

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

December 21, 2018

Scott M. McGee, P.E.  
SMMPE, LLC  
9700 Tanoan Dr. NE  
Albuquerque, NM 87111

**RE: Explorer Academy  
5100 Masthead NE  
Request for Certificate of Occupancy - Permanent  
Hydrology Final Inspection - Approved  
Engineer's Stamp Date 4/5/18 (D17D003N)  
Certification Dated: 12/20/18**

Dear Mr. McGee,

PO Box 1293

Based on the submittal received on 12/20/18, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development and Review Services

C: Email      Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



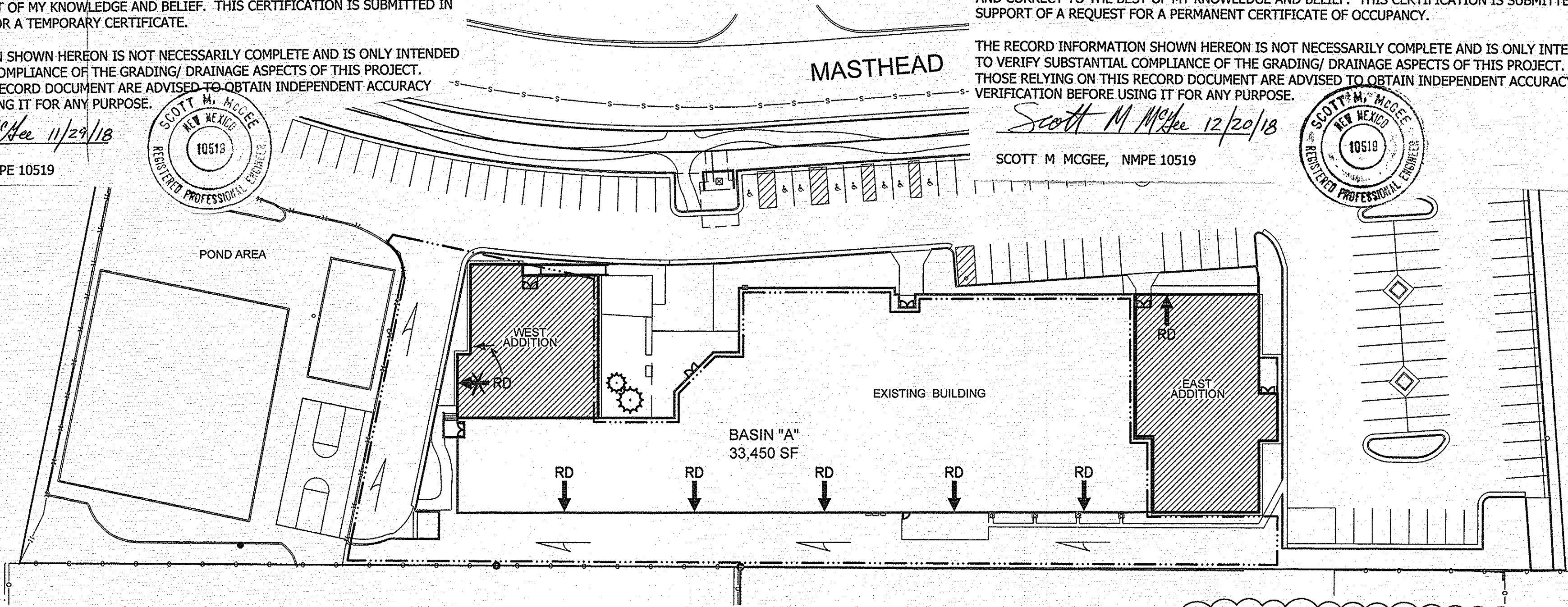
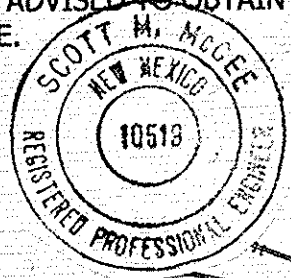
DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THE SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/05/18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LORENZO (LARRY) DOMINGUEZ, NMPS 10461, OF EAST MOUNTAIN SURVEYING CO. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/28/18 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 A TEMPORARY CERTIFICATE.

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

Scott M McGee 11/29/18

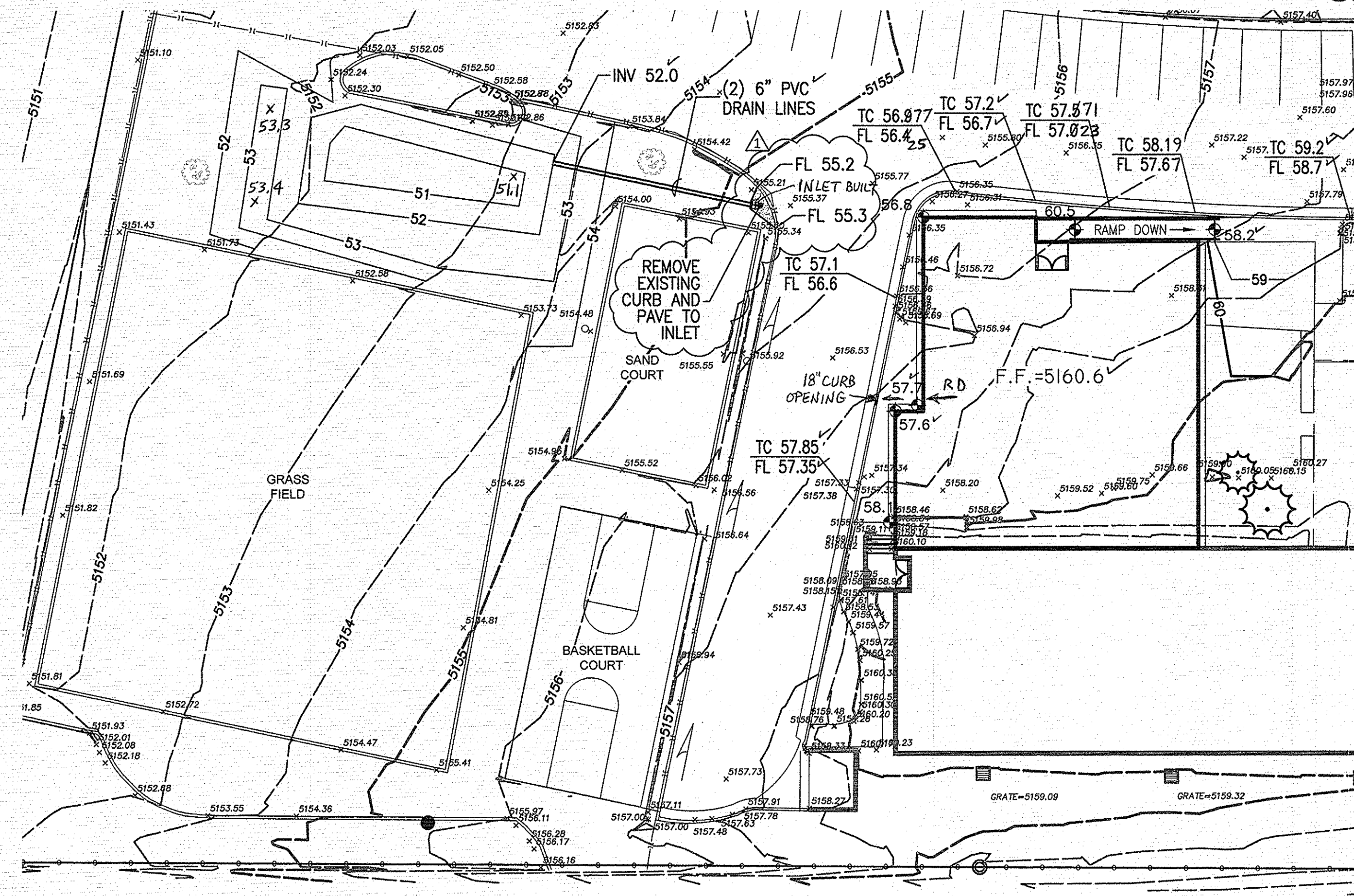
SCOTT M MCGEE, NMPE 10519



SITE LOCATION PLAN

1" = 40'-0"

