

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 29, 2024

Scott McGee, PE  
SMM PE LLC  
PO BOX 1273  
Elephant Butte, NM 87935

**RE: Encanto Apartments – Bldg. D  
2500 Eastman Crossing SE  
Permanent Certificate of Occupancy - Accepted  
Engineer's Certification Date: 7/19/24  
Engineer's Stamp Date: 3/7/22  
Hydrology File: R16D101**

Dear Mr. McGee:

Based on the Engineer's Partial Grading and Drainage Certification received 07/19/2024 and the site visit on 7/29/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division **for the Encanto Apartments, Building D of Phase 6.**

As a reminder, please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25 made out to "Bernalillo County" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review. Once the review is done, Hydrology will send back an email stating our approval/comments.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ 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:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

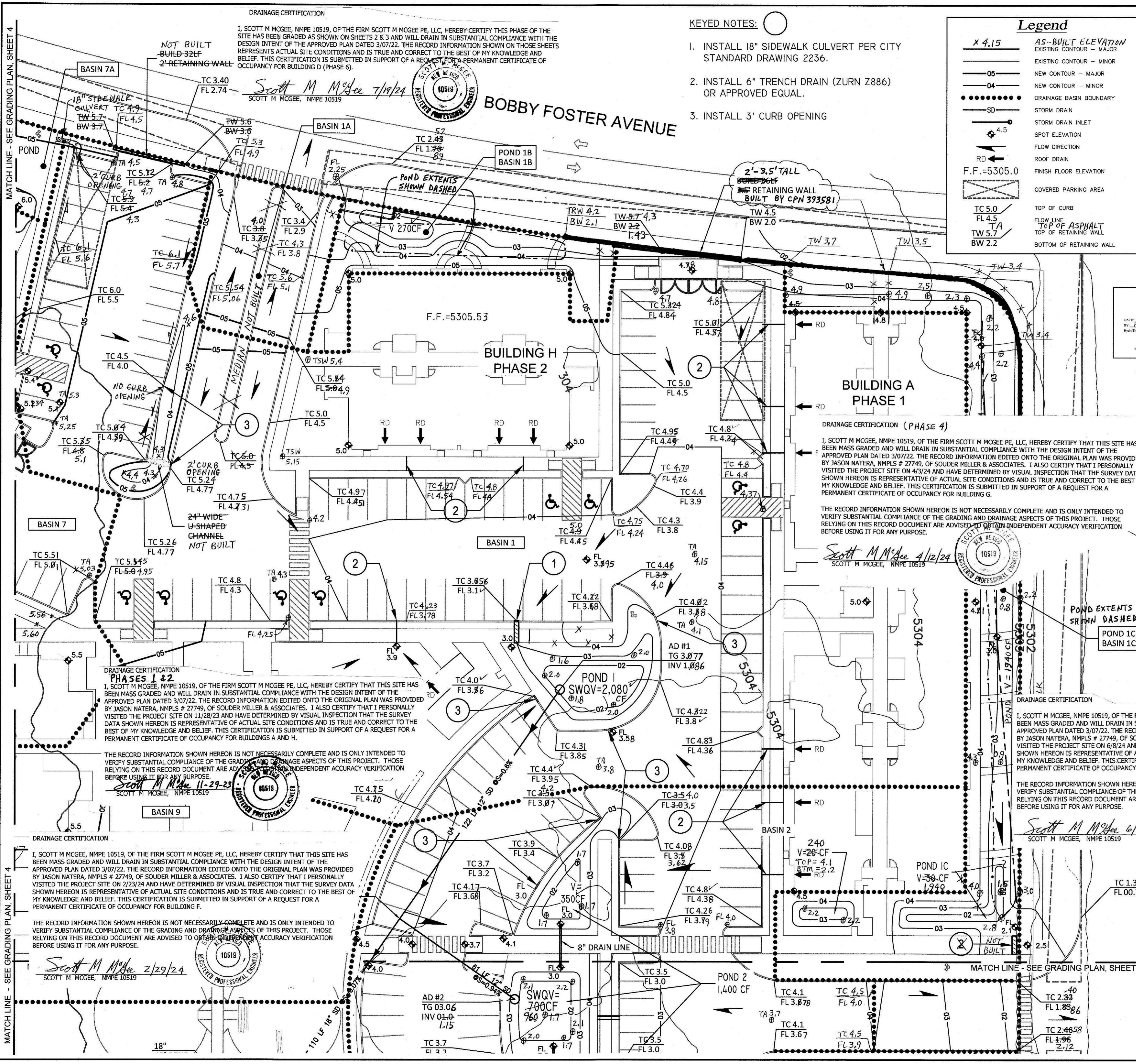
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

DRAINAGE CERTIFICATION  
PHASES 1 & 2  
I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN MASS GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/07/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON NATERA, NMPLS # 27749, OF SOUDER MILLER & ASSOCIATES. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/29/23 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS A AND H.

THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND 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 2/29/24  
SCOTT M MCGEE, NMPE 10519



### GRADING AND DRAINAGE PLAN

## SHEET 1 - NE

# ENCANTO APARTMENTS

## MESA DEL SOL

MARCH, 2022

**KEYED NOTES:**

- INSTALL 18" SIDEWALK CULVERT PER CITY STANDARD DRAWING 2236.
- INSTALL 6" TRENCH DRAIN (ZURN Z886) OR APPROVED EQUAL.
- INSTALL 3' CURB OPENING

**Legend**

x 4.15	AS-BUILT ELEVATION
— 05 —	EXISTING CONTOUR - MAJOR
— 04 —	EXISTING CONTOUR - MINOR
— 03 —	NEW CONTOUR - MAJOR
— 02 —	NEW CONTOUR - MINOR
.....	DRAINAGE BASIN BOUNDARY
— SD —	STORM DRAIN
— SI —	STORM DRAIN INLET
• 4.5 •	SPOT ELEVATION
→	FLOW DIRECTION
RD	ROOF DRAIN
— F.F. = 5305.0 —	FINISH FLOOR ELEVATION
TC 5.0	TOP OF CURB
FL 4.5	FLOW LINE
TA	TOP OF ASPHALT
TW 5.7	TOP OF RETAINING WALL
BW 2.2	BOTTOM OF RETAINING WALL

**VICINITY MAP**

ZONE ATLAS R-16-Z

PHASE 5 (BLDG E) CERTIFICATION 6/17/24 SMM

PHASE 3 (BLDG F) CERTIFICATION 2/29/24 SMM

PHASES 1 & 2 CERTIFICATION 11-29-23 SMM

PHASE 4 (BLDG G) CERTIFICATION 4/12/24 SMM

PHASE 6 (BLDG D) CERTIFICATION 7/17/24 SMM

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

PHASE 14

PHASE 15

PHASE 16

PHASE 17

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PHASE 97

PHASE 98

PHASE 99

PHASE 100

**PHASING PLAN**

N.T.S.

PHASING NOTE:

ALL MASS GRADING (INCLUDING ALL STORMWATER POND AREAS) AND ALL STORM DRAIN INLETS AND STORM DRAIN LINES SHALL BE BUILT AS PART OF PHASE I.

**GRAPHIC SCALE**

(IN FEET)

1 inch = 20 ft.

**Scott M McGee PE**

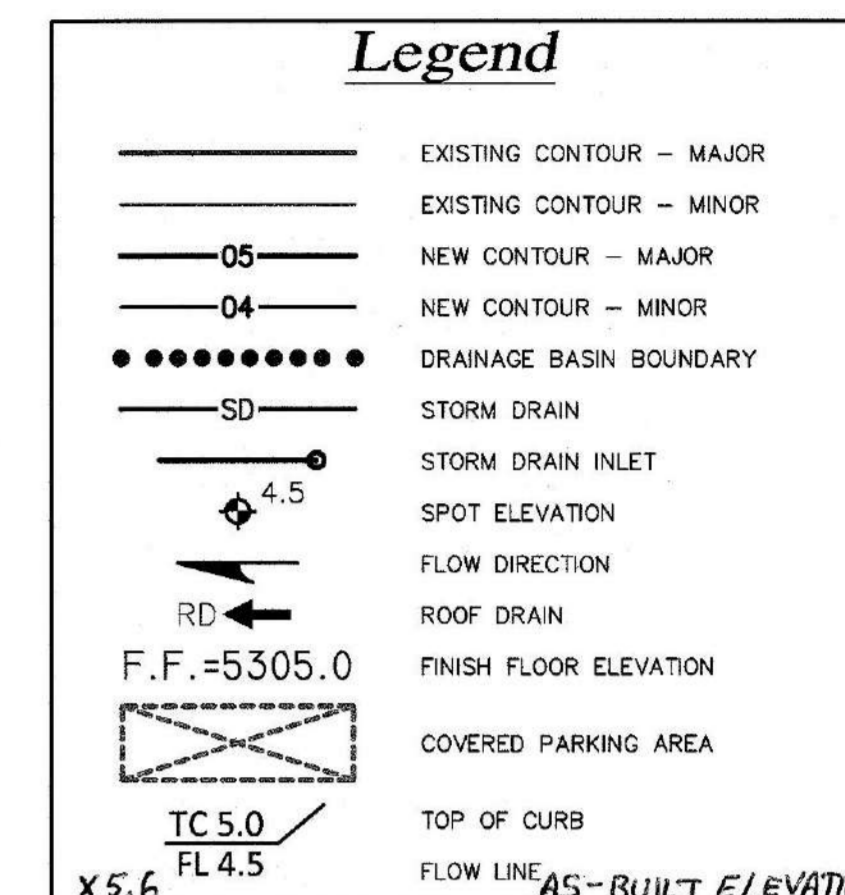
9700 Sand Verbena Trail NE  
Albuquerque, NM 87122  
505.263.2905  
scottmmcgee@gmail.com

