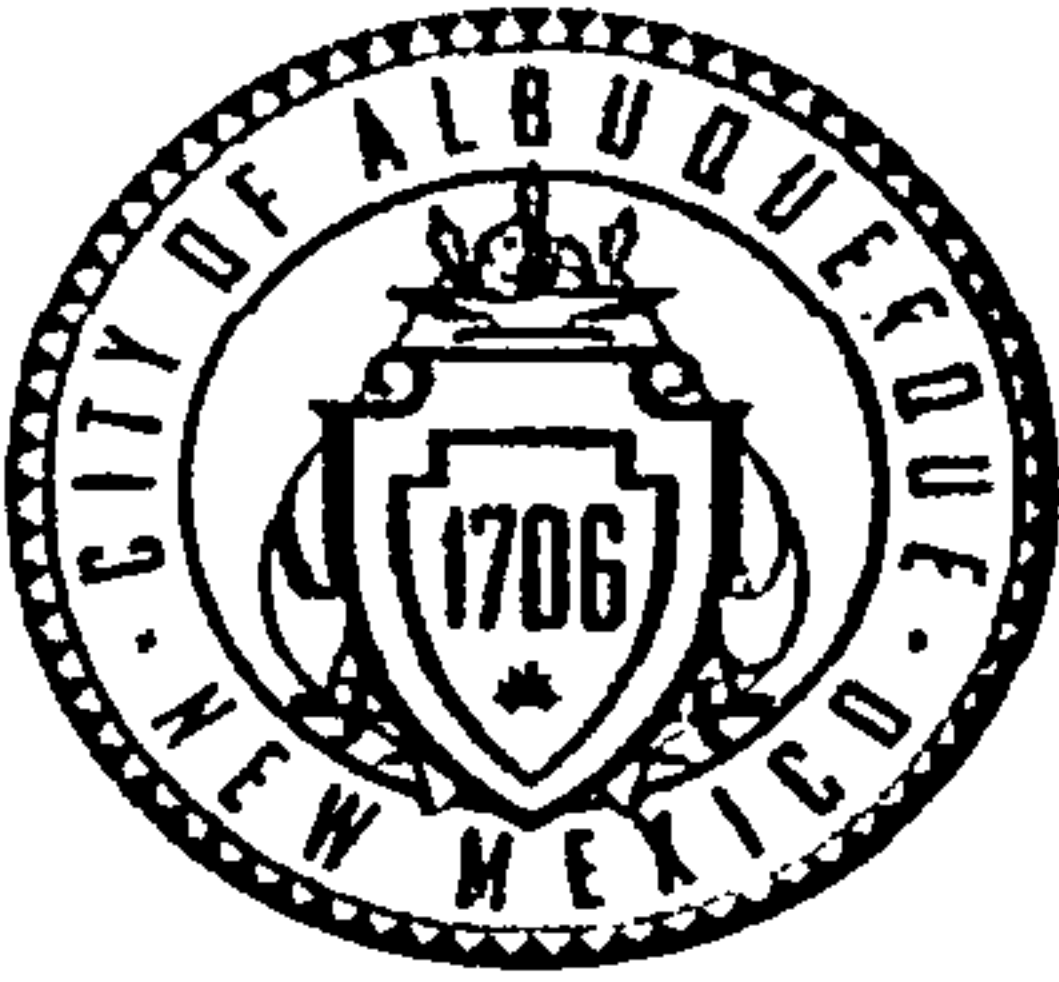
New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

www.cabq.gov

TE/AC

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SEATTLE FISH COMPANY Building Permit #: _____ City Drainage #: g16d96
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A PLAT OF PARCEL 5B1 AMAFCA DIVERSION CHANNEL
City Address: 2500 COMANCHE ROAD NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: SFCNM Contact: _____
Address: 2500 COMANCHE ROAD NE 87106
Phone#: _____ Fax#: _____ E-mail: _____

Architect: PETER BUTTERFIELD 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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/22/16 By: _____

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) _____



RECEIVED
12-22-16

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SEATTLE FISH COMPANY Building Permit #: _____ City Drainage #: 6160916
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A PLAT OF PARCEL 5B1 AMAFCA DIVERSION CHANNEL
City Address: 2500 COMANCHE ROAD NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: SFCNM Contact: _____
Address: 2500 COMANCHE ROAD NE 87106
Phone#: _____ Fax#: _____ E-mail: _____

Architect: PETER BUTTERFIELD 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) _____

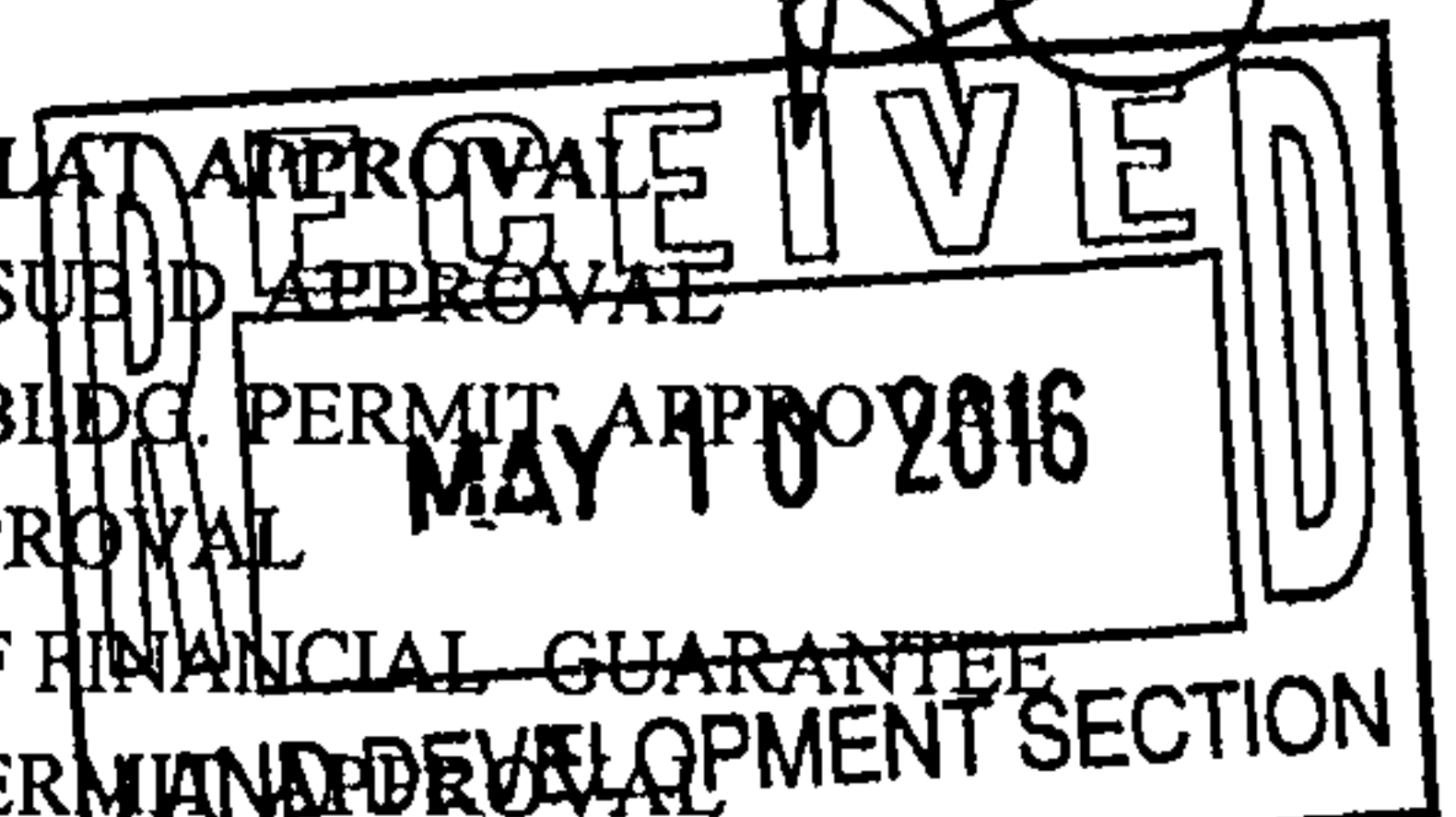
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/9/16 By: _____

