

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 27, 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:

Based on the Engineer's Partial Grading and Drainage Certification received 06/25/2024 and site visit on 6/27/2024, this letter serves as a "green tag" from Hydrology Section for a 30-day Temporary Certificate of Occupancy for the Encanto Apartments, Building I & J to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

Install the steel plates on all of the sidewalk culverts where they are missing in the area and provide proof of installation to Hydrology when complete.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

If you have any questions, please contact me at 924-3314 or 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:

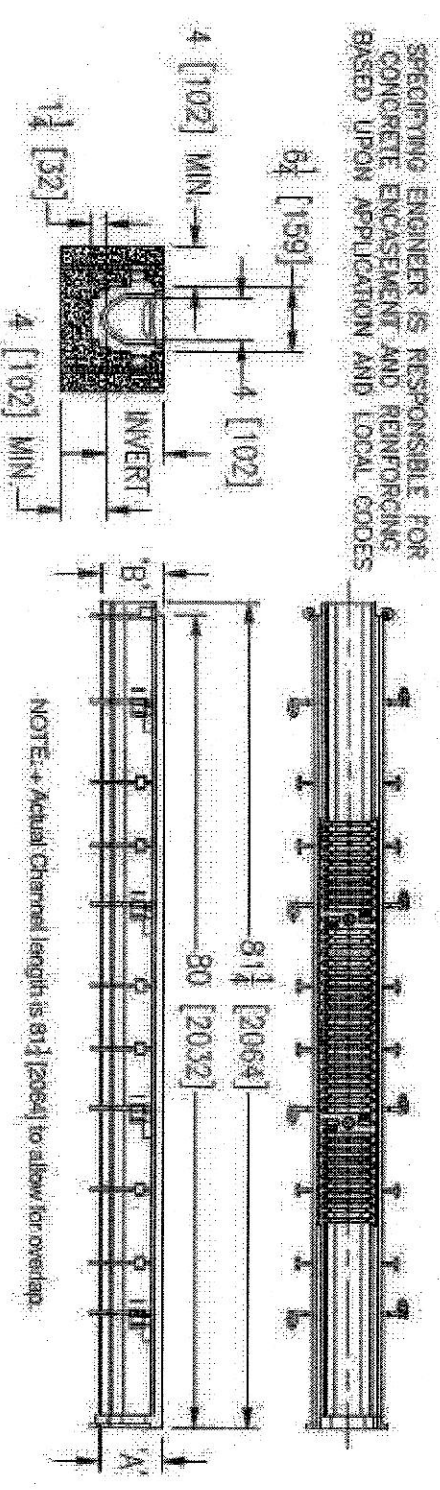
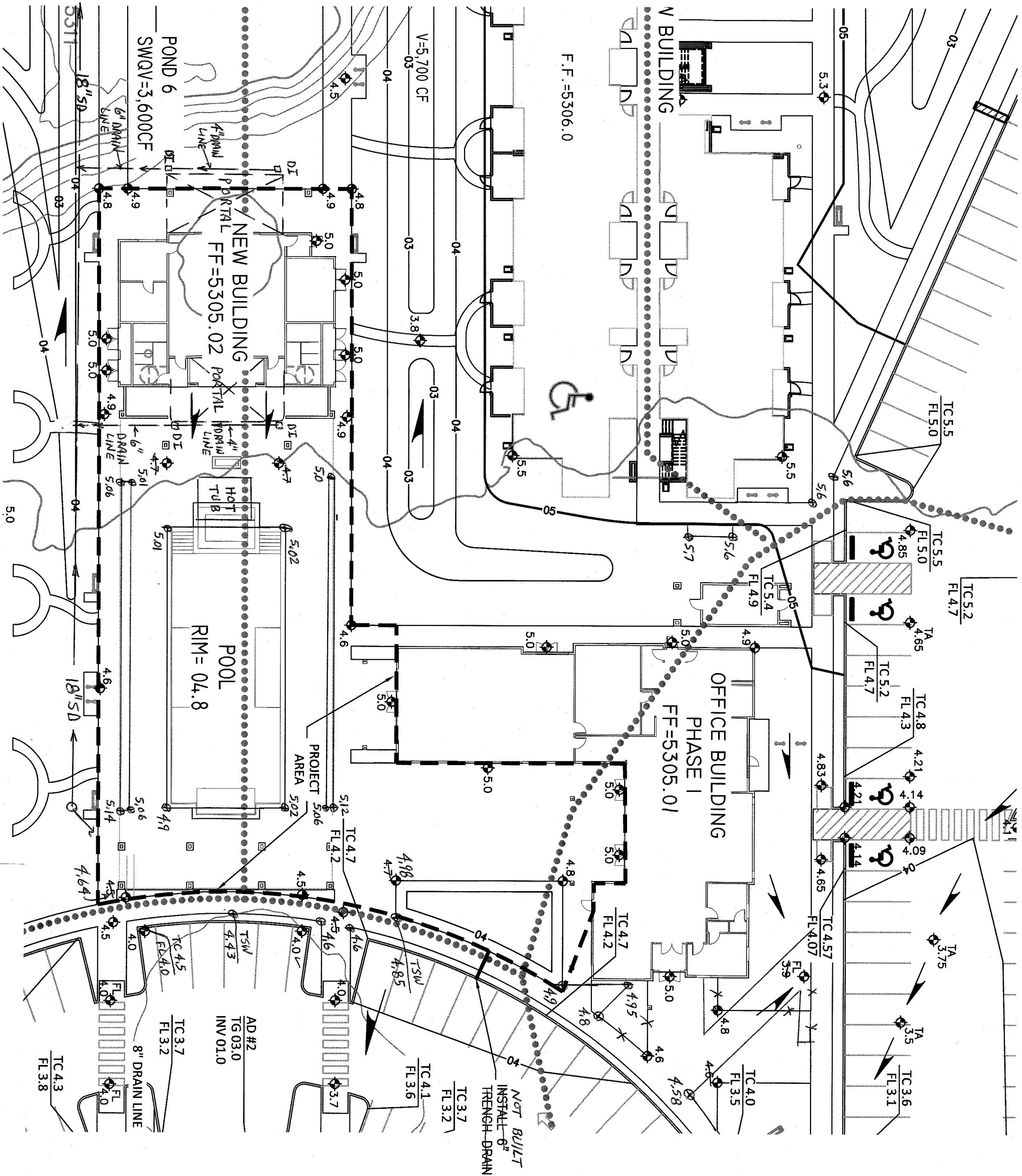
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/12/2023
Project # R16D101
Submitted by: Scott M McGee