DRAINAGE CERTIFICATION  
PHASES 1 & 2  
I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN MASS GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/07/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON NATERA, NMPLS # 27749, OF SOUDER MILLER & ASSOCIATES. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/29/23 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS A AND H.

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Scott M McGee 2/29/24  
SCOTT M MCGEE, NMPE 10519

# GRADING AND DRAINAGE PLAN SHEET 2 - SE ENCANTO APARTMENTS MESA DEL SOL MARCH, 2022



## KEYED NOTES:

- INSTALL 18" SIDEWALK CULVERT PER CITY STANDARD DRAWING 2236.
- INSTALL 6" TRENCH DRAIN (ZURN Z886) OR APPROVED EQUAL.
- INSTALL 3' CURB OPENING

LEGAL DESCRIPTION: TRACT A-4-A, REPLAT OF TRACT A-4 MESA DEL SOL INNOVATION PARK

SITE AREA: 11.9075 AC (518,694 SF)

BENCHMARK: City of Albuquerque Station "S-R15" being a brass cap. ELEV= 5306.674 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated November, 2020

FLOOD HAZARD: From FEMA Map 35001C0555H (8/16/2012), this site is identified as being within Zone 'X' which is determined to be an area of minimal flood hazard.

OFFSITE FLOW: The site does not accept offsite flow as public streets border the site to the north, east, and south. The land to the west is undeveloped and is scheduled to be developed as Sagan Road. The Mesa del Sol DMP defines this site as being within Basin M which is to drain to the southwest and discharge to regional pond 2A. Discharge is based on 56.08/15.15= 3.7 CFS/AC.

EXISTING CONDITIONS: The site is currently undeveloped and the site slopes down to the west at 0.5 - 1%.

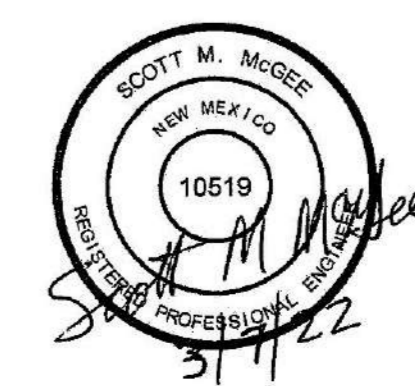
PROPOSED IMPROVEMENTS: The proposed improvements include 8 residential apartment buildings, a community building, paved access and parking, sidewalks, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the SWQ volume.

Existing land treatment: 100% A PRECIPITATION ZONE: 3  
 $Q = (1.87)(11.91) = 22.3$  CFS  
 Proposed land treatment: 5% B, 33% C and 62% D  
 $Q = [(0.05)(2.60) + (0.33)(3.45) + (0.62)(5.02)](11.91) = 52.2$  CFS