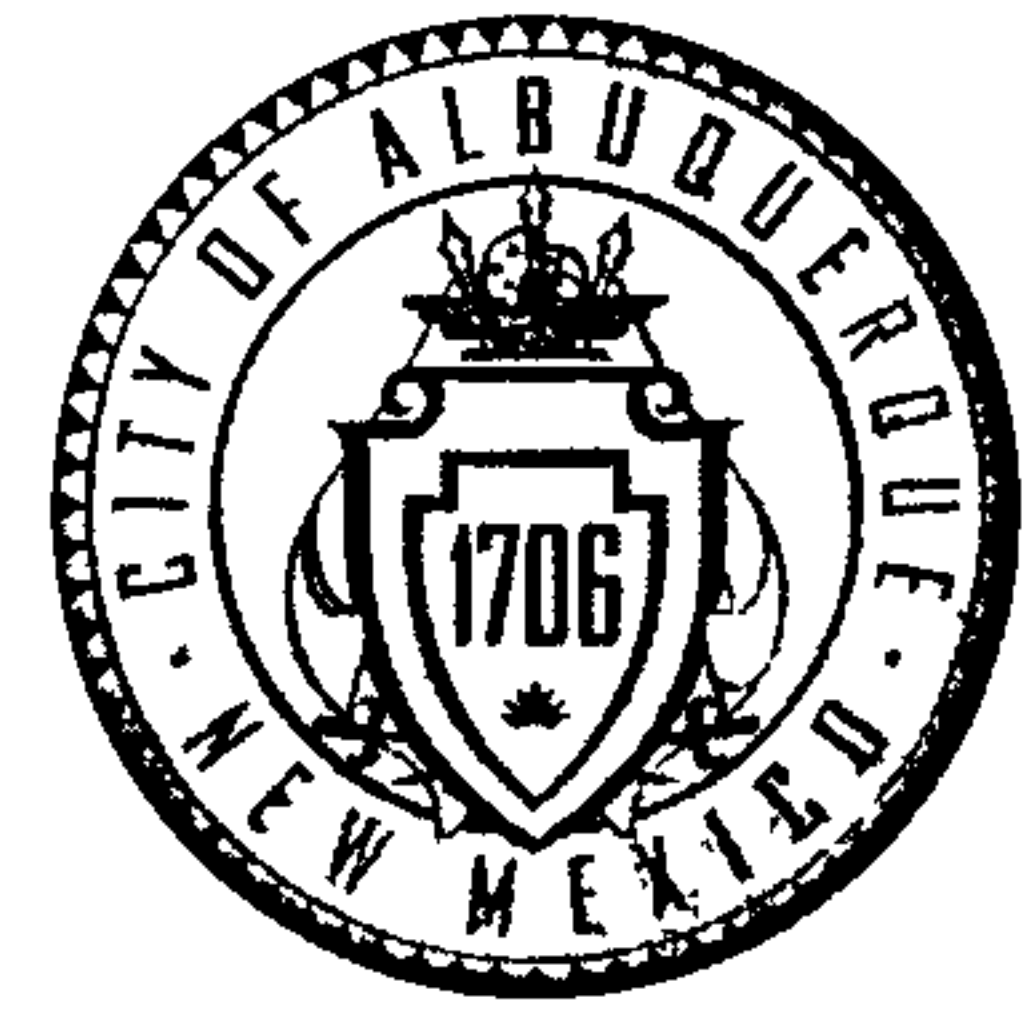
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

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☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUBDIVISION APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
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☐ 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) _____



CITY OF ALBUQUERQUE



June 20, 2016

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Seattle Fish Co. Expansion
Grading and Drainage Plan
Engineer's Stamp Date 5/9/2016 (File: G16D096)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-10-2016, the above-referenced plan is approved for Building Permit and for ESC Grading Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

Since the disturbed area during construction will be over 1-acre, a Grading Permit will be required (see attached). The Developer should be aware that the ESC Grading Permit must be approved prior to any grading on the site. The approval of the Erosion and Sediment Control Plan is not an approval to begin grading.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

DRAINAGE REPORT

For

**SEATTLE FISH COMPANY
2500 COMANCHE ROAD NE
TRACT A , REPLAT OF PARCEL 5B1, AMAFCA
DIVERSION CHANNEL SUBDIVISION
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

