

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 14, 2025

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

**RE: 7 Brews Oxbow  
3835 Coors Blvd. NW  
30-Day Temporary 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 as a conditional approval from Hydrology Section for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

www.cabq.gov

1. 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.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



Weighted E Method

Existing Developed Basins											100-Year, 6-hr.		10-day	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
ALLOWED PROPOSED	26349	0.605	0%	0	0.0%	0.000	10.0%	0.060	90%	0.544	2.111	0.106	2.32	0.179
	26349	0.605	0%	0	0.0%	0.000	18.0%	0.109	82%	0.496	2.008	0.101	2.46	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 110067. 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.

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, NMPLS NO. 15702

JUNE 27, 2025

DATE

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
APPROVED

DATE: 07/08/24

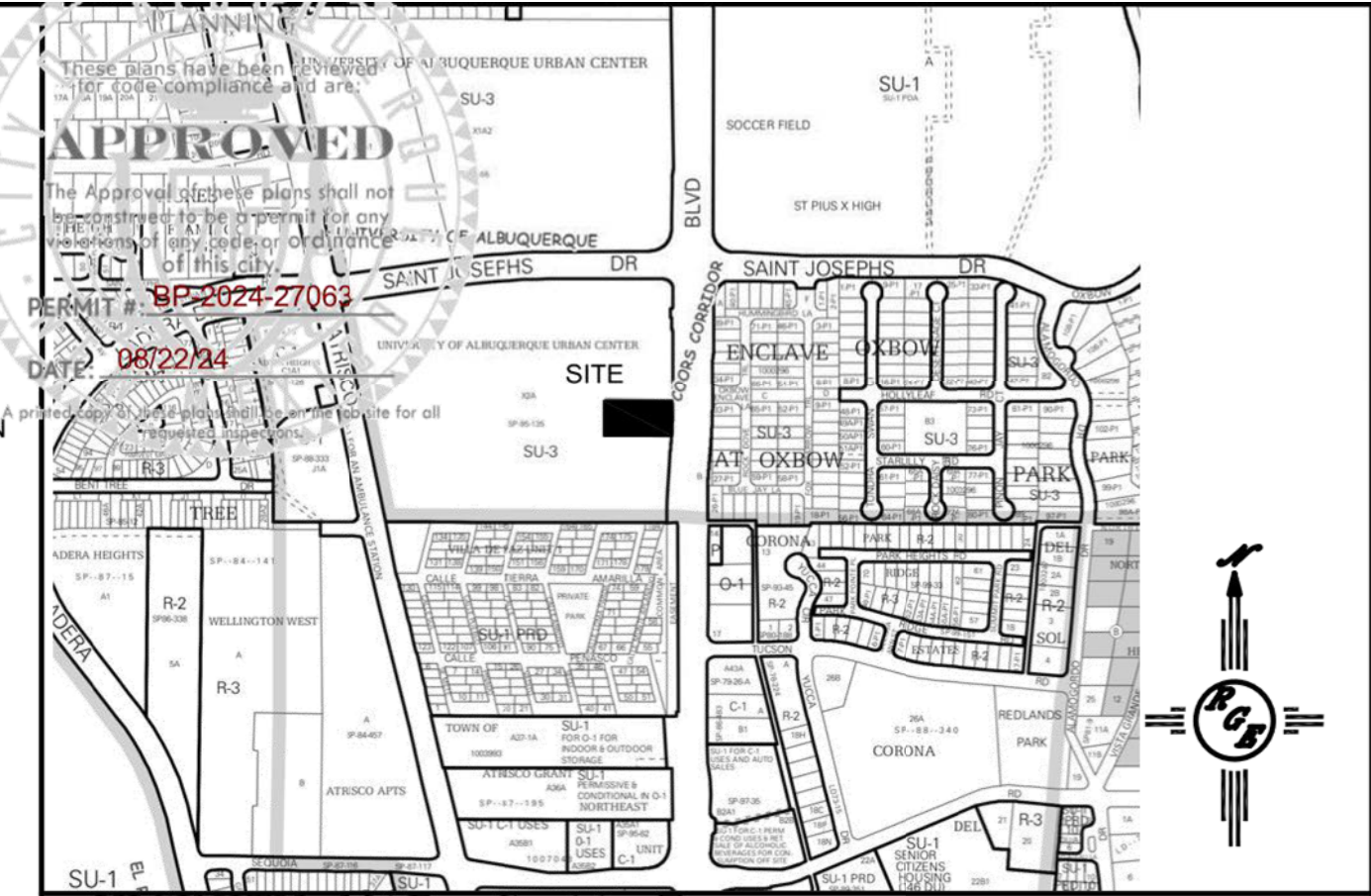
BY: *Renee G. Brissette*

Hydrologist # G11D067C

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.