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

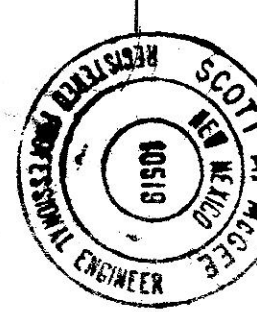


DRAINAGE CERTIFICATION

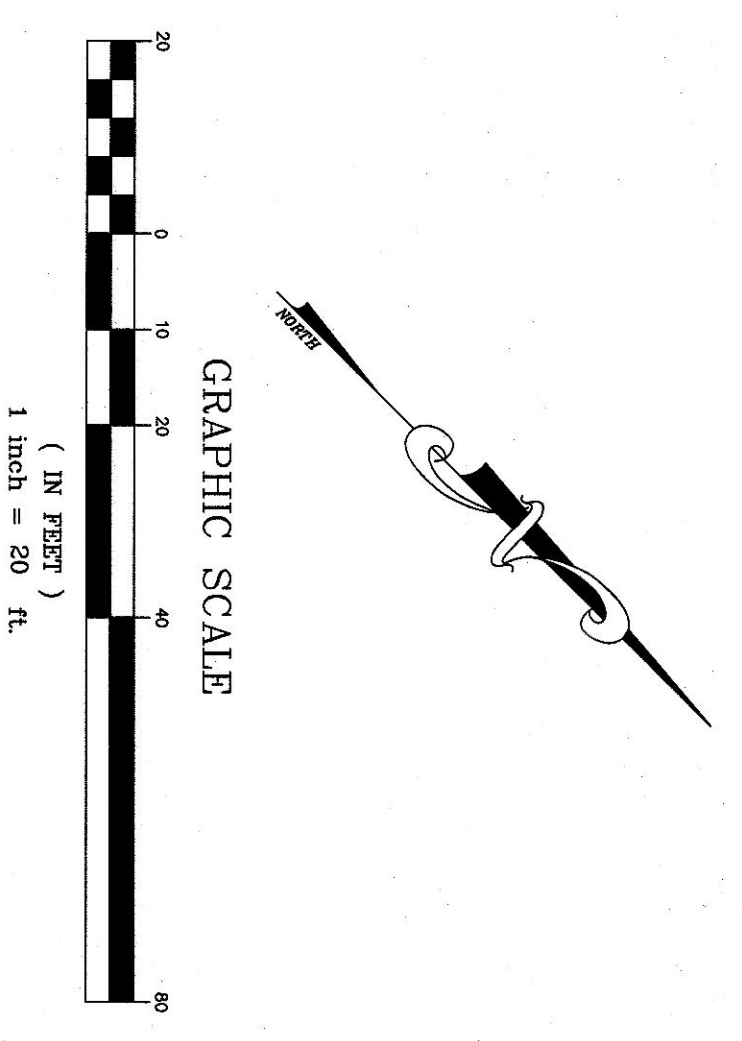
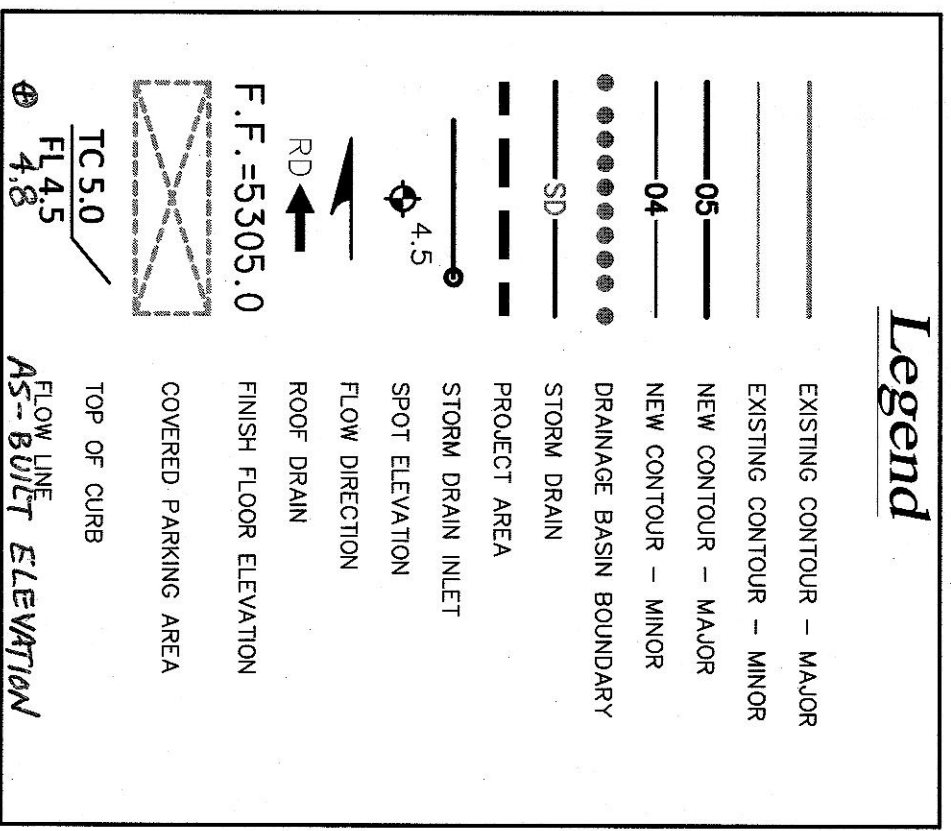
I, SCOTT M MCGEE, NINPE 10519, OF THE FIRM SCOTT M MCGEE P.E., LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN MASS GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE SUBMITTAL REQUIREMENTS OF THE CITY OF ALBUQUERQUE. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY JASON VATERA, NINPE # 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, NINPE 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
 $Q = [(0.05)(2.36 + (0.33)(3.05) + (62)(4.34)) / (0.41)] = 1.6 \text{ CFS}$
Proposed land treatment: 2% B, 6% C and 92% D
 $Q = [(0.02)(2.36 + (0.06)(3.05) + (92)(4.34)) / (0.41)] = 1.7 \text{ CFS}$
The added impervious area 'D' = $(0.92 - 0.62) / (0.41)(43560) = 5.378 \text{ SF}$
SWQ 'V' = $(5.378)(0.42 / 12) = 188 \text{ CF}$
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:
 $Q = (11.91 / 15.15) 56.08 = 44.0 \text{ CFS.}$



Scott M McGee P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122
505.263.2905
scottmcmgee@gmail.com