0 40' 80'



GRADING AND DRAINAGE PLAN  
WEST ADDITION

1" = 20'-0"

0 20' 40'

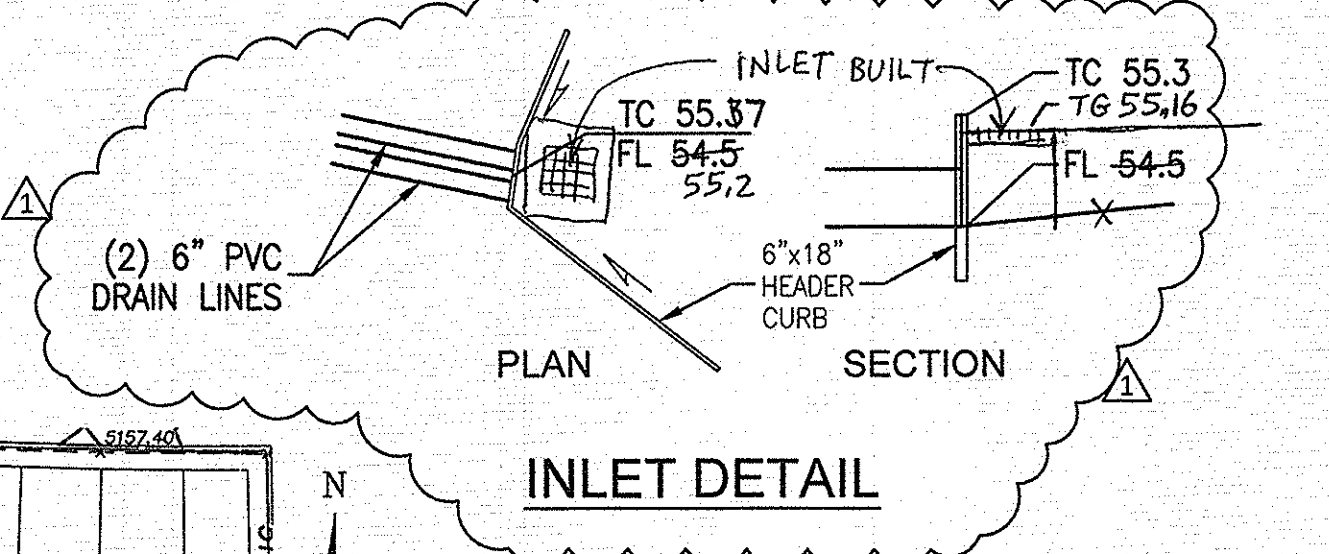
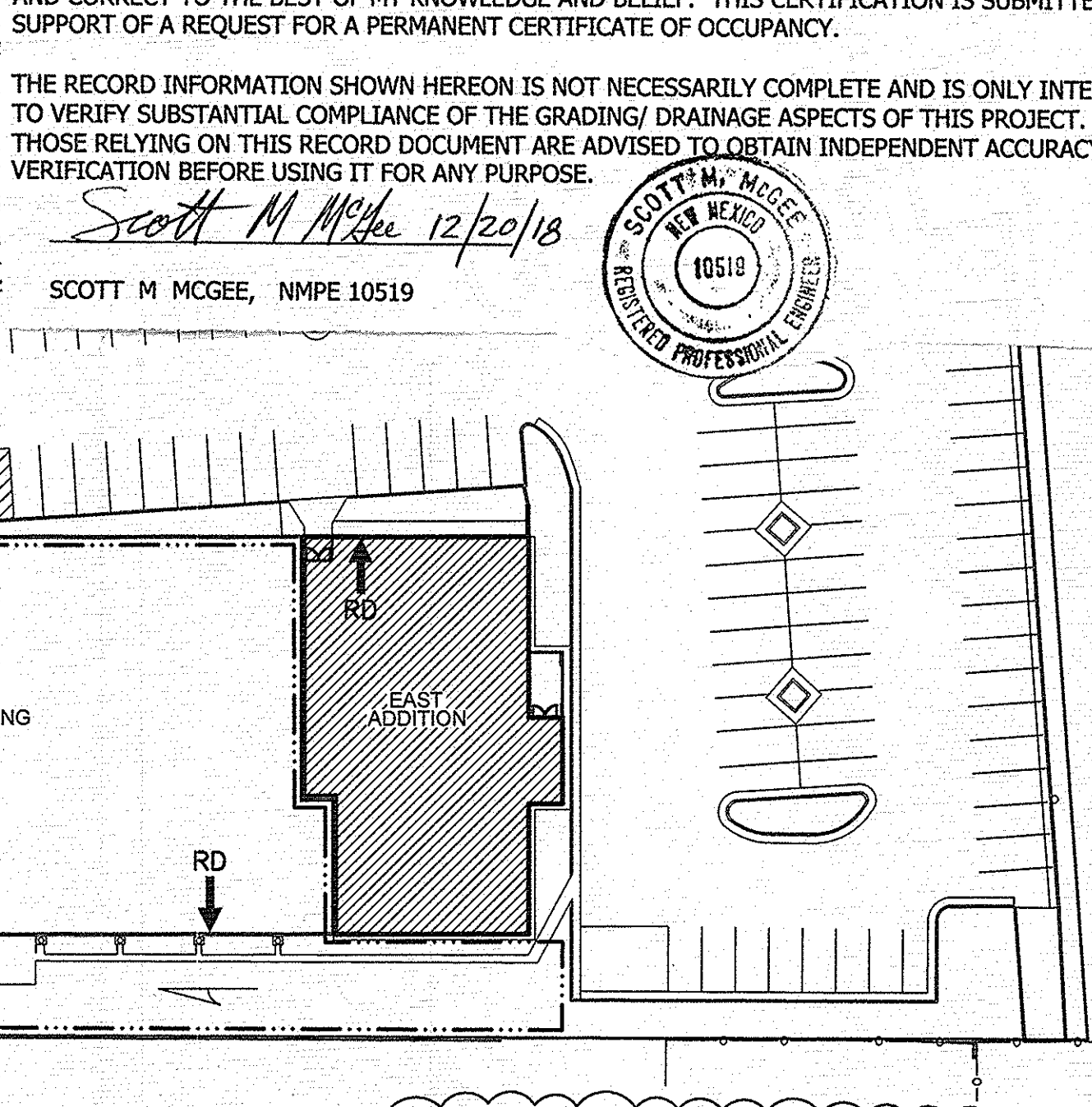
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