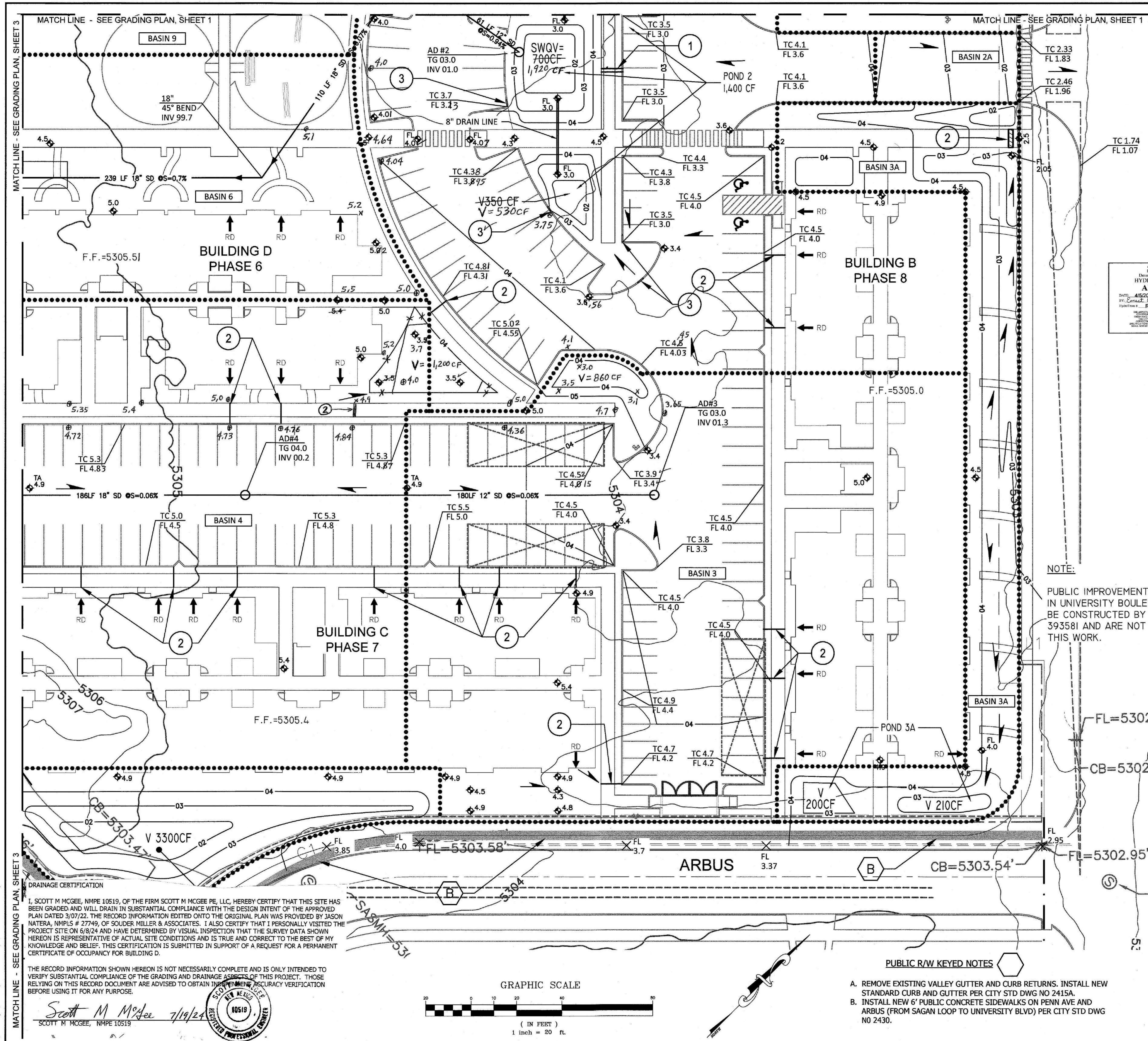
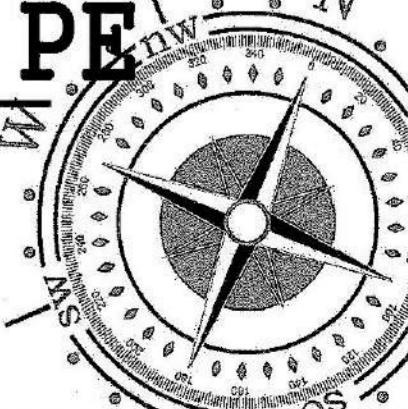
SWQ V= (320,318)(0.42/12) = 11,211 CF

This flow will discharge to several onsite retention ponding areas located throughout the site. The SWQ volume of 10,900 CF will be retained in the ponds as shown. Site discharge will not exceed the allowable:  
 $Q = (11.91/15.15) 56.08 = 44.0$  CFS.



**Scott M McGee PE**

9700 Sand Verbena Trail NE  
 Albuquerque, NM 87122  
 505.263.2905  
 scottmmcgee@gmail.com



D:\Acad\Draws\McGee\Mesa del Sol\Mesa del Sol\_03.dwg

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/07/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON NATERA, NMPLS # 27749, OF SOLDER MILLER & ASSOCIATES. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/8/24 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDING D.

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Scott M McGee 7/19/24  
 SCOTT M MCGEE, NMPE 10519



# GRADING AND DRAINAGE PLAN SHEET 3 - SW ENCANTO APARTMENTS MESA DEL SOL MARCH, 2022



## DRAINAGE CERTIFICATION

I, SCOTT M. MCGEE, NMPE 10519, OF THE FIRM SCOTT M. MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/07/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON NATERA, NMPLS # 27749, OF SOUNDER MILLER & ASSOCIATES. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/8/24 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDING D.

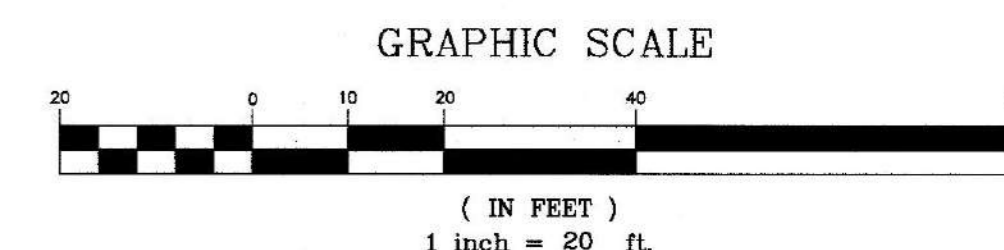
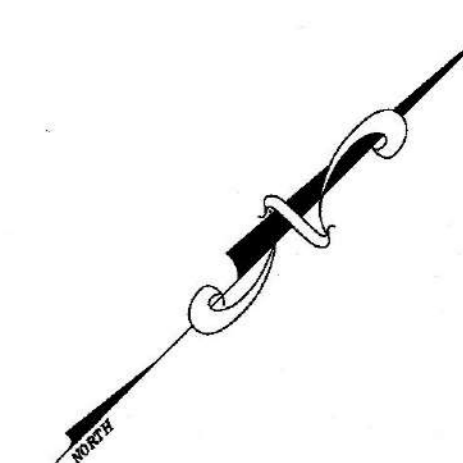
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Scott M. McGee 7/19/24  
SCOTT M. MCGEE, NMPE 10519



