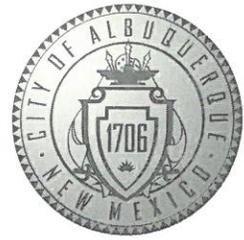


# CITY OF ALBUQUERQUE



December 1, 2017

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

RE: **Montessori on the Rio Grande Charter School**  
**1650 Gabaldon Dr NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date 10/13/17**  
**Hydrology File: H12D008B**

Dear Mr. McGee:

Based on the information provided in your submittal received 11/28/17, the above referenced plan cannot be approved for Building Permit. The project falls partially within an SU-1 zone and is Site Plan controlled.

1. An EPC-Approved Site Plan is required for this work. Rezoning and re-platting may also be included with this effort.
2. DRB-sign off of the Site Plan can also be anticipated.
3. Please contact Michael Vos at [mvos@cabq.gov](mailto:mvos@cabq.gov) or 505-924-3955 regarding planning questions.

In anticipation of seeing this project at DRB for Site Plan for Building Permit and (and potentially platting action), a Hydrology approved Conceptual Grading and Drainage Plan will be required. This plan will need to address the following considerations:

4. Where does drainage go now? Show where the 100-yr run-off goes now for the entire school (the existing buildings on the south, the west parking lot, and the dirt lot to be built on).
5. Where will runoff go once the proposed improvements are complete? If there is no adequate outfall (typical in the valley) the 100-year, 10 volume must be ponded on-site.
6. It appears that this project will bring in fill and raise grades by 1-2' in the dirt lot. Combined with the increase in impervious area here, Hydrology is concerned about the effect on the neighboring residences to the north. How will this project affect these properties?
7. A separate drainage plan encompassing just the hydrology aspects is recommended to address these concerns and to support the grading plan.

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

Sincerely,

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

Orig: Drainage file