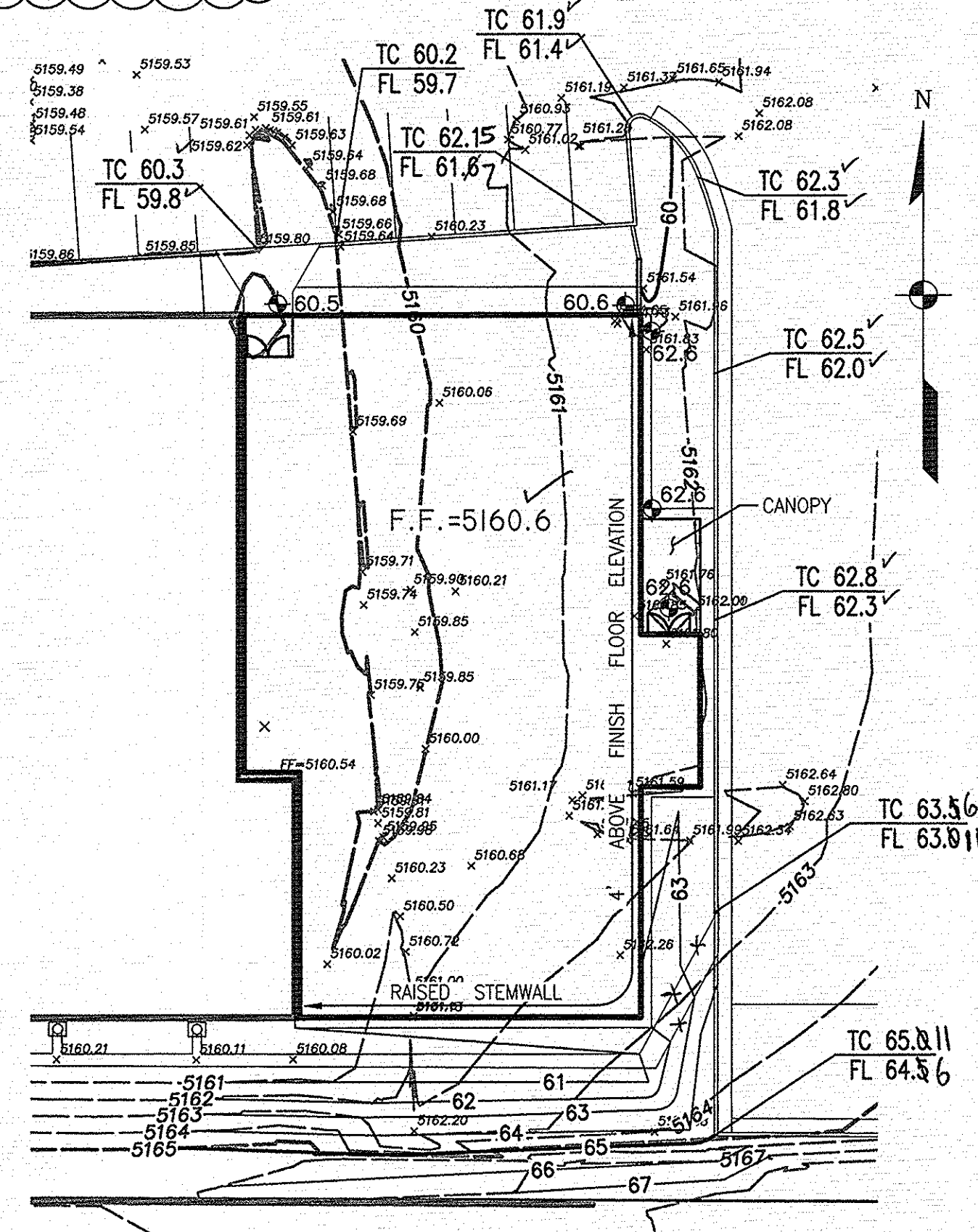
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Scott M McGee 12/20/18

SCOTT M MCGEE, NMPE 10519



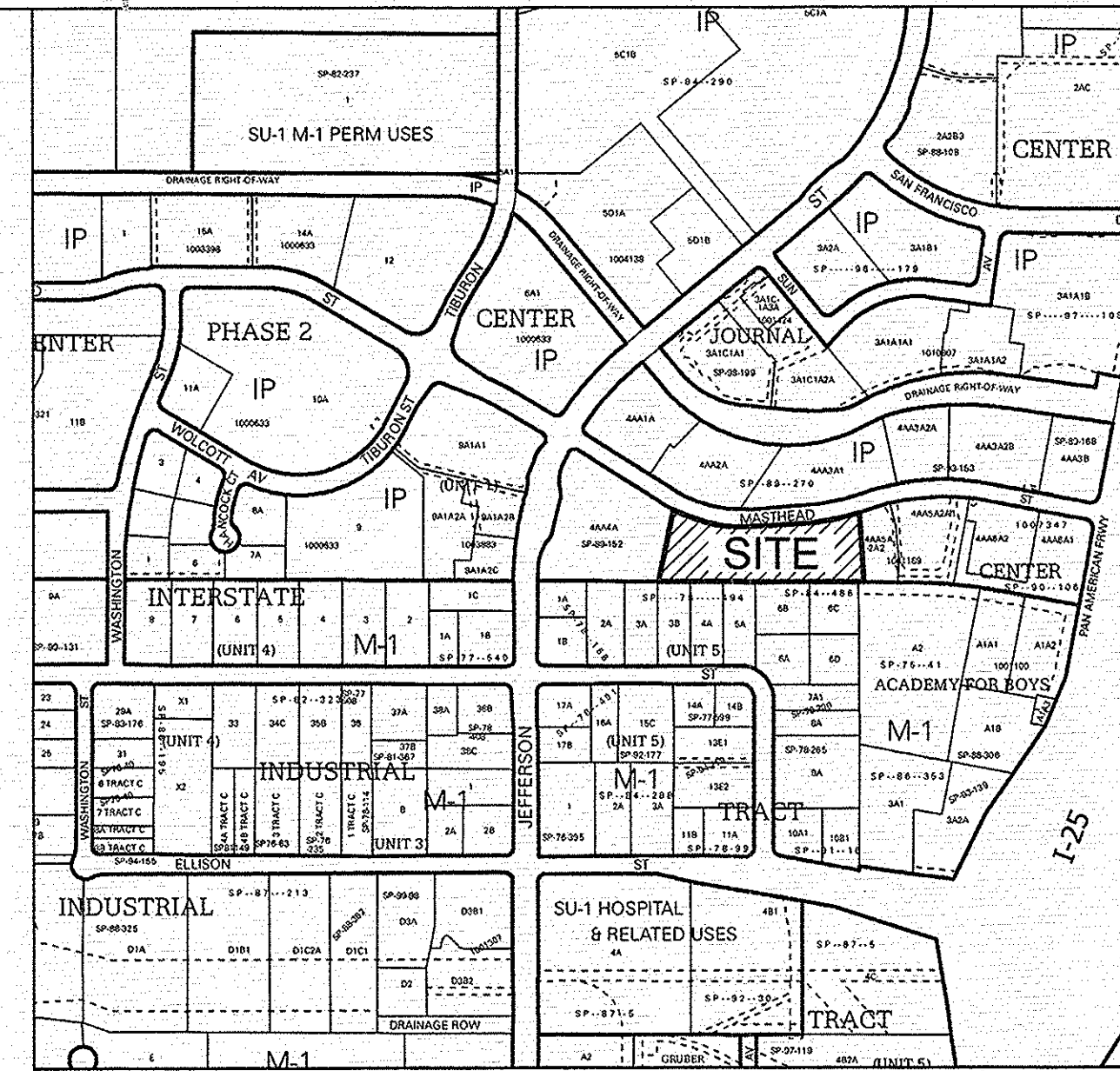
INLET DETAIL



GRADING AND DRAINAGE PLAN  
EAST ADDITION

1" = 20'-0"

0 20' 40'



VICINITY MAP D-17

N.T.S.

DRAINAGE

LEGAL DESCRIPTION: Tract 4AAS1 JOURNAL CENTER

AREA: 3.3001 acres (Project Area: 0.831 Acre = 36,200 SF)

SURVEYOR: Topographic survey by Precision Surveys, Inc. January, 2018

BENCHMARK: AGRS Monument "ZAB\_B" ELEVATION = 5195.09 (NAVD 1988)

FLOOD HAZARD: From FEMA Map Panel 35001C0137H (effective 8/16/12), this site is within Zone "X"; areas determined to be subject to the 0.2% annual chance flood.

EXISTING CONDITIONS: The site is developed with a single-story school building, paved parking, walkways, and landscaping. A recent playground and grass field area have been constructed at the west end of the site which replaced asphalt paving. Site runoff surface flows to the west on both the north and south sides of the building and then discharges north to Masthead NE.

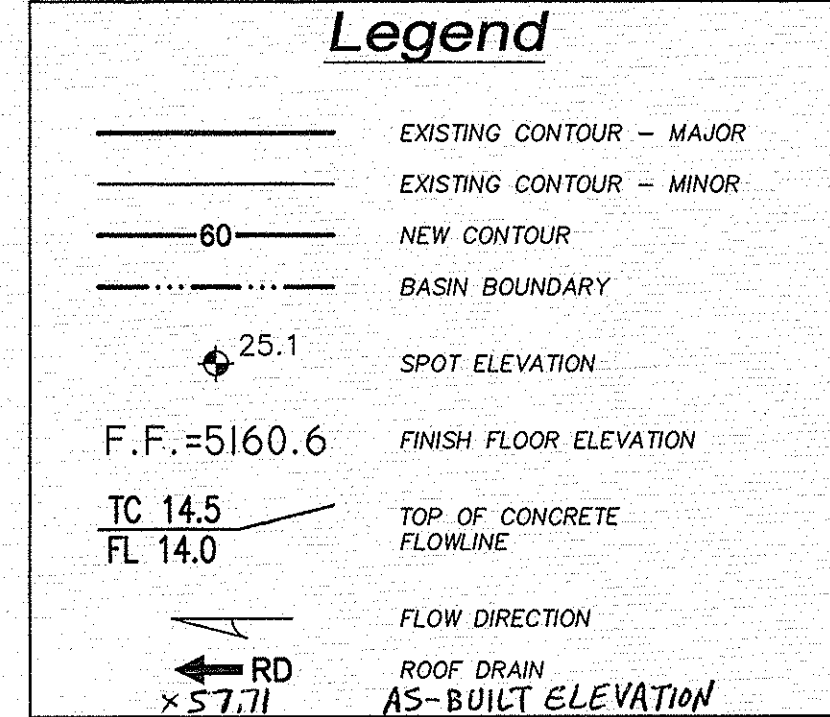
OFFSITE FLOW: No offsite flows enter the project site.

PROPOSED IMPROVEMENTS: The project includes two proposed single-story additions. A 4,180 SF addition is proposed at the NW corner and a 5,770 SF addition is proposed east of the building. The additions replace both paved and landscaped areas.

DRAINAGE APPROACH: The drainage concept will honor historic flow patterns. The west addition roof runoff will be directed to the west where it will discharge to grade and flow toward the new onsite retention area shown north of the grass field area. Runoff from the east addition will be carried north and then flow west on the paved surface.

RUNOFF: Precipitation Zone 2  
Existing Q = ((.23)(2.28) + (.12)(3.14) + (.65)(4.70))(3.3 acre) = 13.0 CFS  
Proposed Q = ((.22)(2.28) + (.11)(3.14) + (.67)(4.70))(3.3 acre) = 13.2 CFS

There is only a minor increase in site runoff which is mitigated to some extent by the onsite retention 1<sup>st</sup> flush volume.  
For the proposed redevelopment area:  
FIRST FLUSH V = (9,950 SF) (0.26"/12") = 216 CF  
VOLUME PROVIDED = 240 CF @ 6" DEPTH)



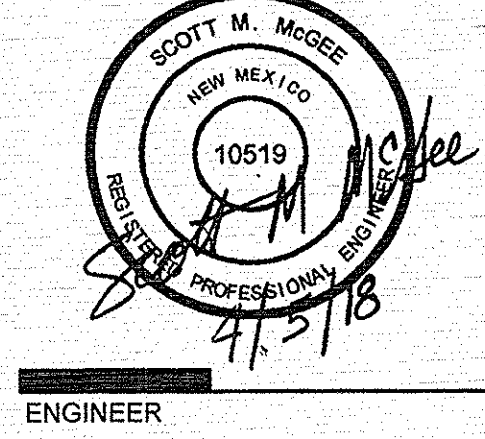
ARCHITECTURE / DESIGN / INSPIRATION

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

EXPLORE ACADEMY  
RENOVATION/ADDITION  
5100 MASTHEAD ST. NE  
ALBUQUERQUE, NM 87109

REVISIONS	
△	04.04.18 COA REV COMMENTS
△	
△	
△	

DRAWN BY	EJS
REVIEWED BY	
DATE	02/16/2018
PROJECT NO.	16-0150.006
DRAWING NAME	

GRADING PLAN

SHEET NO.

C100  
OF