

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 8, 2024

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

**RE: Encanto Apartments – Bldg. I & J  
2500 Eastman Crossing SE  
Temporary Certificate of Occupancy  
Engineer's Certification Date: 6/25/24  
Engineer's Stamp Date: 5/18/23  
Hydrology File: R16D101**

Dear Mr. McGee:

PO Box 1293

Based on the Engineer's Partial Grading and Drainage Certification received 06/25/2024, the site visit on 6/27/2024, and the project photos submitted on 07/03/2024, 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 I & J.

Albuquerque

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

NM 87103

Sincerely,

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

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) \_\_\_\_\_

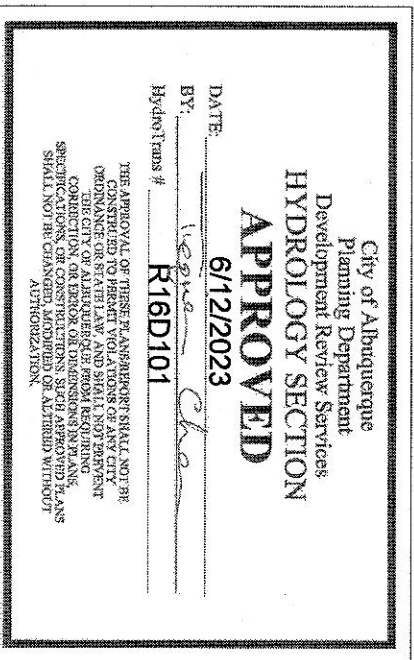
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

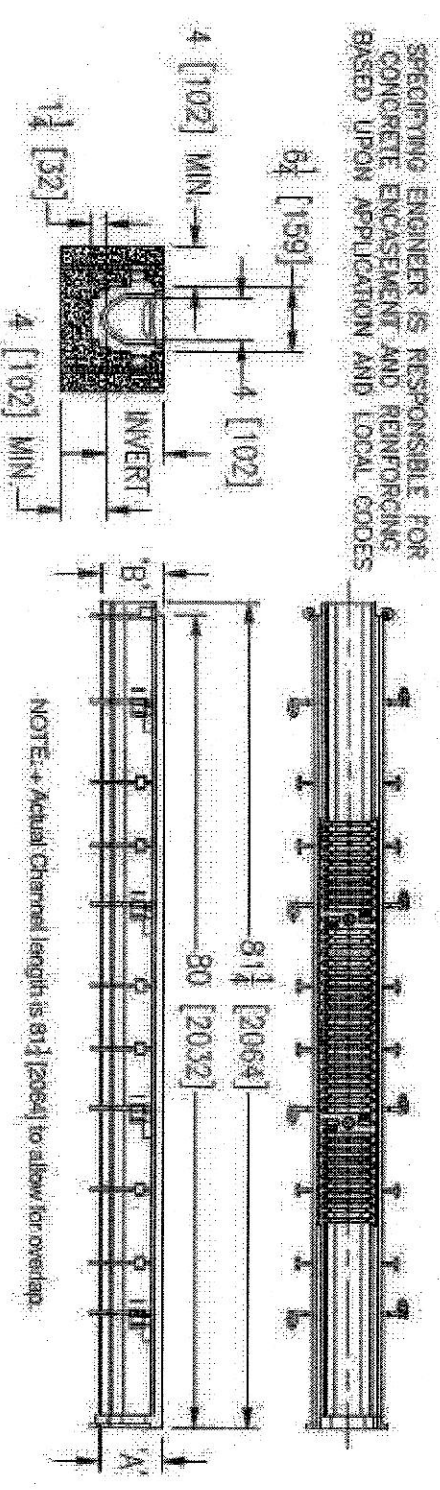
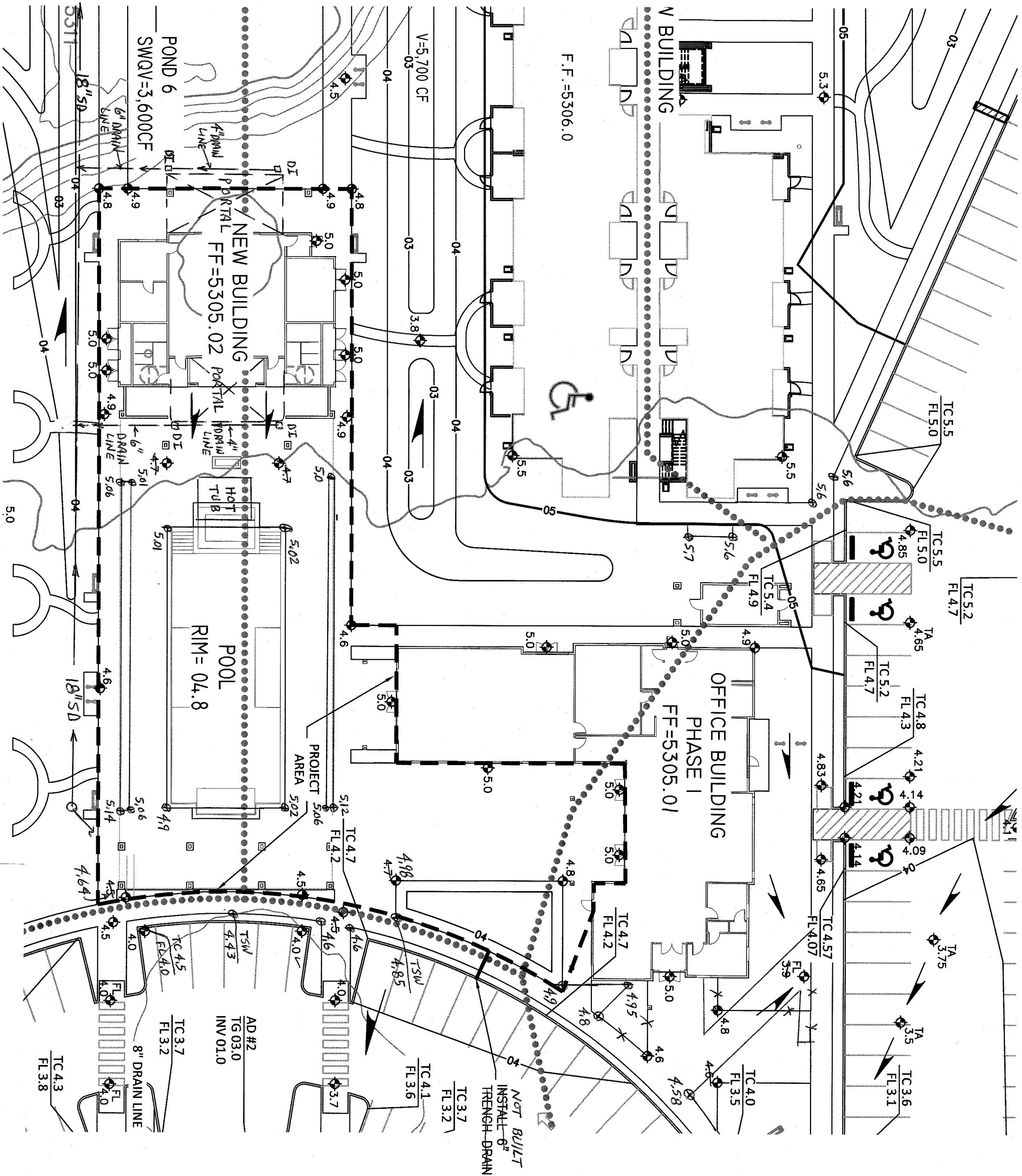
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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





