

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 14, 2021

David F. Moos, RA
Coscia Moos Architecture
1616 walnut St. Suite 101
Philadelphia, PA 19103

Re: OSH – Montano Rd
333 Montano Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-4-21 (F14D023)
Certification dated 12-9-21

Dear Mr. Moos,

PO Box 1293

Based upon the information provided in your submittal received 12-10-21, 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.

Albuquerque

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

NM 87103

Sincerely,
Jeanne Wolfenbarger

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed for code compliance and are APPROVED for construction. The approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

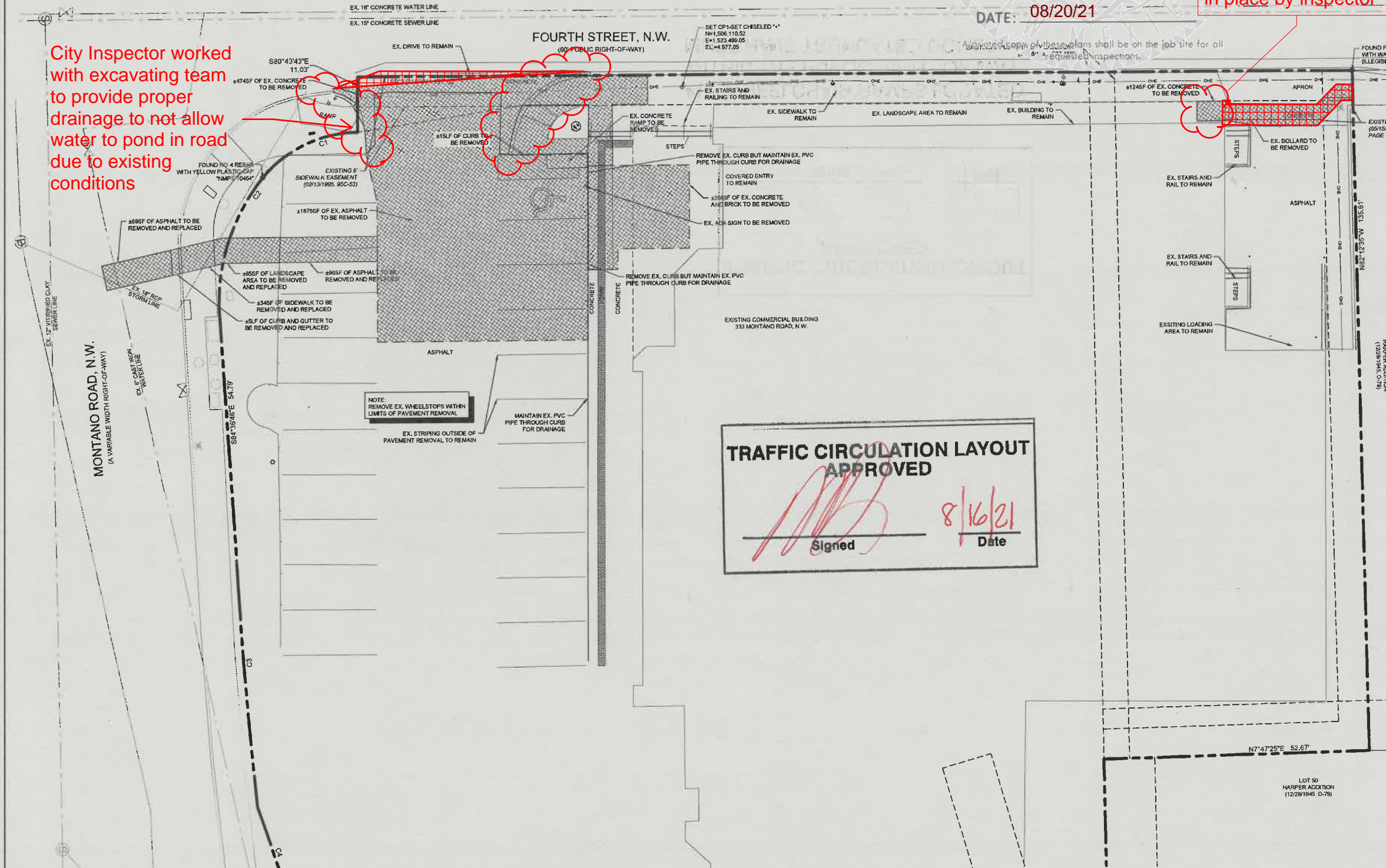
CH	RADIUS	LENGTH	CH	RADIUS	LENGTH	CH	RADIUS	LENGTH
C1	24.00'	24.38'	S	24.38'	51°02'28"	11.46'		
C2	39.12'	1.15'	S	39.12'	2°53'	2.53'		
C3	106.54'	43.8'	S	106.54'	13.91'	2°22'13"	21.96'	
C4	1.81'	2.23'	S	1.81'	2.23'	1.11'		