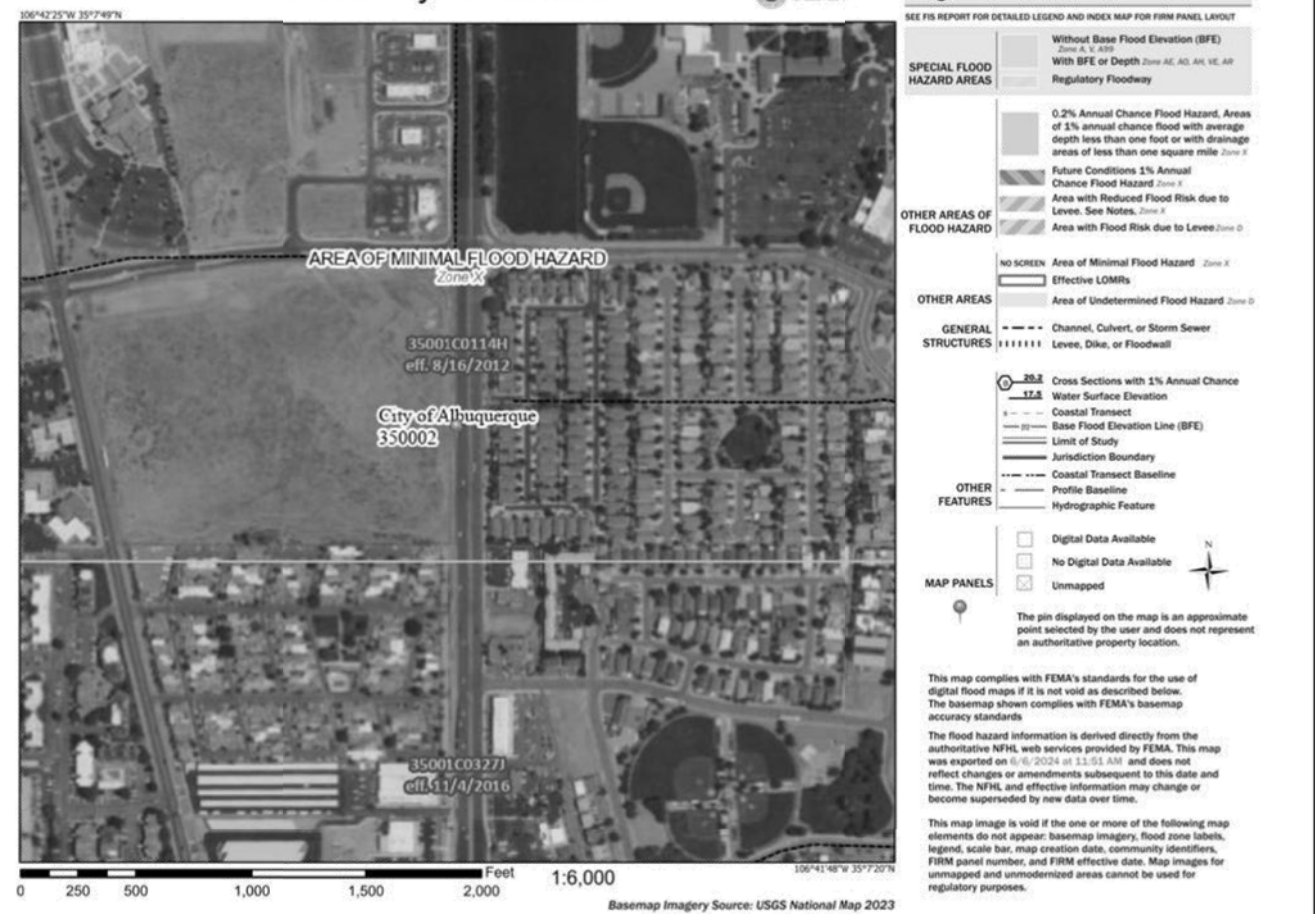
EROSION CONTROL NOTES:

- 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

National Flood Hazard Layer FIRMette



FIRM MAP:

LEGAL DESCRIPTION:

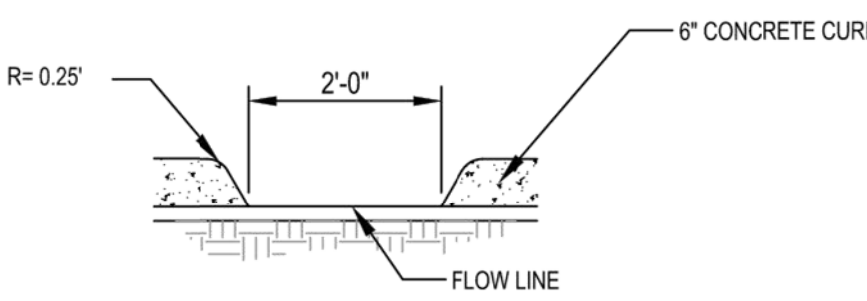
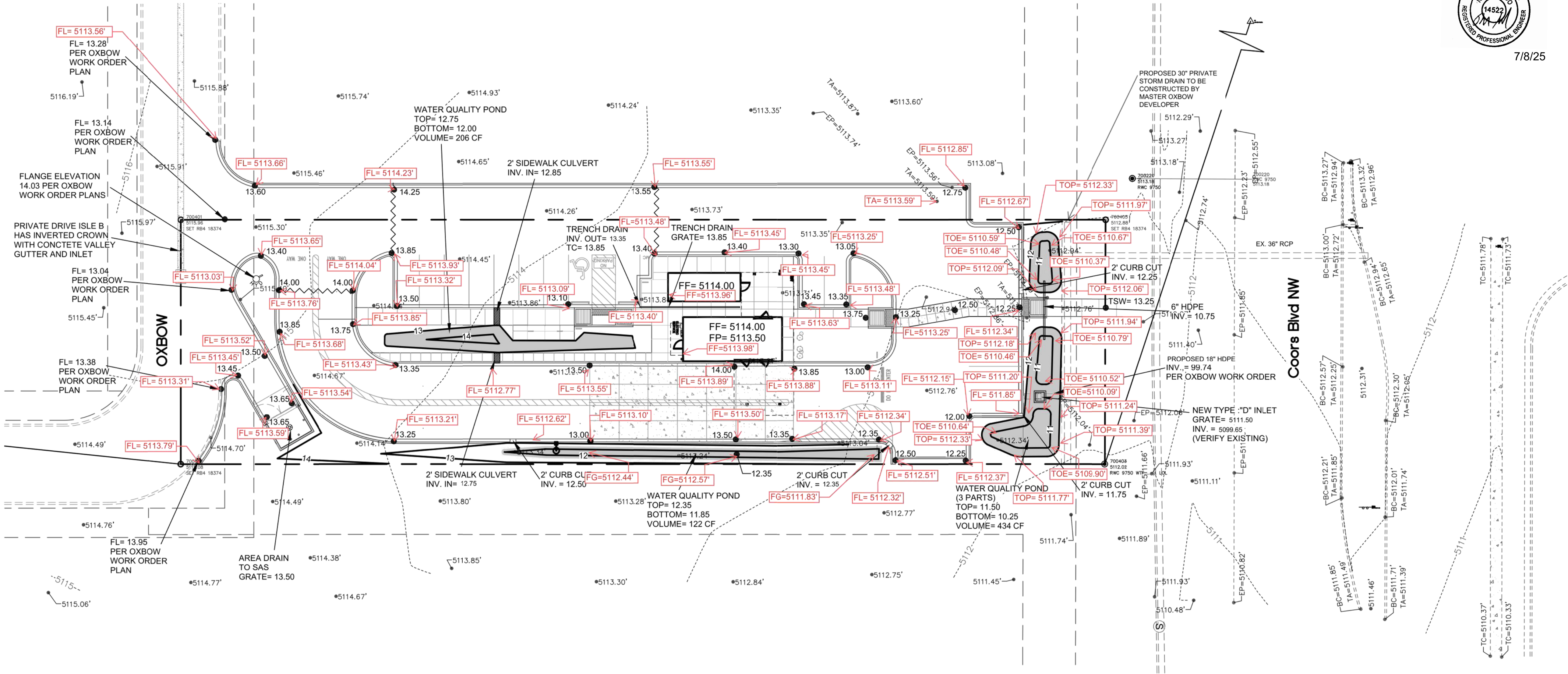
LOT 3, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOTES:

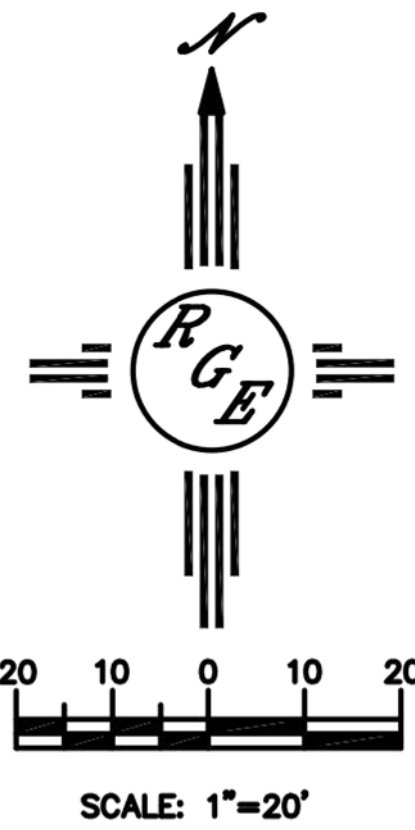
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION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

LEGEND

- XXXXX ----- EXISTING CONTOUR
- XXXXX ----- EXISTING INDEX CONTOUR
- XXXXX ----- PROPOSED CONTOUR
- XXXXX ----- 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



2' CURB CUT



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.

ENGINEER'S SEAL	3835 COORS NW	DRAWN BY DEM
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522	7 BREWS OXBOW	DATE 7-5-24
	GRADING AND DRAINAGE PLAN	2 DETECTABLE PADS.DWG
	<i>Rio Grande Engineering</i>	SHEET # C1
DAVID SOULE P.E. #14522	PO BOX 93824 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB #