

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2025

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

**RE: 7 Brews Oxbow
3835 Coors Blvd. NW
Permanent C.O. – Accepted
Engineer’s Certification Date: 7/8/25
Engineer’s Stamp Date: 7/8/24
Hydrology File: G11D067C
Case # HYDR-2025-00247**

PO Box 1293

Dear Mr. Soule:

Albuquerque

Based on the Certification received 7/10/2025 and the site visit on 7/11/2025, this letter serves an approval of the certification in support of a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

www.cabq.gov

Sincerely,

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

Weighted E Method

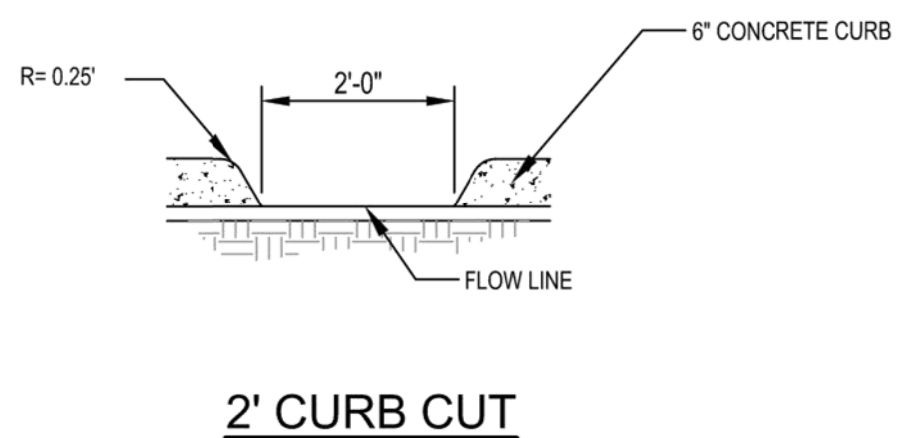
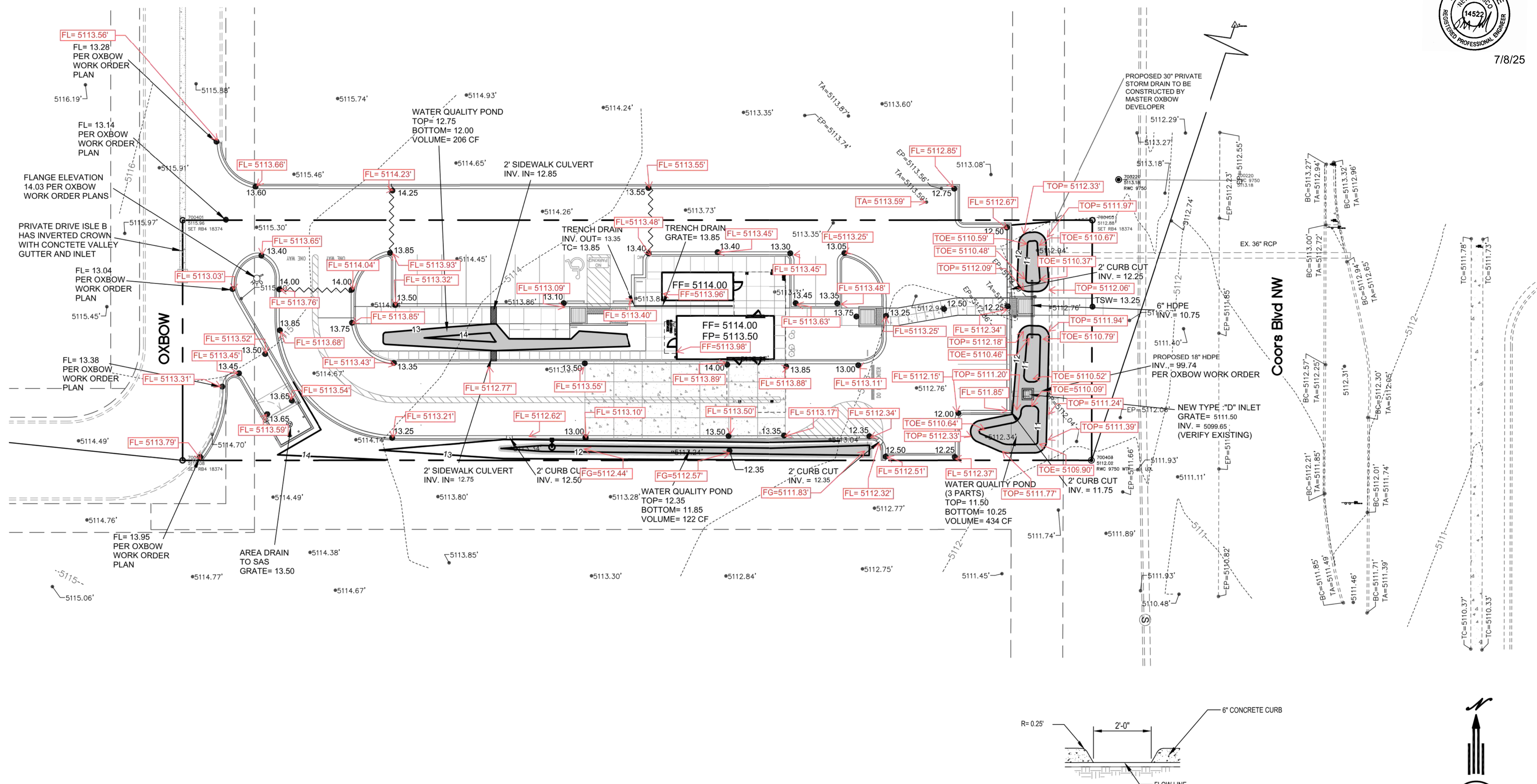
Basin	Area (sf)	Area (acres)	Treatment A			Treatment B			Treatment C			Treatment D			100-Year, 6-hr Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ALLOWED	26349	0.605	0%	0	0.0%	0.000	10.0%	0.060	90%	0.544	2.111	0.106	2.42	0.179				
PROPOSED	26349	0.605	0%	0	0.0%	0.000	18.0%	0.109	82%	0.496	2.008	0.101	2.36	0.167				

Equations:
Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

Volume = Weighted D * Total Area
Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

Where for 100-year, 6-hour storm (zone 1)
Ea = 0.55
Eb = 0.73
Ec = 0.95
Ed = 2.24
Qa = 1.54
Qb = 2.16
Qc = 2.87
Qd = 4.12

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 GOVERNED DRAINAGE FL G110067. 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.



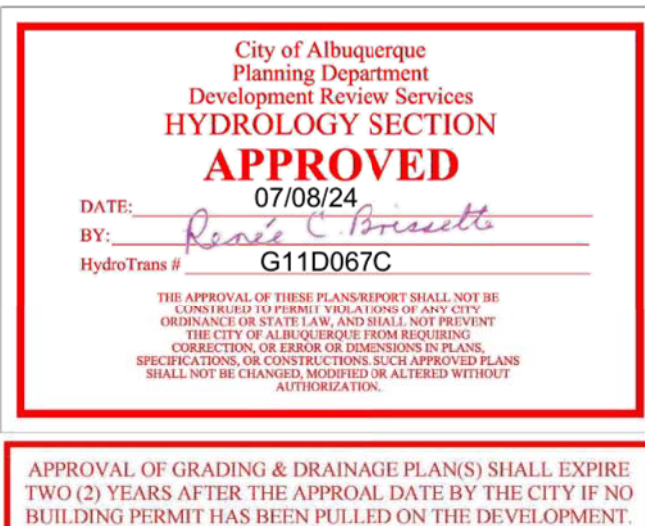
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702

JUNE 27, 2025
DATE



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.