PERMIT #: BP-2021-21050

DATE: 08/20/21

Requested to be left in place by inspector

City Inspector worked with excavating team to provide proper drainage to not allow water to pond in road due to existing conditions



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed *[Signature]* Date 8/16/21

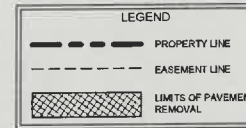
CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.



BENCHMARKS

NM 47-10 THE STATION IS LOCATED 3.0 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF SECOND STREET AND MESCALERO RD. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND SECOND STREET, TRAVEL NORTH ON SECOND STREET 2.8 MILES TO THE INTERSECTION OF MESCALERO RD AND THE STATION IN THE MEDIAN OF SECOND STREET AT THE NORTH EDGE OF THE INTERSECTION. THE STATION MARK IS A NMSHC BRASS DISC STAMPED "STA NM47-10" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE THE GROUND.

ELEV.	4970.252
CP-1	SET CHISELED "V"
N	1,506.110.52
E	1,523.499.05
ELEV.	4977.05



- DEMOLITION NOTES
- GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION WITH UTILITY SERVICE PROVIDERS FOR CANCELING SERVICE AND CLOSING DOWN SYSTEMS, IF NEEDED.
 - GENERAL CONTRACTOR SHALL ESTABLISH A DEMOLITION SEQUENCE PLAN THAT ALLOWS PROPER MOBILIZATION AND COORDINATION BETWEEN SUB-CONTRACTORS AND DEMOLITION OF NON-CIVIL ITEMS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE OF WASTE AND COMPLY WITH THE STATE OF NEW MEXICO ENVIRONMENTAL LAW.
 - EXISTING LOCATION OF FRANCHISED UTILITY LINES AND CONDUITS IS UNKNOWN. GENERAL CONTRACTOR SHALL UTILIZE MAXIMUM PRECAUTION WHEN EXCAVATING AND REMOVING KNOWN UNDERGROUND UTILITIES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR SITE DEMOLITION AND BUILDING DEMOLITION FROM LOCAL, STATE AND FEDERAL AGENCIES. KIMLEY HORN AND ASSOCIATES, INC. WILL NOT BE LIABLE FOR ANY STRUCTURAL AND/OR BUILDING DEMOLITION.
 - REFERENCE PAVING AND GRADING PLANS FOR ADDITIONAL DETAILS. CONTRACTOR SHALL KEEP THE DEMOLITION PLAN TOGETHER WITH THE FULL SET OF CONSTRUCTION PLANS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED INFRASTRUCTURE.
 - ALL EXISTING UTILITIES TO REMAIN.
 - ALL EXISTING UTILITY APPURTENANCES ARE TO BE BROUGHT UP TO FINAL GRADE.
 - CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER ON ANY DEMOLITION ADJACENT TO EXISTING BUILDINGS.

Versions		
No.	Date	Description
	05/07/2021	ISSUED FOR PERMIT
	06/16/2021	METER REVISION

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer

Kimley Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office (817) 900-8528

Structural Engineer

MEP Engineer

09/04/21

LUKAS A. HUFFEN
NEW MEXICO
24254
PROFESSIONAL ENGINEER

Signature and Seal

Project

OSH MONTANO ROAD
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

DEMOLITION PLAN

Scale: As Indicated
Drawn: JED
Project No: 064593610
Sheet No:

C101

F14-D023

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed
for code compliance and are:

APPROVED

The Approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.

PERMIT #: **BP-2021-21050**

DATE: **08/20/21**

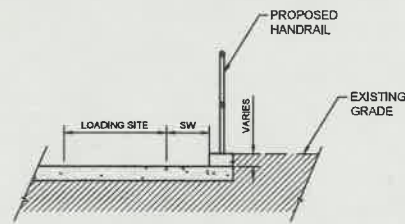
A printed copy of these plans shall be on the job site for
requested inspections.



GRAPHIC SCALE IN FEET

0 5 10 20

Existing landscaped
area requested to be
left in place by
inspector



SECTION A-A
N.T.S.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE
REPLACED WITH SIDEWALK AND CURB & GUTTER
PER COA STD DWG 2340 & 2415.

NOTE: ALL WORK IN CITY ROW OR SIDEWALK
EASEMENT TO BE THROUGH MINI WORK ORDER
WITH CITY OF ALBUQUERQUE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	21.38'	S16°15'09"E	20.68'	51°02'28"	11.46'
C2	39.00'	29.16'	S63°11'34"E	28.49'	42°50'23"	15.30'
C3	1061.54'	43.91'	S85°47'52"E	43.91'	2°22'13"	21.96'
C4	766.20'	241.39'	N88°48'38"E	240.39'	18°03'03"	121.70'

FOURTH STREET, N.W.
(60' PUBLIC RIGHT-OF-WAY)

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date

**ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.**

- KEY NOTES
1. PROPOSED ACCESSIBLE HC PARKING STALLS (TYP.), PER ADA MINIMUM REQUIREMENTS. REFER TO SHEET C203 FOR ADA PAVEMENT SYMBOL.
 2. PROPOSED HC SIGNS. REFER TO SHEET C203 FOR DETAIL (TYP.).
 3. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP.).
 4. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45' SPACED AT 2.0' O.C. (TYP.).
 5. PROPOSED CURB RAMP. REFER TO SHEET C203 FOR DETAIL.
 6. PROPOSED CONCRETE WHEELSTOP (TYP.) REFER TO SHEET C203 FOR DETAIL.
 7. NO CURB.
 8. 6" CURB.
 9. BIKE RACK (CONTRACTOR TO VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION).
 10. PROPOSED 12" x 18" MOTORCYCLE PARKING ONLY SIGN.
 11. PROPOSED HAND RAIL.
 12. VARIABLE HEIGHT CURB.
 13. PROPOSED 6" CURB AND GUTTER PER CITY STANDARD 2415A.
 14. PROPOSED CURB RAMP PER CITY STANDARD 2428.
 15. PROPOSED MOTORCYCLE PAVEMENT MARKING.

- SITE PLAN NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
 2. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE CLIENT TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
 3. PAINT SPECIFICATION SHALL BE PROVIDED BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO INSTALLATION.
 4. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
 5. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1994.
 6. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
 7. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
 8. ALL EXISTING CONCRETE PAVING, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
 9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE: ALL WORK IN CITY ROW OR SIDEWALK
EASEMENT TO BE THROUGH MINI WORK ORDER
WITH CITY OF ALBUQUERQUE.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE
REPLACED WITH SIDEWALK AND CURB & GUTTER
PER COA STD DWG 2340 & 2415.

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
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**Know what's below.
Call before you dig.**

BENCHMARKS	
NM 47-10 THE STATION IS LOCATED 3.0 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF SECOND STREET AND MESCALERO RD. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND SECOND STREET, TRAVEL NORTH ON SECOND STREET 2.8 MILES TO THE INTERSECTION OF MESCALERO RD AND THE STATION IN THE MEDIAN OF SECOND STREET AT THE NORTH EDGE OF THE INTERSECTION. THE STATION MARK IS A INCH DIAMETER BRASS DISC STAMPED "STA NM47-10" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE THE GROUND.	
ELEV:	4970.252'
CP-1	SET CHISELED "x"
N:	1,506,110.52
E:	1,523,498.05
ELEV:	4977.09'

Versions		
No.	Date	Description
1	05/07/2021	ISSUED FOR PERMIT
2	08/16/2021	METER REVISION

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer
Kimley»Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528

Structural Engineer

MEP Engineer



Signature and Seal
Project
**OSH MONTANO
ROAD**
333 MONTANO RD NW
ALBUQUERQUE, NM

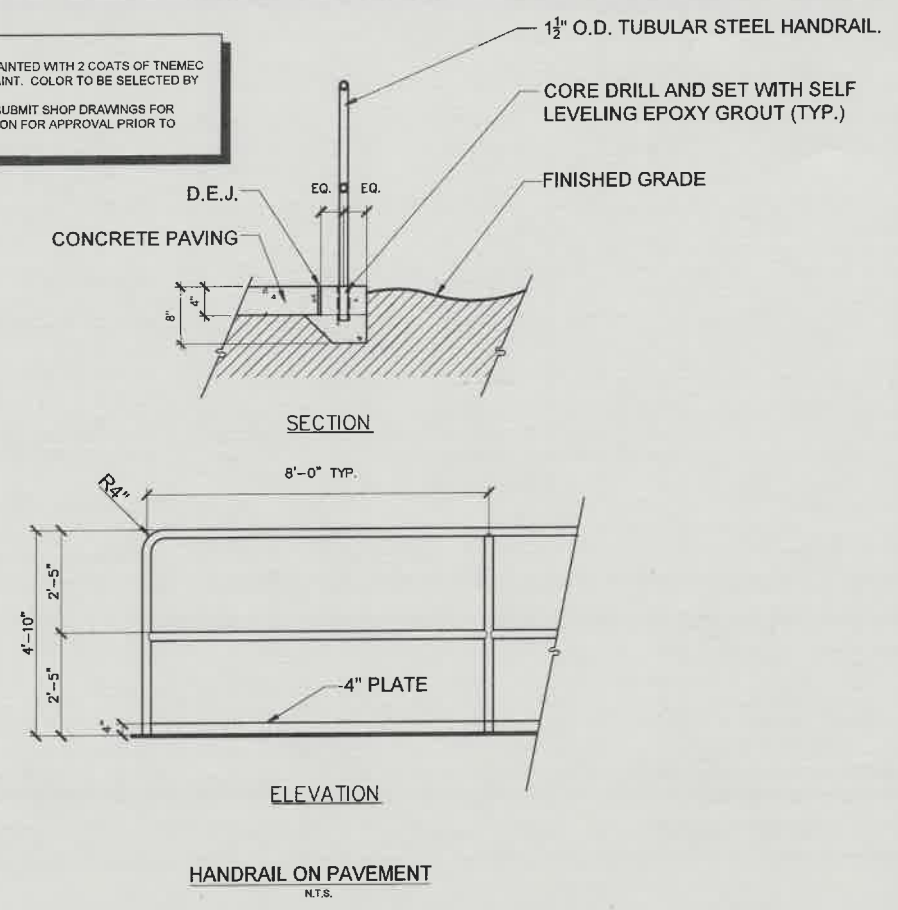
Sheet Title
**TRAFFIC CIRCULATION
LAYOUT**

Scale
As indicated
Sheet No.

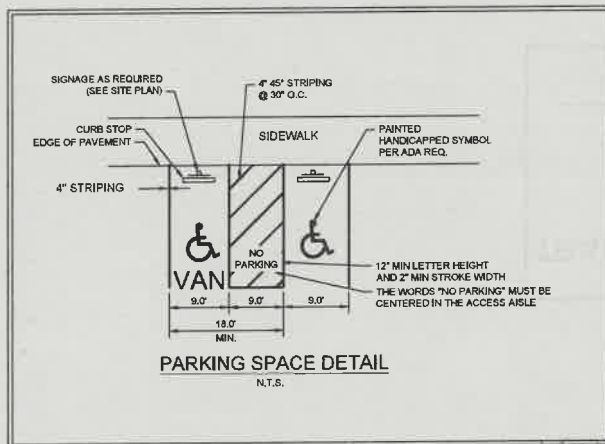
C201

F14-D023

- NOTES:
- HANDRAIL TO BE PAINTED WITH 2 COATS OF TNEC RUST INHIBITOR PAINT. COLOR TO BE SELECTED BY ARCHITECT.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR RAILING FABRICATION FOR APPROVAL PRIOR TO CONSTRUCTION.



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed for code compliance and are:

APPROVED

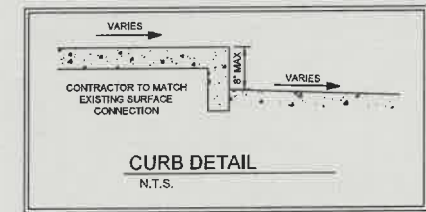
The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

PERMIT #: **BP-2021-21050**

DATE: **08/20/21**

NOTE: UNLESS OTHERWISE SHOWN TO FACE OF CURB WHERE PERMITS ARE SPECIFIED.

PRECAST CONCRETE WHEEL STOP DETAIL

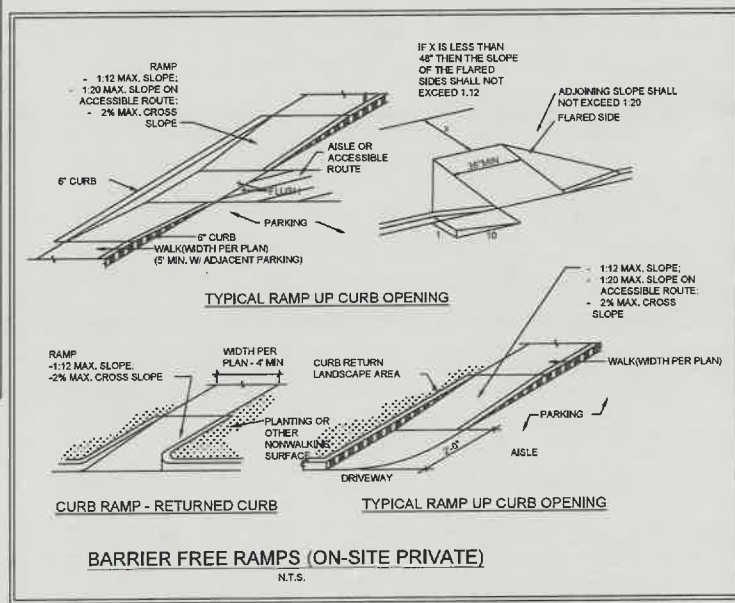
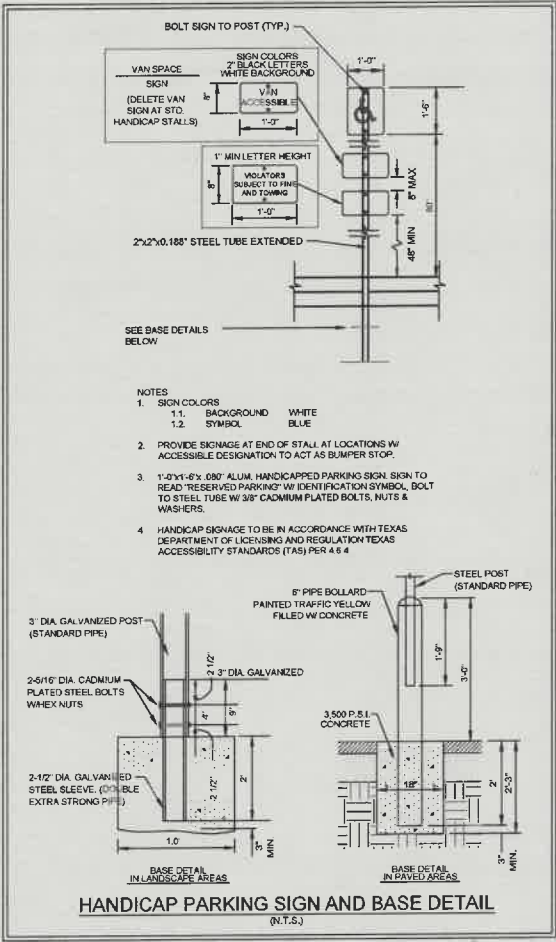


**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed _____ Date _____

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed *[Signature]* Date **8/16/21**



Versions

No.	Date	Description
01	05/07/2021	ISSUED FOR PERMIT
02	06/15/2021	METER REVISION

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1618 Walnut Street, Suite 101
Philadelphia, PA 19103
267 781 9418

Civil Engineer

Kimley»Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-6528

Structural Engineer

MEP Engineer

08/04/21

LAUREN A. NUFFEL
NEW MEXICO
24254
PROFESSIONAL ENGINEER

Signature and Seal

Project

**OSH MONTANO
ROAD**

333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

**CONSTRUCTION
DETAILS**

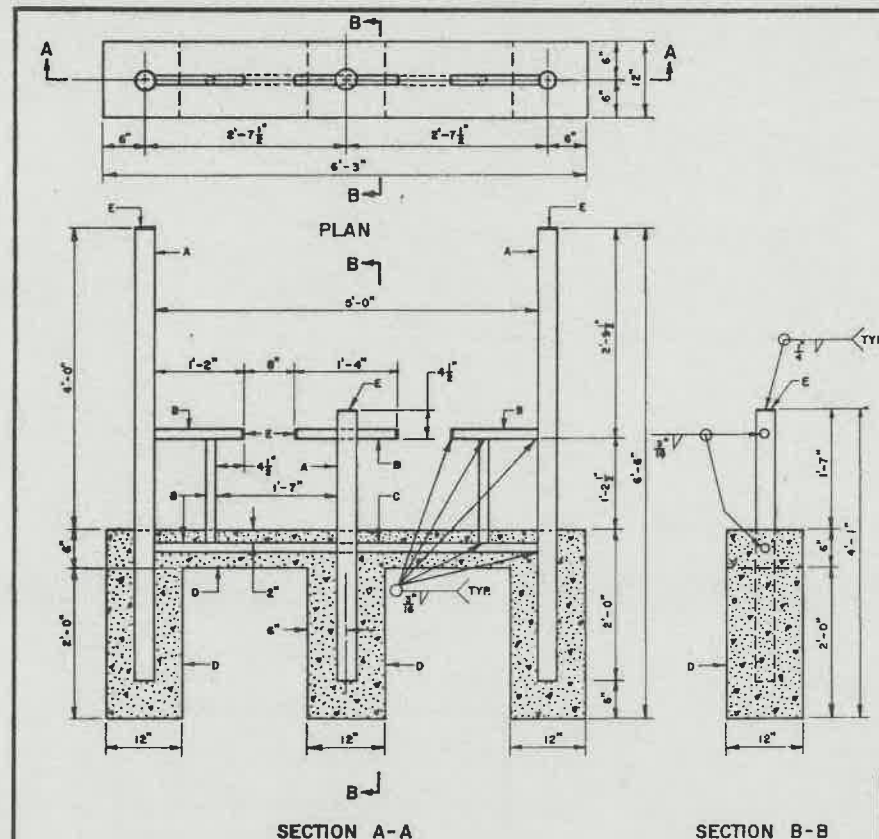
Scale: As indicated Drawn: JED Project No: 064559810 Sheet No:

C203

F14-0023

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

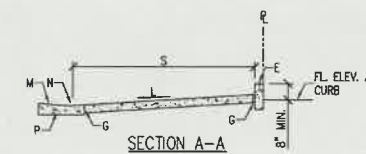
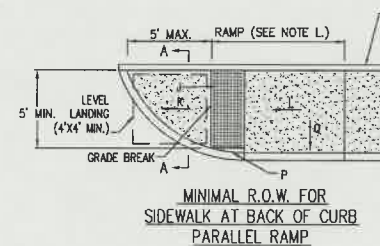
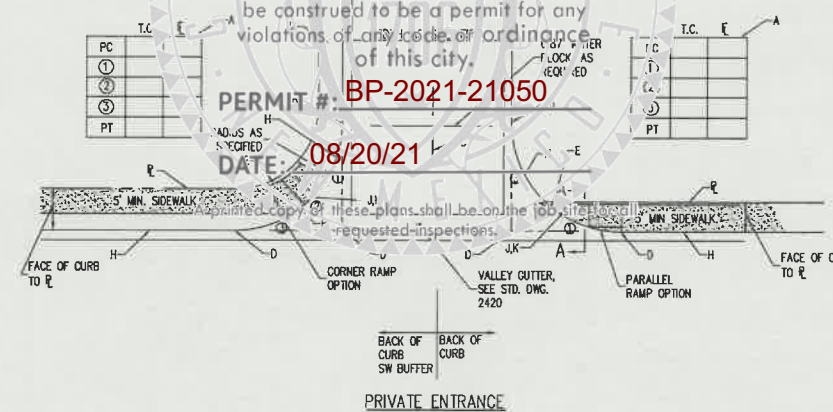
Date _____



- A. 3" DIA. SCH. 40 PIPE, TYPICAL.
- B. 1½" DIA. SCH. 40 PIPE, TYPICAL.
- C. ENCLOSE BOTTOM MEMBER IN CONCRETE.
- D. PORTLAND CEMENT CONCRETE.
- E. ¼" FLAT CAP, TYPICAL.

REVISIONS	CITY OF ALBUQUERQUE
	TRAFFIC BICYCLE GATEWAY DWG. 2529
	AUG 1998

DATE: 08/20/21

[illegible]

SEE COA DRAWING 2415B

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER DETAILS
	DWG. 2415A
	JUNE 2019

C204

F14-0023

CITY OF ALBUQUERQUE
PLANNING

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for code compliance and are:

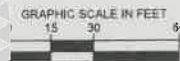
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DATE: **08/20/21**

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LEGEND

--- PROPERTY LINE
--- ADJACENT PROPERTY LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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C4	766.20'	241.39'	N88°48'38"E	240.39'	18°03'03"	121.70'

	Gross Floor Area	Existing Parking Required Spaces/1000SQFT	Required Spaces	Total Spaces Provided
Las Fallas	14211.4	4	56.85	-
Other Retail	8289.8	4	33.16	-
Combined	22501.2	-	90.00	97

	Gross Floor Area	Proposed Parking Required Spaces/1000SQFT	Required Spaces	% Change	Total Spaces Provided
Medical Facility	14211.4	5	71.06	25.0	-
Other Retail	8289.8	4	33.16	0	-
Combined	22501.2	-	104.22	15.8	96

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date

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MESCALERO RD AND THE STATION IN THE MEDIAN
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BRASS DISC STAMPED "STA NM47-10" SET IN TOP
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ELEV 4870.252'
CP-1 SET CHASELEED **
N 1506.116.52
E 1523.459.06
ELEV 4877.05'

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MEP Engineer

08/04/21



Signature and Seal

Project

**OSH MONTANO
ROAD**
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

PARKING PLAN

Scale As Indicated Drawn JED Project No. 064559810
Sheet No.

C501

F14-0023



December 9, 2021

City of Albuquerque Planning Department
600 2nd Street NW
Suite 201
Albuquerque, NM 87102

TRAFFIC CERTIFICATION - 333 MONTANO RD NW

I, LAUREN A. NUFFER, NMPE 24254, OF THE FIRM KIMLEY-HORN,
HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/16/2021.
THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN
PROVIDED BY JEFFREY JANICEK OF THE FIRM SKENDER. I FURTHER
CERTIFY THAT I HAVE REVIEWED PHOTOS TAKEN ON 12/07/2021 OF THE PROJECT SITE
TAKEN BY JEFFREY JANICEK AND HAVE DETERMINED 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

12/9/2021





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: OSH - Montano Road **Building Permit #:** BP-2021-2105 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 1-A-1 of Montano Y Quatro Subdivision
City Address: 333 Montano Rd NW

Applicant: Coscia Moos Architecture **Contact:** Erica Anderson-Blaylock
Address: 1616 Walnut Street, Suite 101, Philadelphia, PA 19103
Phone#: 267-761-9416 x140 **Fax#:** _____ **E-mail:** eanderson-blalock@cosciamoos.com

Other Contact: Skender Construction **Contact:** Jeffrey Janicek
Address: 1330 West Fulton Street, Suite 200, Chicago, IL 60607
Phone#: 815-546-5760 **Fax#:** _____ **E-mail:** jjanicek@Skender.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/9/2021 **By:** Coscia Moos Architecture

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____