May 2016



David Soule P.E. No. 14522

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Proposed Conditions5

Summary6

Appendix

SITE HYDROLOGY A

HYDRAULIC CALCULATIONS..... B

PURPOSE

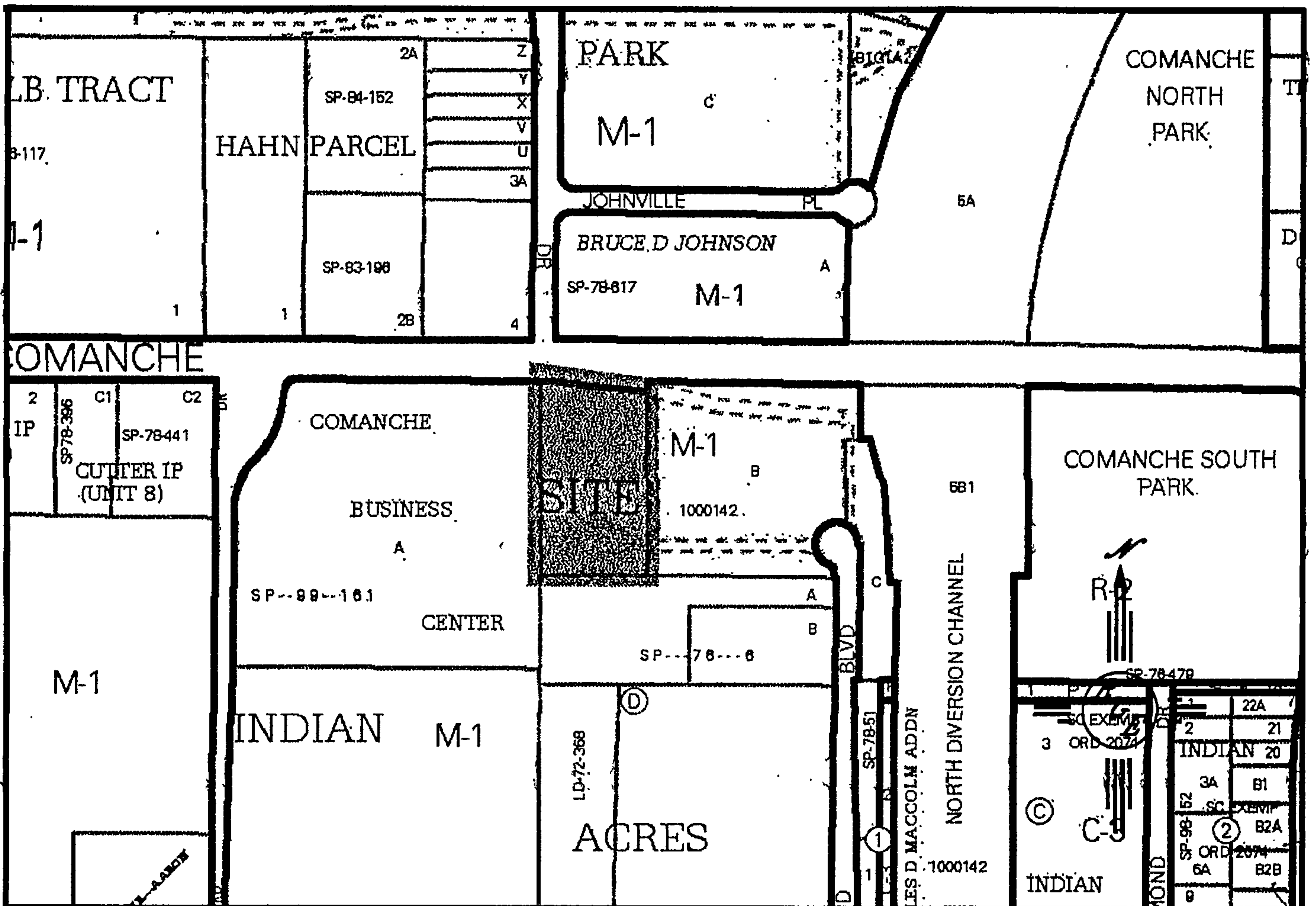
The purpose of this report is to provide the Drainage Management Plan for the redevelopment of an existing site. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the subdivision does not adversely affect the surrounding properties; nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 2.0 acre parcel. The site is located on the south side of Comanche Road between Stanford and Richmond Drives NE. The legal description of this site is tract A, plat of parcel 5-B-1, AMAFCA DIVERSION CHANNEL. As shown on FIRM map35013C0351, the entire portion of the lot is located within Flood Zone X. The site development will be the addition of freezer space to an existing building.

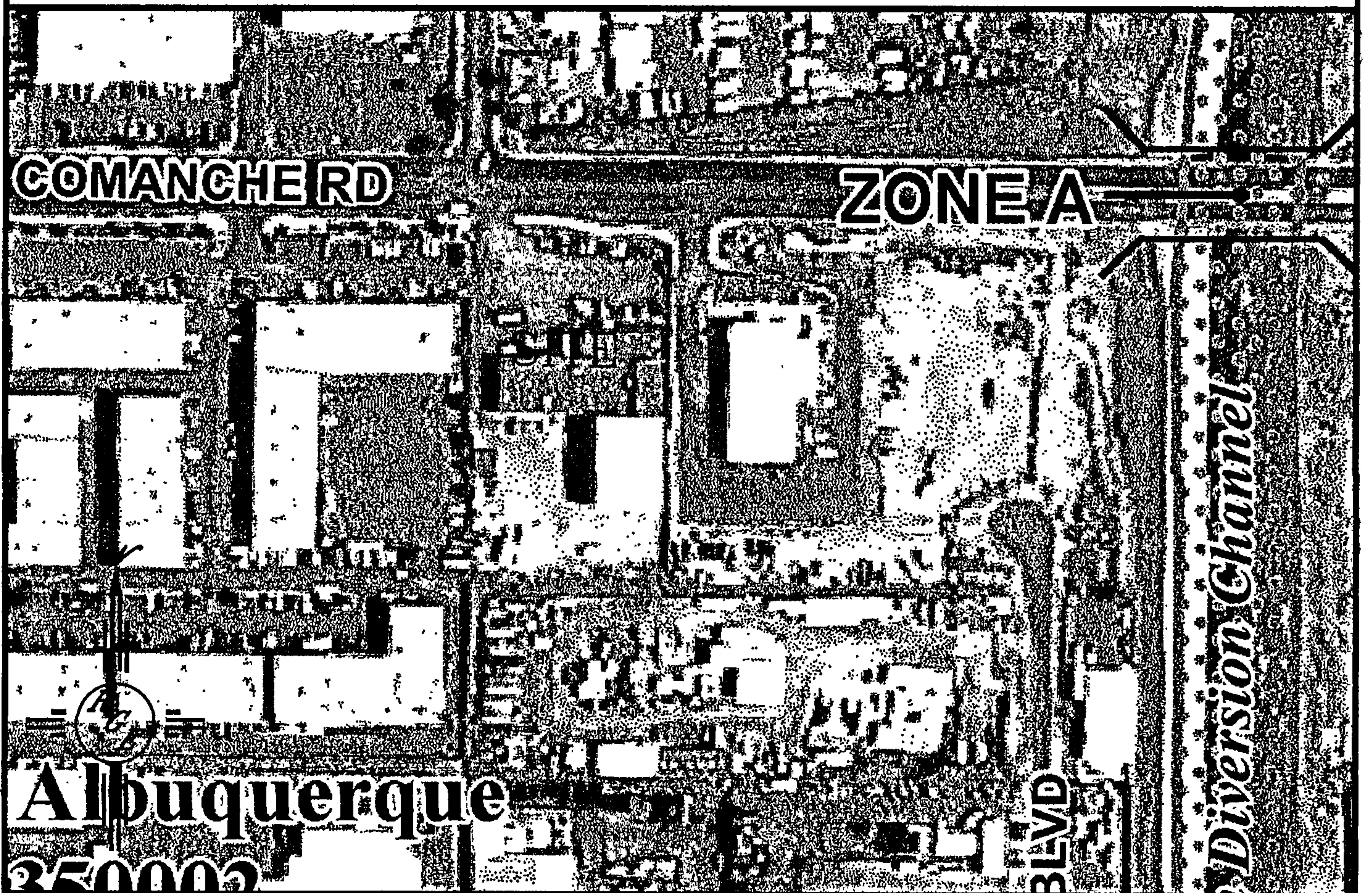
EXISTING CONDITIONS

The site is currently developed as a wholesale processing and distribution center. The site currently discharges 12.23 cfs directly out the driveway to Comanche. The site currently accepts 3.45 cfs from the upland sites. This flow enters the site at the south property line via surface flow. The flow currently enters the site and is conveyed thru the site combining with the onsite flow discharging to Comanche via the driveway.



VICINITY MAP:

G-16-Z



FIRM MAP:

FM35001C0351H

PROPOSED CONDITIONS

The proposed improvements consist of single story addition to the existing cold storage areas. The addition will occur in an impervious area and will maintain existing drainage patterns.

The site development will include a 2824 cubic foot retention pond to capture the 1891 cubic feet of required 'first-flush' retention volume. The site will continue to accept the upland flows and pass them thru the site with the same drainage patterns. The onsite grading will consist of 3 onsite basins. Basin A consists of the new building area and rear yard area. This basin will be captured by the water quality pond and discharge thru a cobble swale, discharging 3.97 cfs to the existing driveway. A header curb will be constructed at the west property line to provide the swale capacity and eliminate potential for cross lot drainage. Basin B contains a portion of the building and the southeast portion of the rear yard. This basin will not change and will continue to discharge 3.67 cfs along a swale and channel at the eastern property line. Basin C contains the northern front of the building and parking lot. This basin will not be altered and will discharge 4.59 cfs thru the driveway. The combined onsite and offsite flows will increase by .03 cfs. Due to the oversized water harvest pond, the additional infiltration will reduce the peak flow to less than historic in terms of rate, volume and increased water quality

SUMMARY AND RECOMMENDATIONS

This project is a redevelopment of an existing site. The site has been designed maintain the existing drainage patterns and to continue to accept the entire upland flow and convey it to the existing outfall. A water quality pond has been introduced to conform to the First Flush ordinance. The site improvements have been shown to convey the 100-year peak rate. The site exceeds 1 acre therefore an erosion and sediment control plan will need to be approved prior to construction and implemented during construction. A NPDES permit and Erosion and Sediment Control plan will be required prior to any construction activity.

APPENDIX A

Site Hydrology

Weighted E Method
SEATTLE FISH

Existing Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
UPLAND B	26726	0.614	0%	0	5.0%	0.031	35.0%	0.21474	60%	0.368	1.707	0.087	2.47	0.136
UPLAND A	10600	0.243	0%	0	5.0%	0.012	35.0%	0.08517	60%	0.146	1.707	0.035	0.98	0.054
BASIN A	30310	0.698	0%	0	4.0%	0.028	38.0%	0.26441	64%	0.445	1.817	0.105	2.99	0.165
BASIN B	13659	0.314	0%	0	12.0%	0.038	38.0%	0.11916	50%	0.157	1.583	0.041	1.20	0.062
BASIN C	43597	1.001	0%	0	0.0%	0.000	7.0%	0.07006	93%	0.931	2.051	0.171	4.59	0.295
EXISTING ONSITE	87566.00	2.010	0%	0	4.0%	0.080	16.0%	0.32164	80%	1.608	1.908	0.320	8.75	0.534
COMPARISON(onsite historical to proposed)					0.01		-0.13		0.08		-0.03			

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm (zone 2)

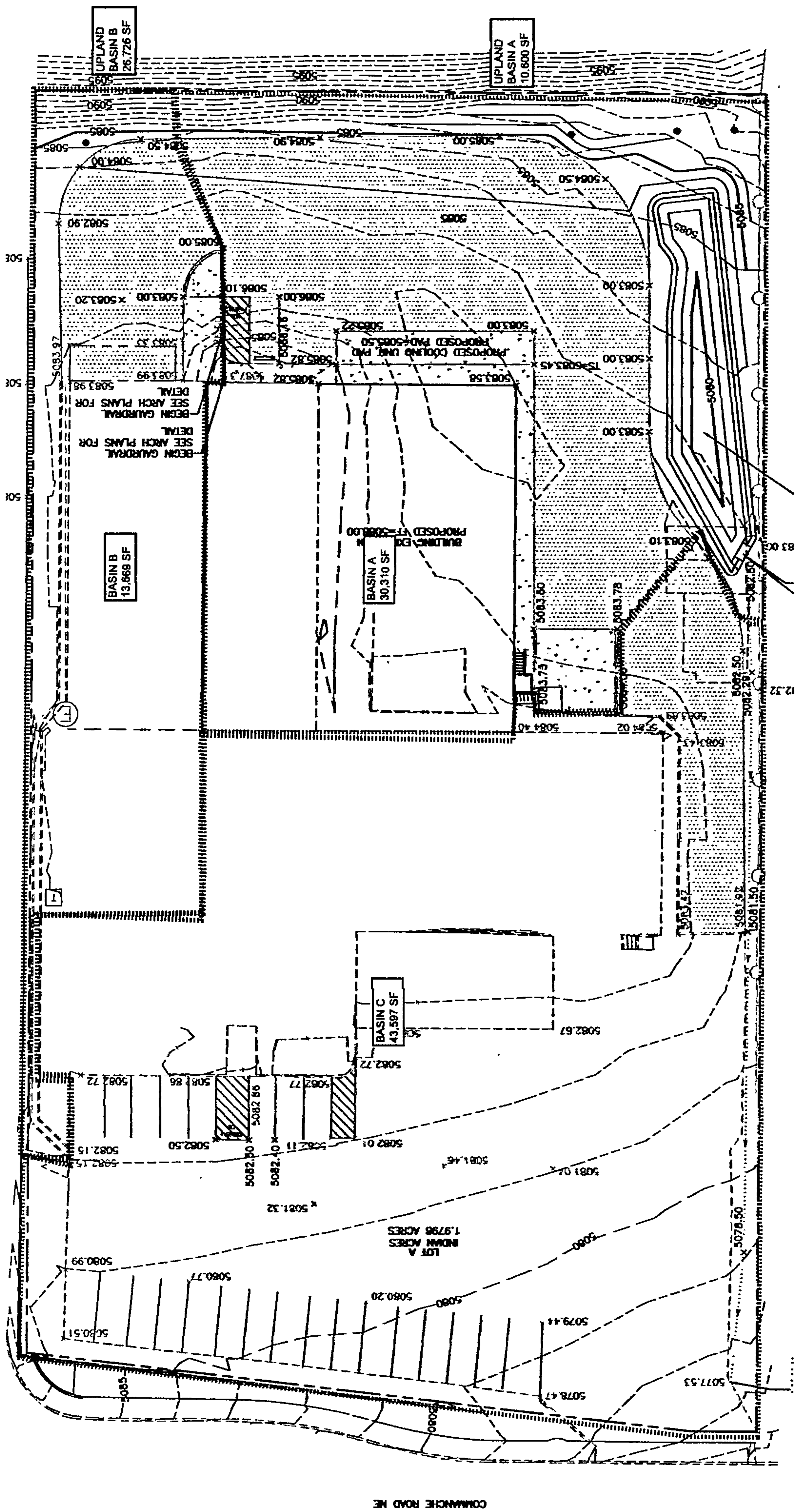
Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

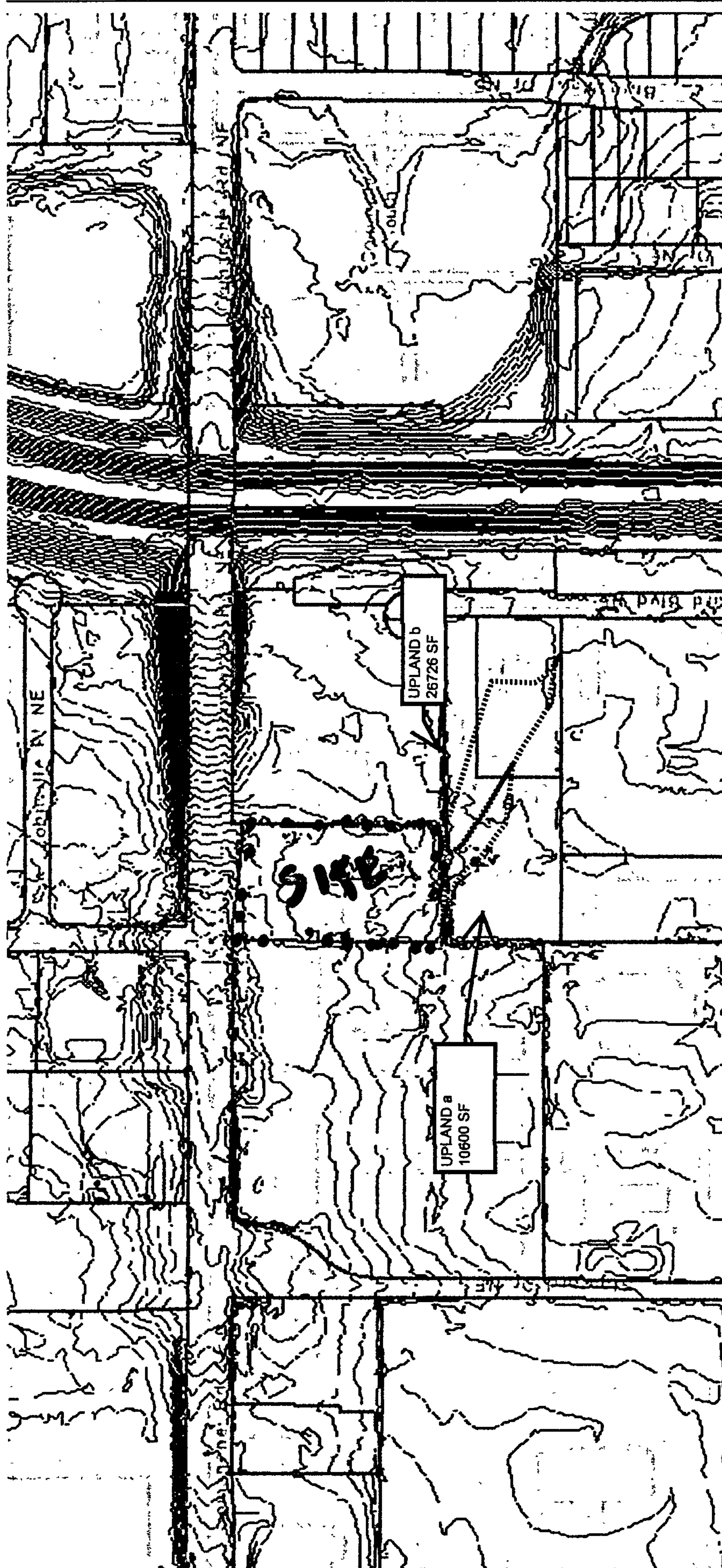
discharge in swale (basin A + upland A)	3.97 cfs
discharge to existing concrete channel (basin B+upland B)	3.67 cf
total discharge out driveway(proposed)	12.23 cf
total discharge out driveway (ex)	12.21 cf

NARRATIVE

THIS SITE IS A DEVELOPMENT OF AN EXISTING SITE . THE ADDITION WILL OCCUR IN A LOCATION THAT IS CURRENTLY IMPERVIOUS, THE NET INCREASE IN FLOW RATE SHALL BE DUE TO THE ADDITIONAL ABSTRACTION AND INFILTRATION CAUSED BY FIRST FLUSH POND, THE PEAK DISCHARGE WILL BE LESS THAN HISTORIC.

FIRST FLUSH REQUIREMENT
1891.905 CUBIC FEET REQUIRED
2824 CUBIC FEET PROVIDED





APPENDIX B

Hydraulic Calculations

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
top	5	0.25	0.67	1.76	5.19	0.3391739	1	4.25	3.97	2.26

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = D/4

S = Slope

n = 0.03

CITY OF ALBUQUERQUE



December 23, 2016

Peter Butterfield
13013 Glenwood Hills Ct., NE
Albuquerque, NM 87111

Re: Seattle Fish Company of New Mexico - 2500 Comanche Rd., NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 5-05-16 (G16D096)
Certification dated 12-20-16

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 12-22-16, 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.

PO Box 1293

If you have any questions, please contact me at (505) 924-3981.

Albuquerque

Sincerely,

New Mexico 87103

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

www.cabq.gov

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Seattle Fish Company of New Mexico Building Permit #: _____ City Drainage #: G16D096

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

Legal Description: TRACT A PLAT OF PARCEL 5-B-1, A M A F C A NORTH DIVERSION CHANNEL & TRACTS A, B & C INDIAN ACRES BUSINESS PARK CONT

City Address: 2500 COMANCHE RD NE ALBUQUERQUE NM 87109

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Seattle Fish Company of New Mexico Contact: Darrin Amador

Address: 2500 COMANCHE RD NE ALBUQUERQUE NM 87109

Phone#: (505) 888-6969 Fax#: _____ E-mail: Jerry@cambroco.com

Architect: Peter Butterfield, Architect Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: (505) 332-9323 Fax#: _____ E-mail: peterbutterfield@Q.com

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

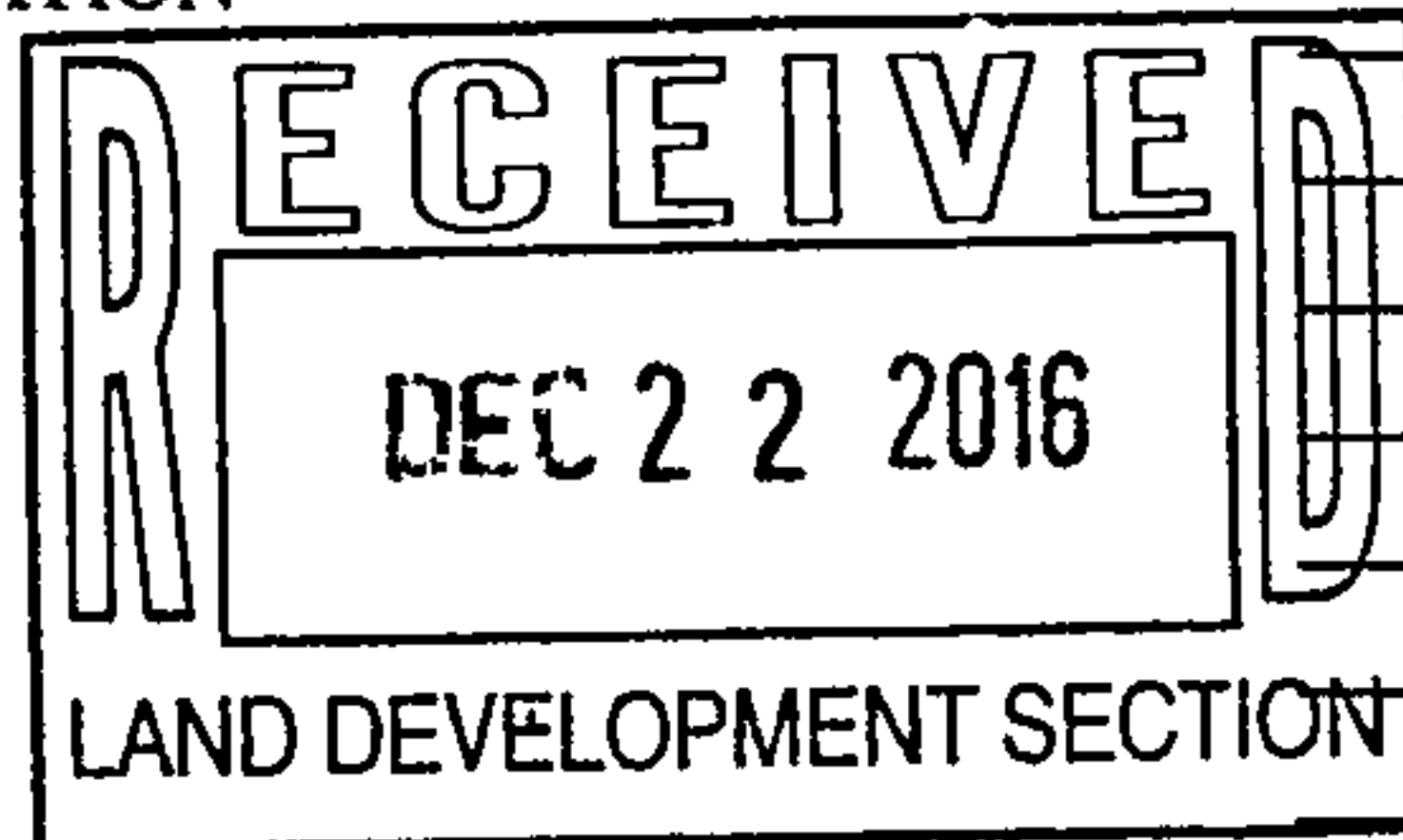
☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/20/16 By: Peter Butterfield

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-10-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 20, 2016 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.

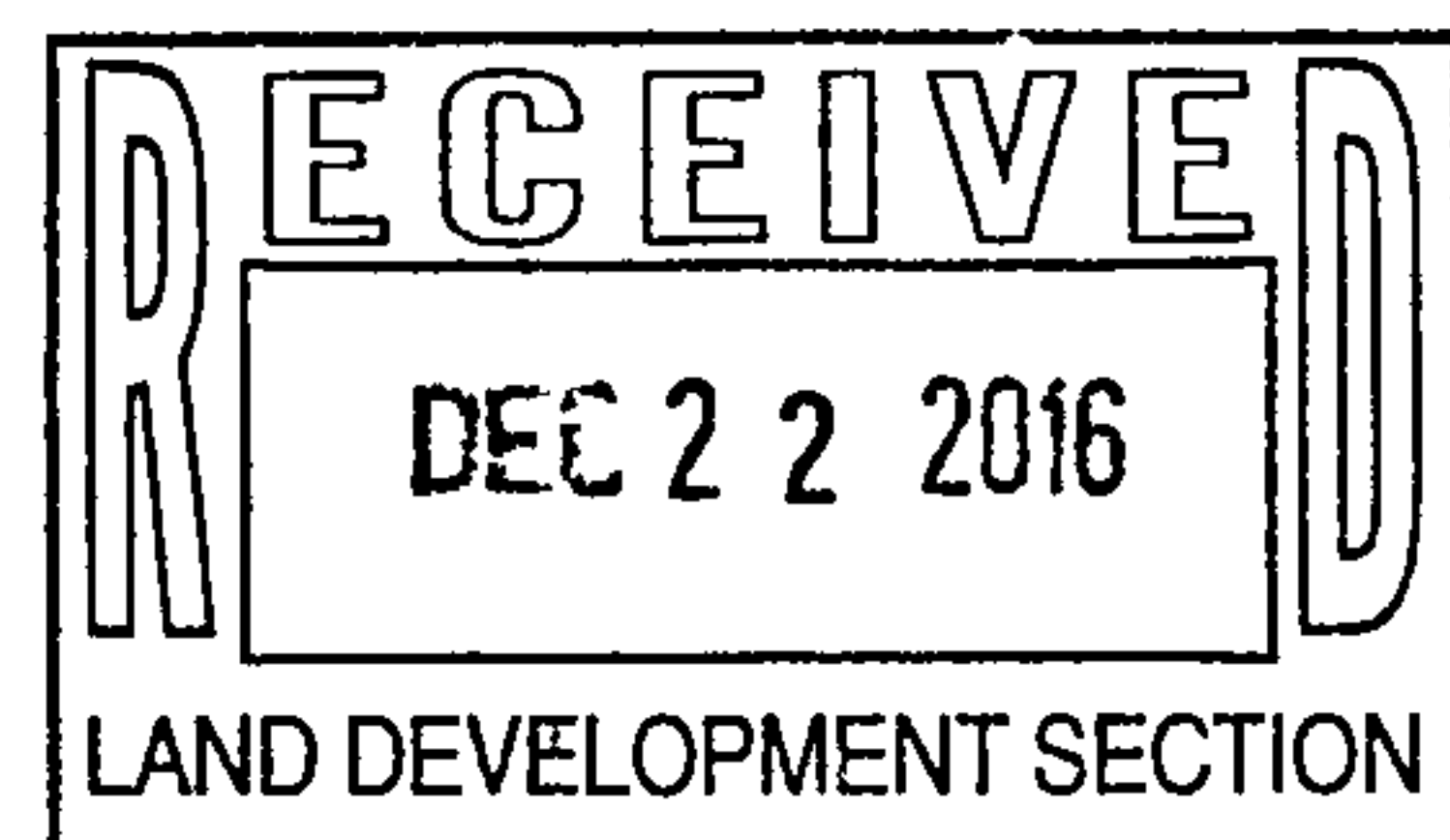
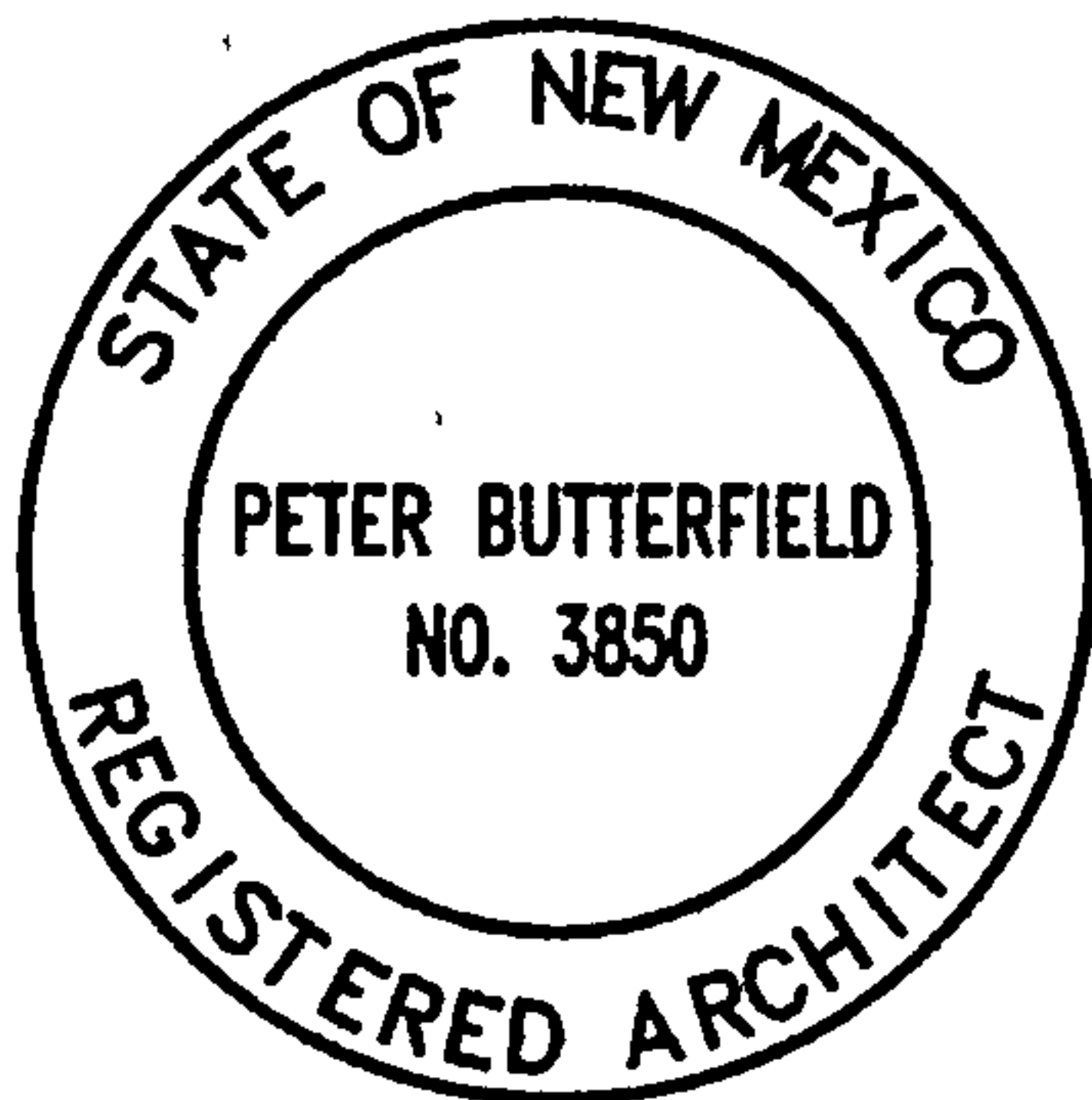
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



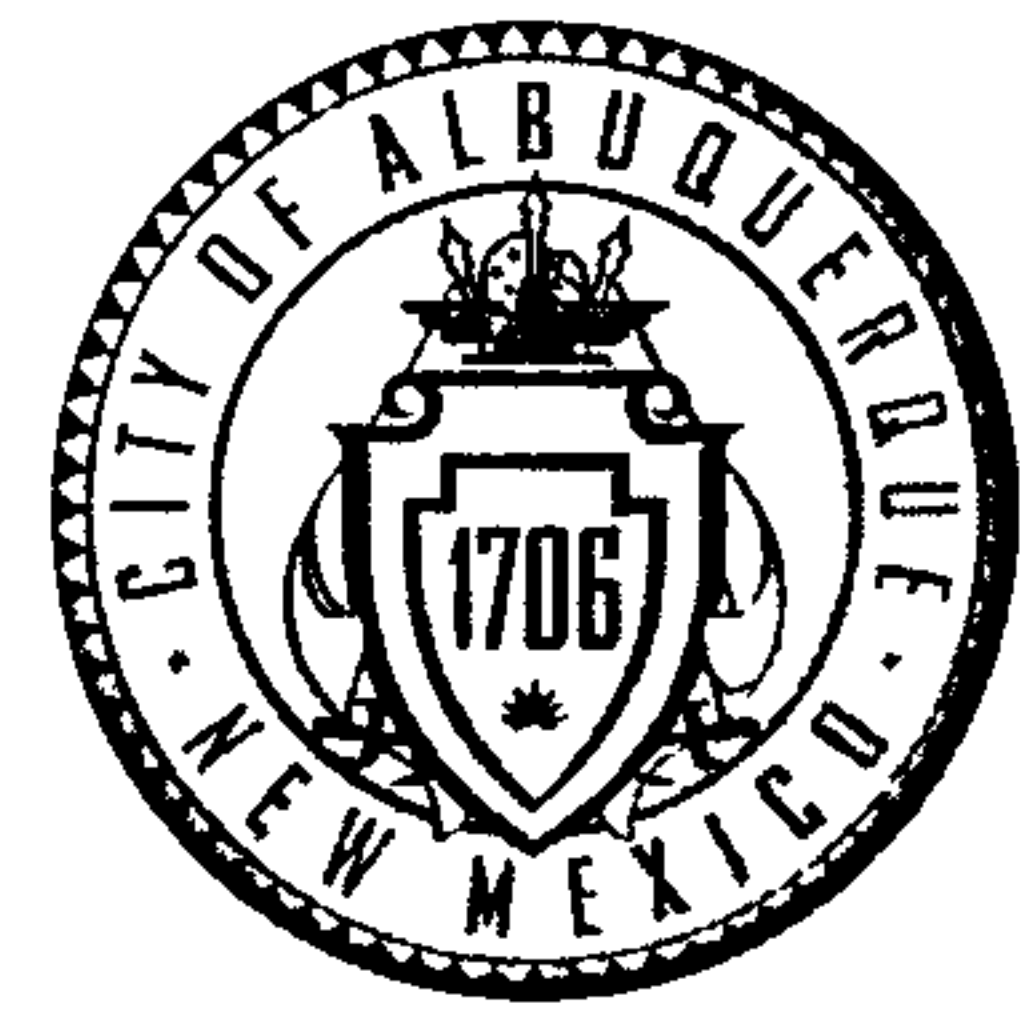
ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

12/20/16
Date



CITY OF ALBUQUERQUE



May 10, 2016

Peter Butterfield
13013 Glenwood Hills Ct., NE
Albuquerque, NM 87111

Re: Seattle Fish Company of New Mexico
2500 Comanche Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-5-16 (G16-D096)

Dear Mr. Butterfield,

The TCL submittal received 5-9-16 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.

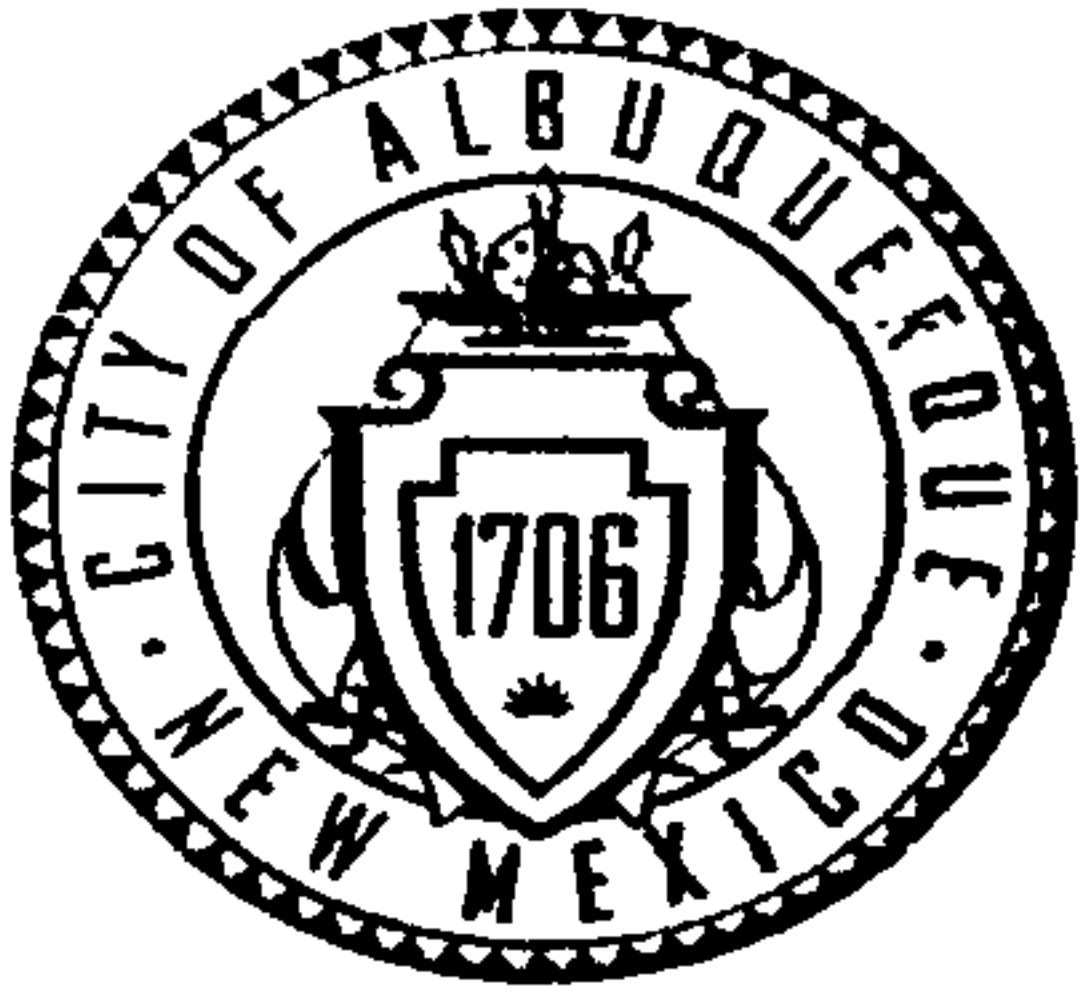
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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)

Project Title: Seattle Fish Company of New Mexico Building Permit #: _____ City Drainage #: 616D096
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A PLAT OF PARCEL 5-B-1, A M A F C A NORTH DIVERSION CHANNEL & TRACTS A, B & C INDIAN ACRES BUSINESS PARK CONT
City Address: 2500 COMANCHE RD NE ALBUQUERQUE NM 87109

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Seattle Fish Company of New Mexico Contact: Darin Amador

Address: 2500 COMANCHE RD NE ALBUQUERQUE NM 87109

Phone#: (505) 888-6969 Fax#: _____ E-mail: Jerry@cambroco.com

Architect: Peter Butterfield, Architect Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: (505) 332-9323 Fax#: _____ E-mail: peterbutterfield@Q.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
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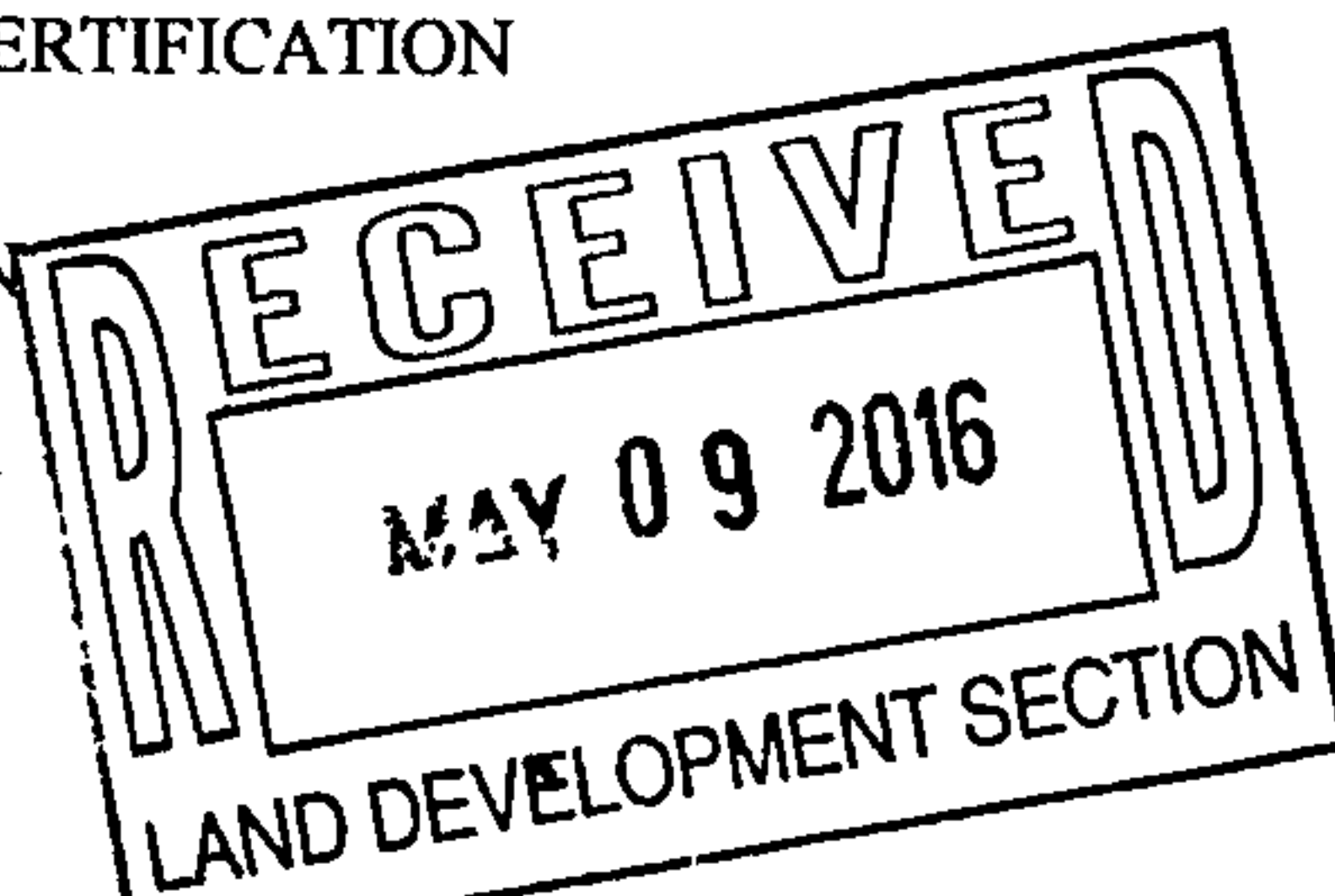
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/9/16 By: Peter Butterfield

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
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☐ GRADING/ PAD CERTIFICATION
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☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____