

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 8, 2024

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 7 Brews – Oxbow Development**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 07/08/24**  
**Hydrology File: G11D067C**

Dear Mr. Soule:

Based upon the information provided in your submittal received 06/13/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

NM 87103

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

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department





Weighted E Method

Existing Developed Basins										
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	100-Year, 6-hr. Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)
ALLOWED	26349	0.605	0%	0	0.0%	0.000	10.0%	0.060	90%	0.544
PROPOSED	26349	0.605	0%	0	0.0%	0.000	18.0%	0.109	82%	0.496
COMPARISON							2.111	0.106	2.42	0.179

**Equations:**

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted D \* Total Area

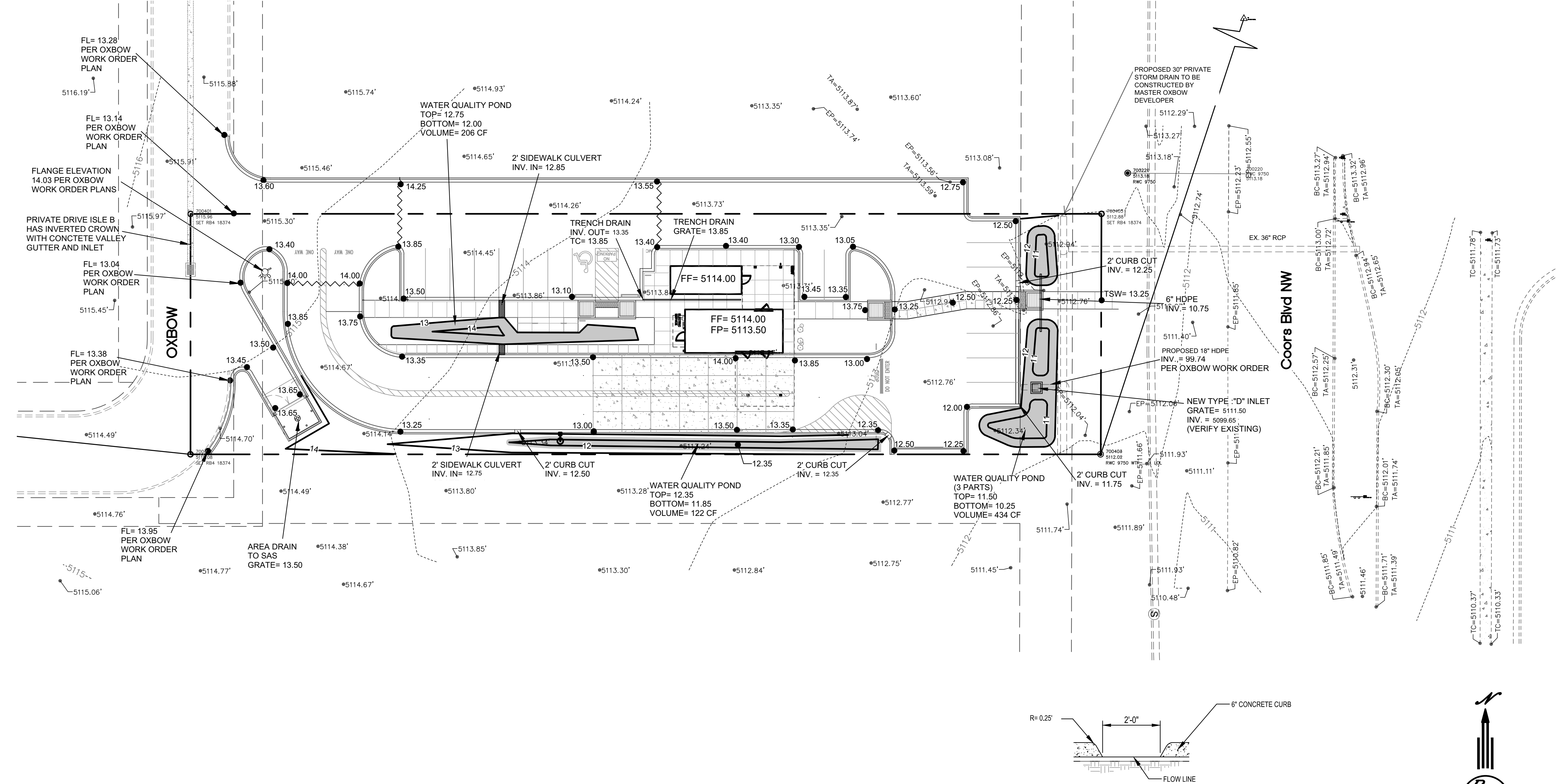
Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm (zone 1)

Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

WATER QUALITY VOLUME  
.42" PER SF (496X43560X.42/12")  
756 CUBIC FEET REQUIRED  
762 CUBIC FEET PROVIDED

**DRAINAGE NARRATIVE**  
THIS SITE IS A DEVELOPMENT OF A PAD SITE WITHIN AN NEW COMMERCIAL DEVELOPMENT. THE OVERALL DEVELOPMENT IS UNDER CONSTRUCTION AND THE DRAINAGE IS COVERED DRAINAGE FL G11D067. THE SITE IS ALLOWED FREE DISCHARGE BASED UPON 90% AND 10% C. THE SITE DEVELOPMENT WILL GENERATE LESS FLOW THAN ALLOW THEREFOR FEE DISCHARGE IS PROPOSED. THE SITE IS REQUIRED TO RETAIN THE FIRST FLUSH VOLUME OF 756 CUBIC FEET. THIS PLAN CONFORMS TO THE DEVELOPED CONDITION ASSUMPTIONS OF THE APPROVED DRAINAGE PLAN AND THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE.



**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

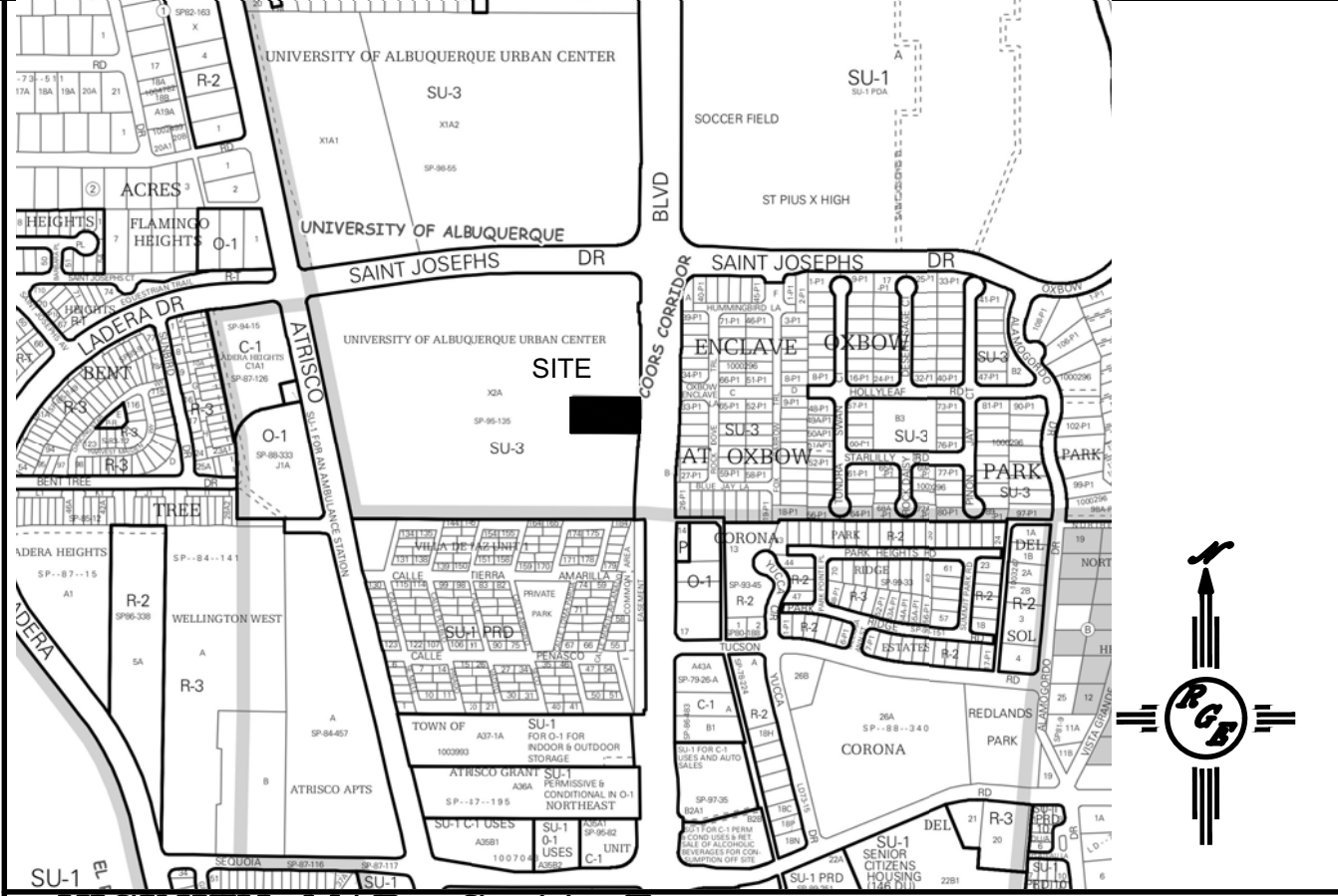
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 07/08/24  
BY: *Rene C. Brissett*  
HydroTrans # G11D067C

THE APPROVAL OF THESE PLANS AND/OR SPECIFICATIONS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

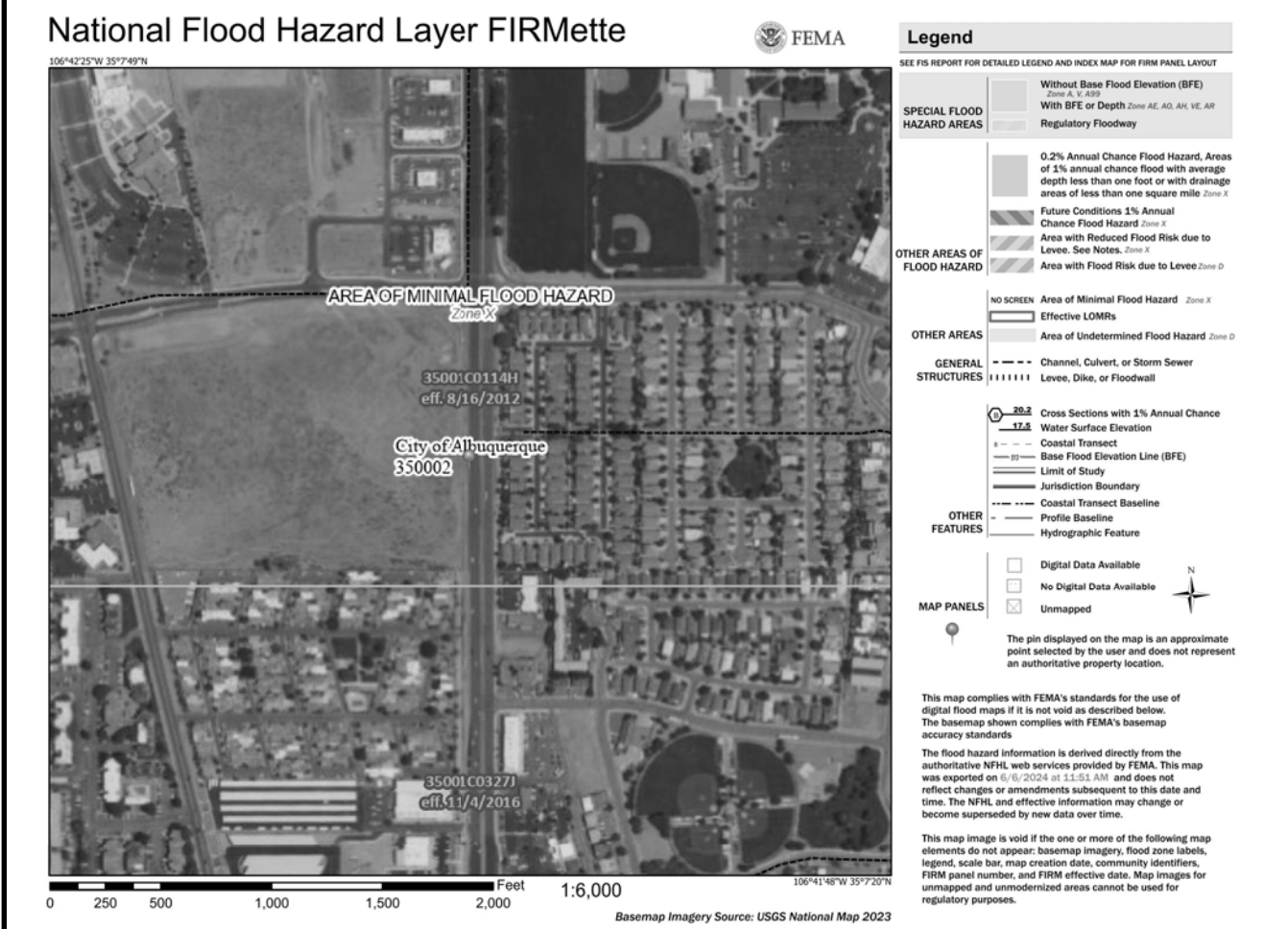
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: G-11-Z



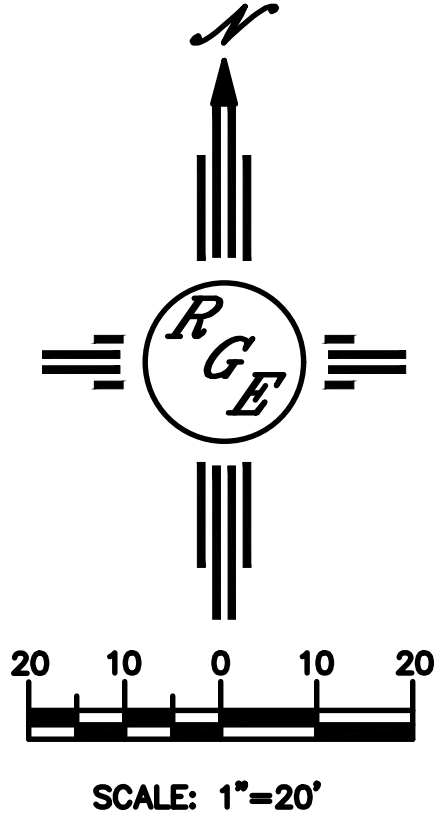
FIRM MAP:

**LEGAL DESCRIPTION:**  
LOT 3, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  - ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
  - ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
  - SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
  - LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
• XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----<-----	PROPOSED EARTHEN SWALE
~~~~~	PROPOSED WAER BLOCK
=====	PROPOSED CONCRETE



ENGINEER'S SEAL	3835 COORS NW	DRAWN BY DEM
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	<b>7 BREWS OXBOW</b>	DATE 7-5-24
	<b>GRADING AND DRAINAGE PLAN</b>	2 DETECTABLE PADS.DWG
7/8/24	 <b>Rio Grande Engineering</b> P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099	SHEET # <b>C1</b>
		JOB #