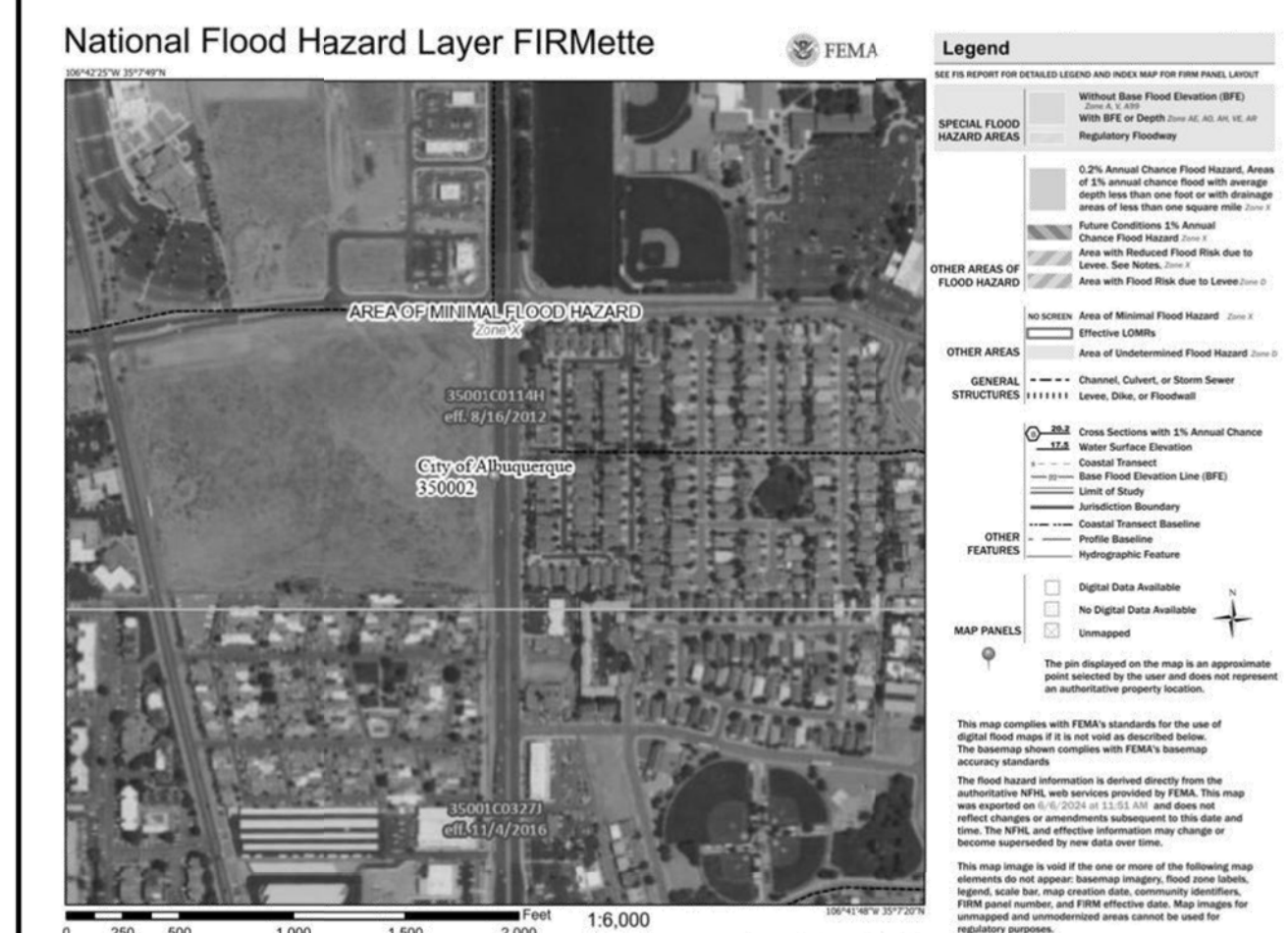
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in compliance with and in accordance with the design intend of the approved plan dated 7/8/24. The certification is submitted in support of a request for CERTIFICATE OR OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project.



7/8/25



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
	7 BREWS OXBOW	DATE 7-5-24
	GRADING AND DRAINAGE PLAN	2 DETECTABLE PADS.DWG
		SHEET # C1
DAVID SOULE P.E. #14522	RIO GRANDE ENGINEERING P.O. BOX 93824 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB #