

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 20, 2020

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc.
206B Sanchez Rd. NW
Albuquerque, NM 87107

**RE: St. Therese Catholic School
311 Shropshire Pl. NW
Permanent C.O. - Denied
Engineer's Certification Date: 11/16/20
Engineer's Stamp Date: 6/17/19
Hydrology File: G14D092**

Dear Mr. Miller,

PO Box 1293

Based on the resubmittal of certification received 11/19/20 and site visit on 11/20/20, this certification is approved for Permanent Certificate of Occupancy.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: St. Therese School **Building Permit #:** _____ **Hydrology File #:** G-14D092
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Map 33 Tract 84B & Tract 91A2
City Address: 311 Shropshire PL. NW, Albuquerque, NM 87107

Applicant: St. Therese Catholic School **Contact:** Donna Illerbrun
Address: 311 Shropshire PL. NW, Albuquerque, NM 87107
Phone#: (505) 344-4479 **Fax#:** _____ **E-mail:** d.illerbrun@stschool.org

Other Contact: Miller Engineering Consultants, Inc. **Contact:** Verlyn A. Miller
Address: 3500 Comanche NE, Bldg F., Albuquerque, NM 87107
Phone#: 505-888-7500 **Fax#:** 505-888-3800 **E-mail:** vmiller@mecn.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:

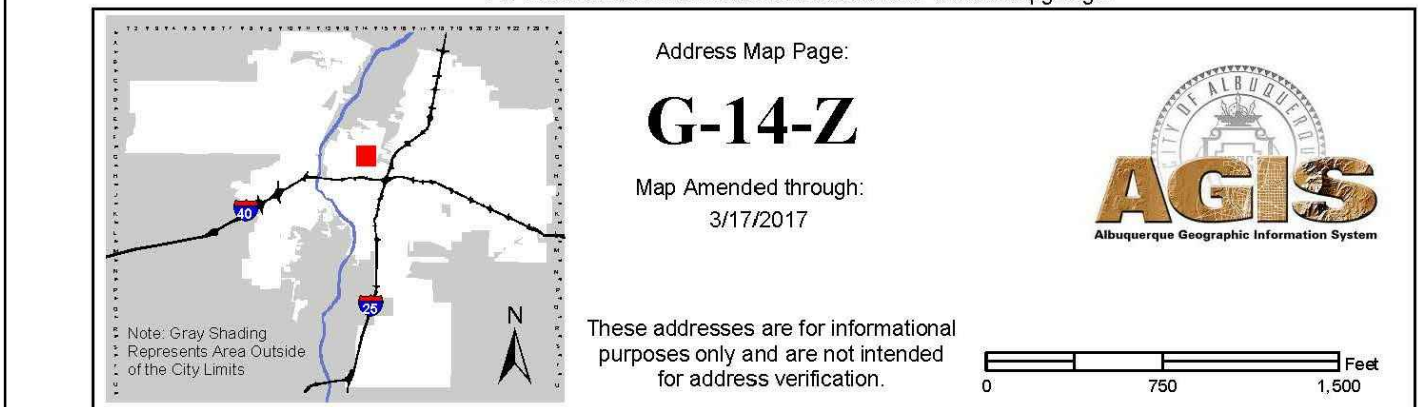
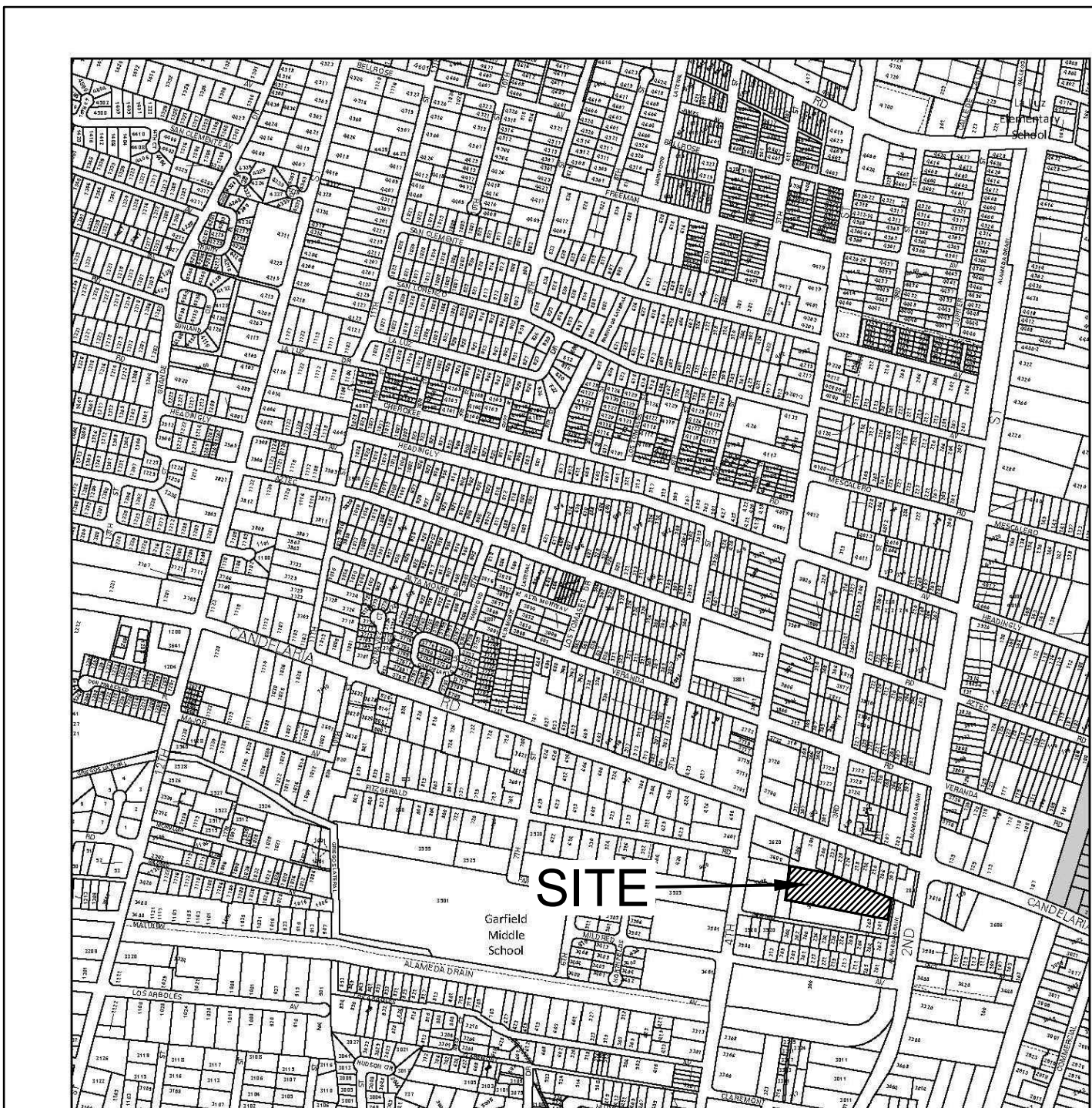
- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT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

DATE SUBMITTED: 11/18/2020 **By:** Verllyn A. Miller, P.E.

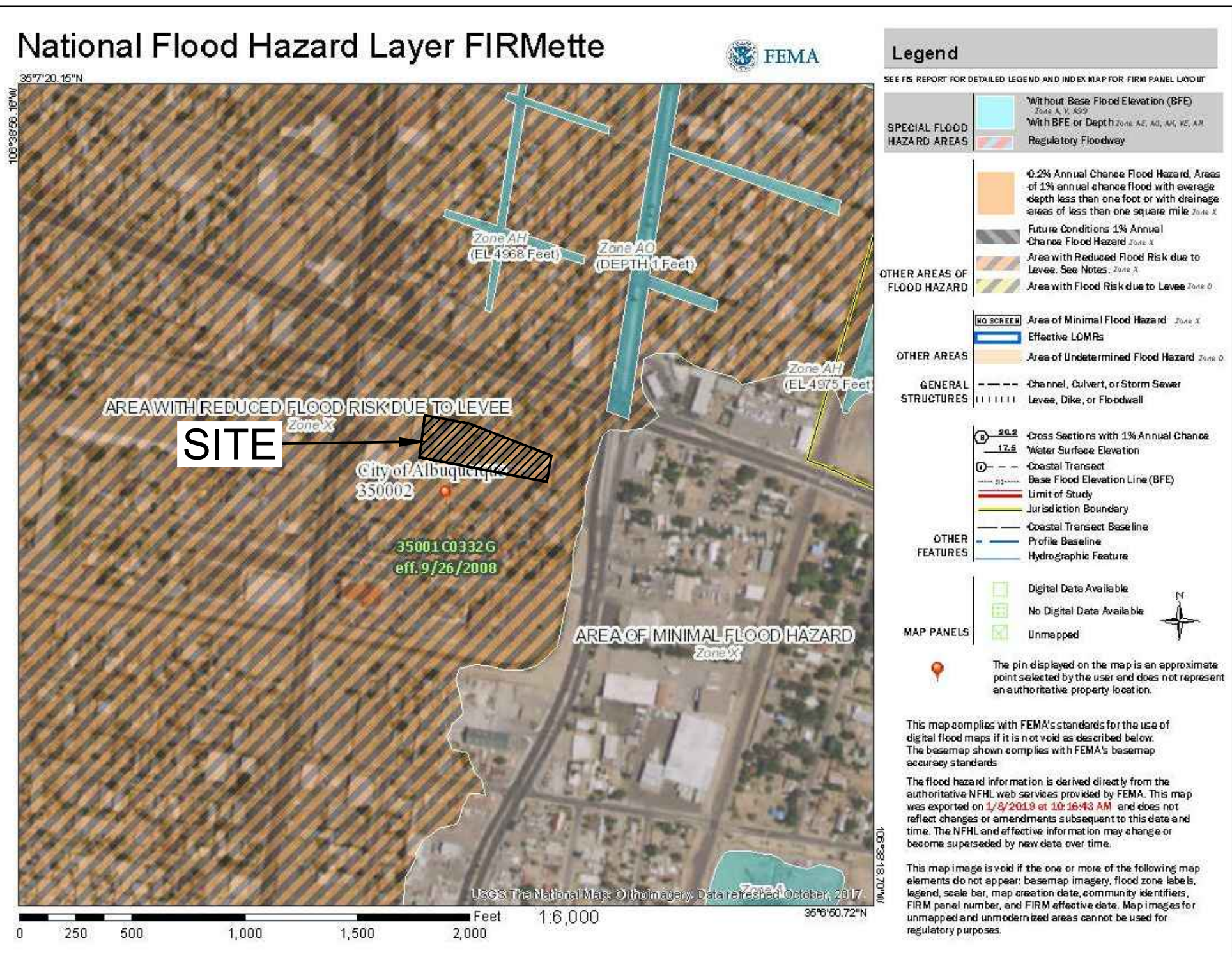
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



B1 VICINITY MAP
SCALE: NOT TO SCALE



A1 FLOOD ZONE MAP
FLOOD ZONE MAP: 35001C0332G

SITE LOCATION

THE ST. THERESE CATHOLIC SCHOOL PROPERTY IS LOCATED WITHIN THE CITY OF ALBUQUERQUE, NEW MEXICO AND CAN BE ACCESSED BY TRAVELING WEST ON CANDELARIA BLVD TO 4TH STREET, SOUTH ON 4TH STREET TO SHOPSHIRE, AND LEFT ON SHOPSHIRE ROAD (SEE VICINITY MAP ABOVE).

EXISTING ON SITE CONDITIONS

THE SITE AREA IS APPROXIMATELY 140' X 140' AND IS LOCATED ON THE CAMPUS OF THE ST. THERESE SCHOOL. THE SITE CONSISTS OF 0.45 ACRES AND IS CURRENTLY DEVELOPED WITH LANDSCAPING AND SMALL OUTBUILDINGS. THE SITE GENERALLY SLOPES TO THE SOUTHWEST WITH AN AVERAGE SLOPE OF 1%. THE HYDROLOGY CALCULATIONS FOR EXISTING CONDITIONS CAN BE FOUND ON THIS SHEET.

PROPOSED CONDITIONS

THE PROPOSED PROJECT WILL CONSIST OF A NEW 4680 SF BUILDING WITH ASSOCIATED PATIOS AREAS AND CONCRETE SIDEWALKS (SEE SHEET C-101). THE SITE WILL BE GRADED WITH SWALES AROUND THE PERIMETER OF THE BUILDING TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE NEW BUILDING FOUNDATION. THE PERIMETER SWALES WILL DISCHARGE TO THREE NEW WATER HARVEST AREAS LOCATED ON THE SITE. THE HYDROLOGY CALCULATIONS FOR PROPOSED CONDITIONS ARE LOCATED ON THIS SHEET.

STORM WATER RUNOFF FROM THIS SITE WILL BE MANAGED WITH A SERIES OF WATER HARVEST FEATURES LOCATED ON THE SITE THAT WILL PROVIDE ADEQUATE STORAGE FOR THE FIRST FLUSH AND FOR THE INCREASE IN STORM WATER RUNOFF FROM THE SITE. THE PROPOSED WATER HARVEST PONDS OVERFLOW BACK IN TO THE EXISTING PARKING LOT AREA AND ITS HISTORICAL FLOW PATH BEFORE DISCHARGING INTO SHOPSHIRE ROAD. THE RETENTION VOLUME CALCULATIONS FOR THE WATER HARVEST AREAS ARE CONTAINED ON THIS SHEET.

CONCLUSION

WHEN FULLY DEVELOPED, THE SITE AS INDICATED ON THE SITE DEVELOPMENT PLAN, WILL GENERATE AN INCREASE IN RUNOFF OF 0.23 CFS AND .018 ACRE -FEET DURING THE 100-YEAR, 24 HOUR EVENT. THE HYDROLOGY SUMMARY TABLE ON THIS SHEET CONTAINS A SUMMARY OF EXISTING, PROPOSED, AND INCREASED FLOW RATES AND VOLUMES FOR THE SITE. THE POND VALUE TABLE ON THIS SHEET ALSO DEMONSTRATES THE TOTAL RETENTION VOLUME PROVIDED BY THE THREE WATER HARVEST PONDS. THIS PLAN PROVIDES A TOTAL PROPOSED RETENTION VOLUME OF 0.051 ACRE- FEET OR 2235 CF UNDER FULLY DEVELOPED CONDITIONS.

WATER HARVEST AREA 1 proposed

Pond Rating Table			
Side Slope			
Elev.	Area	Volume	Cum Volume
(ft)	(sq ft)	(ac-ft)	(ac-ft)
68.3	700	0.000	0.000
68.8	990	422.500	422.500

WATER HARVEST AREA 2 proposed

Pond Rating Table			
Side Slope			
Depth	Area	Volume	Cum Volume
(ft)	(sq ft)	(ac-ft)	(ac-ft)
67.5	700	0.000	0.000
68.5	990	845.000	845.000

WATER HARVEST AREA 3 proposed

Pond Rating Table			
Side Slope			
Depth	Area	Volume	Cum Volume
(ft)	(sq ft)	(ac-ft)	(ac-ft)
68.5	144	0.000	0.000
69	297	110.250	110.250

WATER HARVEST AREA 3 NOT CONSTRUCTED

GENERAL NOTES:

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY SANDIA LAND SURVEYING LLC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- ACS STA 6+G15
THE STATION IS LOCATED 2.2 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF CANDELARIA ROAD AND THE BNSF RAILROAD TRACKS. TO REACH THE STATION FROM THE INTERSECTION OF CANDELARIA ROAD AND I-25 NE, TRAVEL WEST ON CANDELARIA ROAD 0.8 MILES TO THE EAST SIDE OF THE BNSF RAILROAD TRACKS AND THE STATION ON THE RIGHT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3" BRASS DISC STAMPED "6-G15 1979" SET IN A TRAFFIC SIGNAL BOX 0.6 FEET BELOW THE SURFACE OF THE GROUND
ELEV. 4975.35 (NAVD 1988)
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (500 YEAR) DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0332G.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

FIRST FLUSH CALCULATIONS

BASIN A

$$VFF = (0.34 \text{ in} * 6,543 \text{ SF}) =$$

$$VFF = 185 \text{ CF}$$

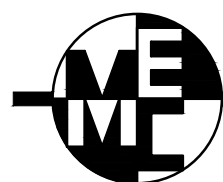
$$\text{VOLUME PROVIDED} = 2235 \text{ CF}$$

$$\text{Precipitation Zone 2 - 100-year Storm } P(360) = 2.33 \text{ in } P(1440) = 2.75 \text{ in}$$

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)	V(100-10 day) (af)
		A	B	C	D					
(Acres)										
Existing Conditions										
Site	0.450	0.000	0.000	0.450	0.000	1.130	0.042	0.042	1.413	0.042
Total	0.450							0.042	1.413	0.042
Proposed Conditions										
Site	0.450	0.000	0.000	0.300	0.150	1.46	0.055	0.060	1.647	0.075
Total	0.450							0.060	1.647	0.075

WATER HARVEST AREA 4 proposed

Pond Rating Table			
Side Slope			
Depth	Area	Volume	Cum Volume
(ft)	(sq ft)	(ac-ft)	(ac-ft)
67.7	932	0.000	0.000
68.5	1487	967.600	967.600



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BUILDING F
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(505) 888-7500
(505) 888-3800 (FAX)
WWW.MECNM.COM

HYDROLOGY REPORT NEW MULTI-PURPOSE BUILDING for ST THERESE CATHOLIC SCHOOL

date: 6-11-19
drawn by: MEC
checked by: VAM
revisions:
AS-BUILT INFORMATION, WATER HARVEST AREA 3 NOT CONSTRUCTED 11/17/2020

C-100

project no. 18-050

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM



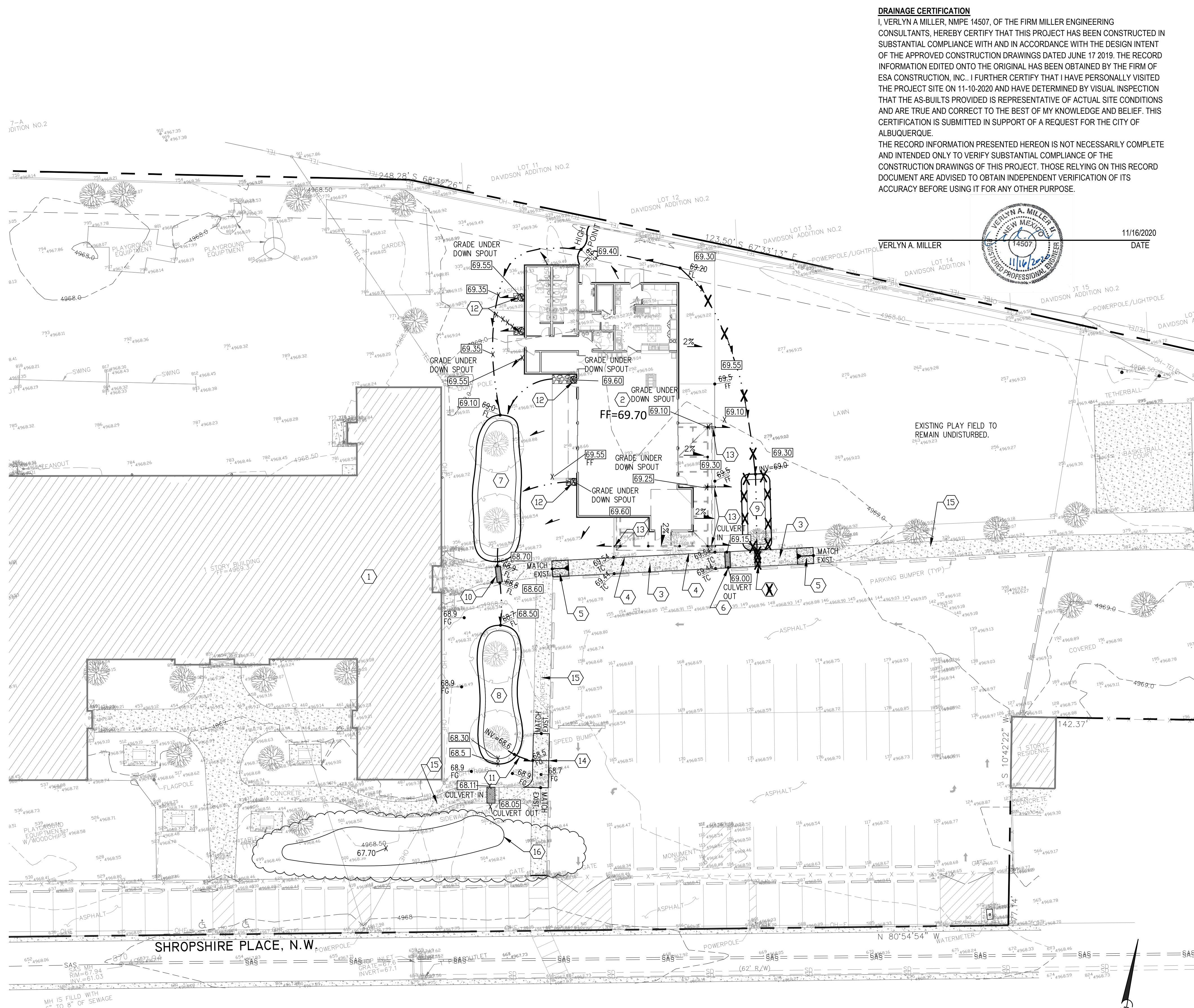
T:\Clients\VIGIL & ASSOCIATES\ST THERESE CATHOLIC SCHOOL\Acad\Sheets\C-101.G & D Plan_01-02-19-AS-BUILT.dwg, C-101.G & D Plan, 11/19/2020 11:31:16 AM

D PS&A PROJECT NO. XXX-XXX

C

B

A



A1 GRADING AND DRAINAGE PLAN
SCALE: 1"=20'-0"

DRAINAGE CERTIFICATION
I, VERLYN A. MILLER, NMPE 14507, OF THE FIRM MILLER ENGINEERING CONSULTANTS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS DATED JUNE 17 2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL HAS BEEN OBTAINED BY THE FIRM OF ESA CONSTRUCTION, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11-10-2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE AS-BUILTS PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR THE CITY OF ALBUQUERQUE.
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE CONSTRUCTION DRAWINGS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



LEGEND:

38.00	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)		
MATCH (95.19)	MATCH EXISTING ELEVATIONS		
TCON	TOP OF CONCRETE		
FL	FLOW LINE, CURB		
INV	INVERT		
FG	FINISH GRADE		
TBC	TOP OF BASE COURSE		
TC	TOP OF CURB		
TG	TOP OF GRATE		
TA	TOP OF ASPHALT		
FLOW ARROW	FLOW ARROW		
		GRADE BREAK—HIGH POINT	
		SWALE	
		SD	STORM DRAIN LINE
		5895	PROPOSED MAJOR CONTOUR
		5895	PROPOSED MINOR CONTOUR
		5895	EXISTING MAJOR CONTOUR
		5895	EXISTING MINOR CONTOUR