GRADING AND DRAINAGE PLAN  
REVISED COMMUNITY BUILDING AREA  
ENCANTO APARTMENTS  
MESA DEL SOL  
MAY, 2023



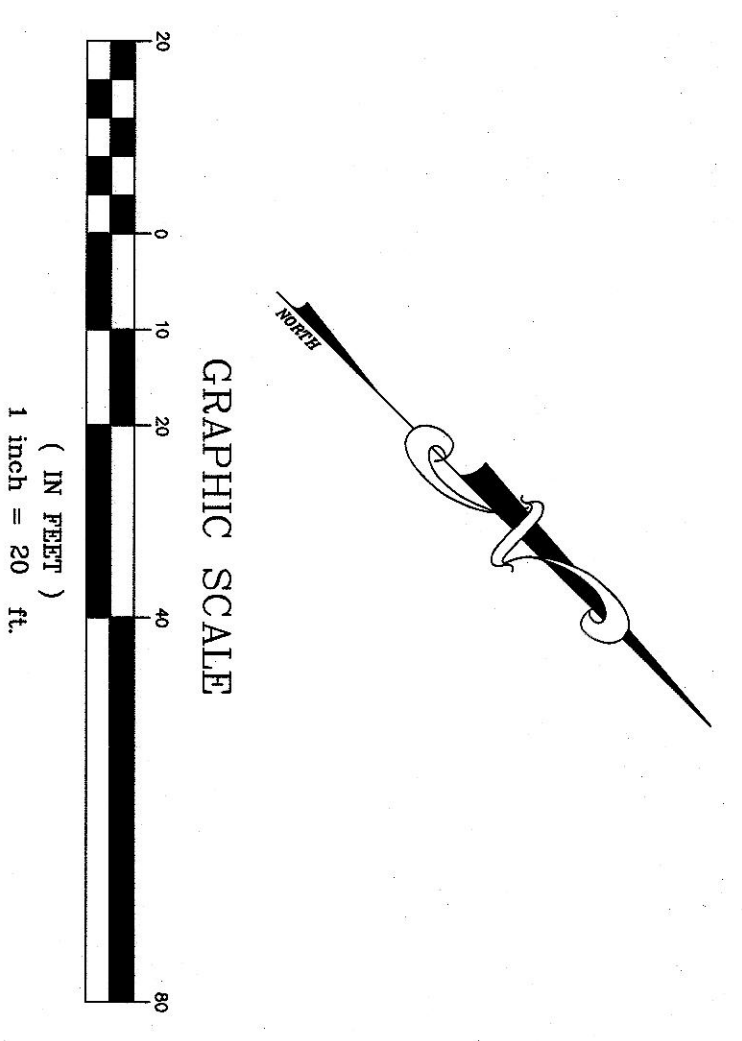
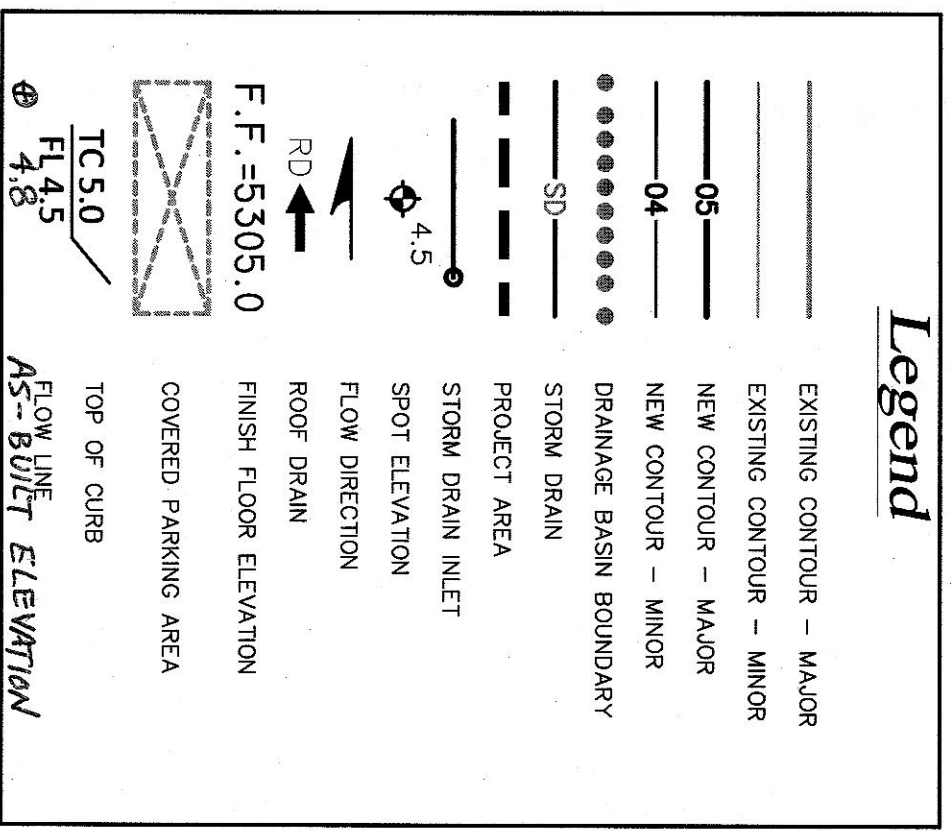
**DRAINAGE CERTIFICATION**

I, SCOTT M MCGEE, NMP# 10519, OF THE FIRM SCOTT M MCGEE P.E., LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN MASS GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE SUBMITTAL REQUIREMENTS OF THE CITY OF ALBUQUERQUE. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON VATERA, NMP# 5 # 27749, OF SQUIDER 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 PERMIT FOR PRELIMINARY GRADING AND DRAINAGE FOR BUILDINGS 1 AND 2.

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 PRIOR TO BEING USED FOR ANY PURPOSE.

*Scott M McGee* 6/25/24  
SCOTT M MCGEE, NMP# 10519

**LEGAL DESCRIPTION:** TRACT A-4-A MESA DEL SOL INNOVATION PARK  
PROJECT AREA: 0.41 AC (17,850 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.  
**EXISTING CONDITIONS:** This site is currently under construction and is being developed as a multi-family residential project. This site has an approved building permit Grading plan (R16/D101) on file.  
**PROPOSED IMPROVEMENTS:** The revised improvements include a new pool building, a large pool, and a revised community building in the interior of the site. The remainder of the site is unchanged.  
**DRAINAGE APPROACH:** The new drainage plan will follow the approved Drainage plan and impacts Basins 6 and 9 of the approved plan. Basin 9 has an additional SWQ volume (5700 - 1701) V = 3,999 CF above what is required.  
**Existing land treatment:** 5% B, 33% C, and 62% D  
Q = ((0.05)(2.36)+(0.33)(3.05)+(-62)(4.34))/(0.41) = 1.6 CFS  
Proposed land treatment: 2% B, 6% C and 92% D  
Q = ((0.02)(2.36)+(0.06)(3.05)+(-92)(4.34))/(0.41) = 1.7 CFS  
The added impervious area 'D' = (0.92-0.62)(0.41)(43560) = 5,378 SF  
SWQ V = (5.378)(0.42/12) = 188 CF  
Basin 9 pond has 3,999 CF additional capacity (OX)  
This developed flow will discharge to on-site retention ponding areas located in Basins 6 and 9 on the site. The SWQ volume of 188 CF will be retained in the ponds as shown. Site discharge will not increase above the allowable:  
Q = ((11.91/15.15) 56.08 = 44.0 CFS.



**Scott M McGee P.E.**

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Albuquerque, NM 87122  
505.263.2905  
scottmcmgee@gmail.com