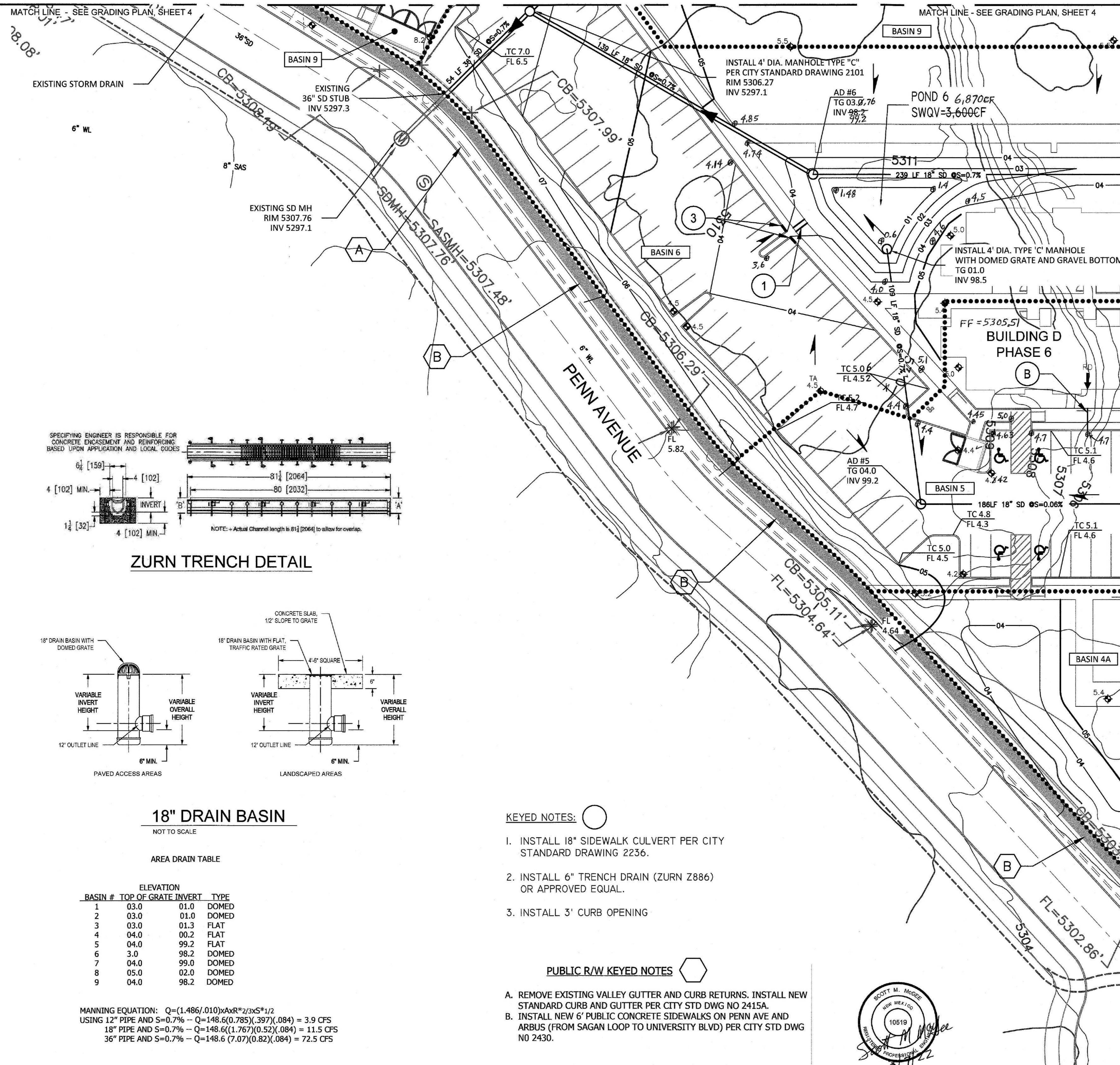
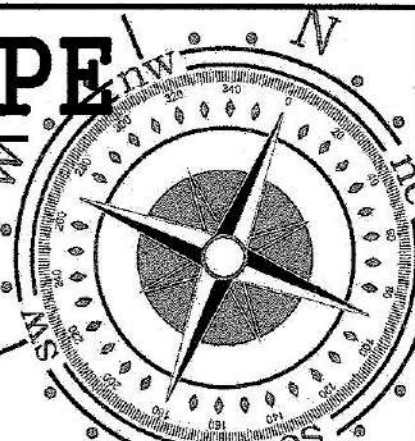
## Legend

- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- 05 — NEW CONTOUR - MAJOR
- 04 — NEW CONTOUR - MINOR
- ..... DRAINAGE BASIN BOUNDARY
- SD — STORM DRAIN
- STORM DRAIN INLET
- 4.5 — SPOT ELEVATION
- FLOW DIRECTION
- RD — ROOF DRAIN
- F.F. = 5305.0 — FINISH FLOOR ELEVATION
- ▢ COVERED PARKING AREA
- TC 5.0 FL 4.5 — TOP OF CURB
- FLOW LINE