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR ST. THERESE CATHOLIC SCHOOL IS LOCATED AT 311 SHROPSHIRE PL. NW. THE SITE IS ACCESSED FROM EAST BOUND LANE OF SECOND STREET NE. THE SITE CURRENTLY CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THE SITE IS BOUND BY CANDELARIA BLVD. ON THE NORTH SIDE, RESIDENTIAL DEVELOPMENT ON THE SOUTH AND NORTH SIDE, AN SECOND STREET ON THE EAST SIDE. THE LAND SLOPES MILDLY FROM THE NORTHEAST TO THE SOUTHWEST CORNER OF THE SITE. THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE NORTH END OF THE SITE WITH AN ASPHALT PARKING LOT LOCATED ON THE SOUTH OF THE PROPOSED BUILDING.

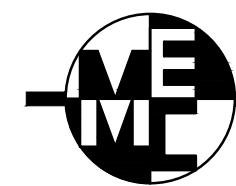
THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE NEW SIDEWALK WITH CULVERTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME = $(0.34 \text{ in.} \times 41,151 \text{ SF})/12 = 1166 \text{ CF}$). THE PROPOSED WATER HARVEST AREAS VOLUME IS APPROXIMATELY 1200 CUBIC FEET, WHICH IS GREATER THAN THE REQUIRED FIRST FLUSH VOLUME OF 1166 CUBIC FEET. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS LOCATED AT THE WEST SIDE OF THE PROJECT SITE.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

KEYED NOTES

- EXISTING BUILDING TO REMAIN.
- PROPOSED BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
- NEW SIDEWALK WITH 6" TURN DOWN EDGE. REFER TO ARCHITECTURAL SHEETS FOR CONTROL JOINT PATTERN DETAILS.
- SAWCUT NEW SIDEWALK TO CLEAN STRAIGHT EDGE AND MATCH WITH NEW CONCRETE.
- NEW HANDICAP RAMP, SEE CITY OF ALBUQUERQUE STANDARD DRAWING 2418. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
- NEW SINGLE 24" WIDE SIDEWALK CULVERT, SEE SHEET C-501 FOR DETAIL. CONTRACTOR TO FIELD VERIFY EXISTING FLOWLINE INVERT PRIOR TO CONSTRUCTION.
INV (IN) = 69.00
INV (OUT) = 68.94 FIELD VERIFY
- WATER HARVEST FEATURE #1, INV=68.3. SEE SHEET C-501 FOR DETAIL.
- WATER HARVEST FEATURE #2, INV=67.75. SEE SHEET C-501 FOR DETAIL.
- WATER HARVEST FEATURE #3, INV=68.5. SEE SHEET C-501 FOR DETAIL.
- NEW SINGLE 24" WIDE SIDEWALK CULVERT, SEE SHEET C-501 FOR DETAIL. CONTRACTOR TO FIELD VERIFY EXISTING FLOWLINE INVERT PRIOR TO CONSTRUCTION.
INV (IN) = 68.50
INV (OUT) = 68.40 FIELD VERIFY
- OVERFLOW SWALE GRADE TO DRAIN.
- NEW ROOF DRAIN LOCATIONS.
- NEW PORCH DOWNSPOUT LOCATIONS.
- NEW OVERFLOW SECTION OF SIDEWALK. CONTRACTOR TO FIELD VERIFY EXISTING FLOWLINE INVERT ELEVATION IN PARKING LOT PRIOR TO CONSTRUCTION.
- EXISTING SIDEWALK TO REMAIN.
- WATER HARVEST AREA #4, INV=67.7

SCALE: 1"=20'
CONTOUR INTERVAL=1'



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GRADING AND DRAINAGE PLAN NEW MULTI-PURPOSE BUILDING for ST THERESE CATHOLIC SCHOOL

date: 6-11-19
drawn by: MEC
checked by: VAM
revisions:
7-19-19: ADDED SIDEWALK CULVERT WIDTH

C-101

project no. 18-050

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