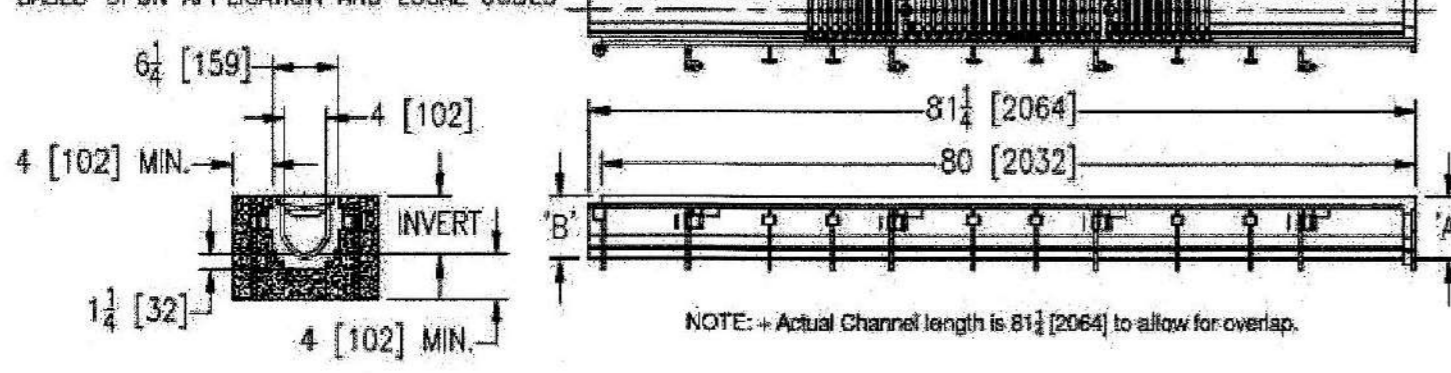


**Scott M McGee PE**

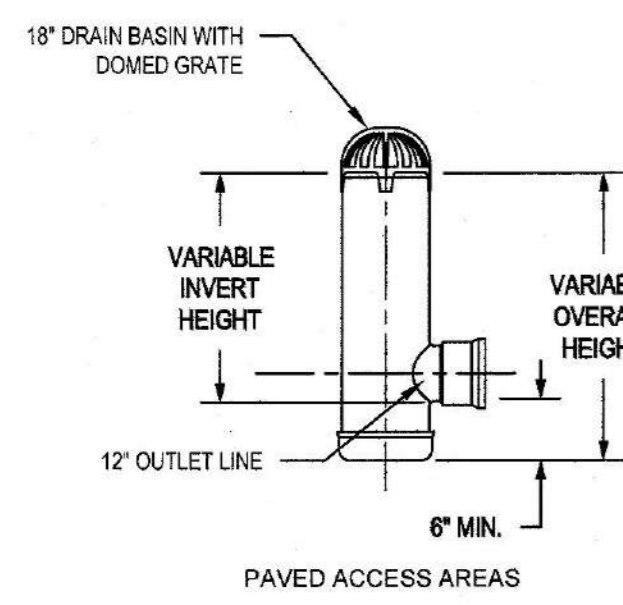
9700 Sand Verbena Trail NE  
Albuquerque, NM 87122  
505.263.2905  
scottmmcgee@gmail.com



SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



## ZURN TRENCH DETAIL



## 18" DRAIN BASIN

NOT TO SCALE

## AREA DRAIN TABLE

ELEVATION			
<u>BASIN #</u>	<u>TOP OF GRATE</u>	<u>INVERT</u>	<u>TYPE</u>
1	03.0	01.0	DOMED
2	03.0	01.0	DOMED
3	03.0	01.3	FLAT
4	04.0	00.2	FLAT
5	04.0	99.2	FLAT
6	3.0	98.2	DOMED
7	04.0	99.0	DOMED
8	05.0	02.0	DOMED
9	04.0	98.2	DOMED

MANNING EQUATION:  $Q = (1.486 / 0.010) \times A \times R^{2/3} \times S^{1/2}$   
 USING 12" PIPE AND  $S = 0.7\%$  —  $Q = 148.6(0.785)(.397)(.084) = 3.9$  CFS  
 18" PIPE AND  $S = 0.7\%$  —  $Q = 148.6(1.767)(0.52)(.084) = 11.5$  CFS  
 36" PIPE AND  $S = 0.7\%$  —  $Q = 148.6(7.07)(0.82)(.084) = 72.5$  CFS

## KEYED NOTES:

1. INSTALL 18" SIDEWALK CULVERT PER CITY STANDARD DRAWING 2236.
2. INSTALL 6" TRENCH DRAIN (ZURN Z886) OR APPROVED EQUAL.
3. INSTALL 3' CURB OPENING

## PUBLIC R/W KEYED NOTES

- A. REMOVE EXISTING VALLEY GUTTER AND CURB RETURNS. INSTALL NEW STANDARD CURB AND GUTTER PER CITY STD DWG NO 2415A.
- B. INSTALL NEW 6' PUBLIC CONCRETE SIDEWALKS ON PENN AVE AND ARBUS (FROM SAGAN LOOP TO UNIVERSITY BLVD) PER CITY STD DWG NO 2430.

