



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ 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: _____



October 25, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: Curia Building Addition
4401 Alexander Blvd NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Letter of Response

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to submit this Letter of Response to the Grading and Drainage Plan (F16D003B1) comments received September 20, 2022. Response to comments are located below in italics and on enclosed drawings.

- 1) This site is under runoff discharge restriction of 0.10 cfs/acre.
The runoff discharge of 0.10 cfs/acre is not applicable to this project due to a 2018 approved Grading and Drainage Plan F16D003B1 (attached).
- 2) All runoff from this site must be routed through the existing detention pond. The detention pond must be analyzed to ensure it does not exceed the allowable discharge.
Runoff from a Basin 1 is routed to the existing detention pond.
- 3) Part of the site appears to drain to Montbel Loop via a concrete rundown. This may be allowed if the overall discharge from the site does not exceed the allowable discharge.
Runoff from Basin 2 is routed concrete rundown. This condition is an existing condition approved by the 2018 Grading and Drainage Plan.
- 4) Provide detail elevation and finished contours around the building and beyond to show how it will tie to the existing grades. To the north the Finished Floor elevation is nearly 6' about the exiting grade. Are there going to be stem walls. Provide cross-sections.
Finish grade and cross section are included on drawing CG102 Enlarged Grading & Drainage Plan.
- 5) First Flush Volume requirement calculations must be provided. How will the first flush volume requirement be handled?
First Flush Volume calculations are included in CG101 Overall Grading & Drainage Plan. The existing / proposed detention pond retains the First Flush within



the volume from bottom of pipe to bottom of pond.

- 6) If the existing pond is going to be modified a new Pond Maintenance & Covenant must be provided. Since most of the existing pond falls within the adjacent site, is there an existing pond easement to allow this site drains to it.
The existing pond will not be modified.

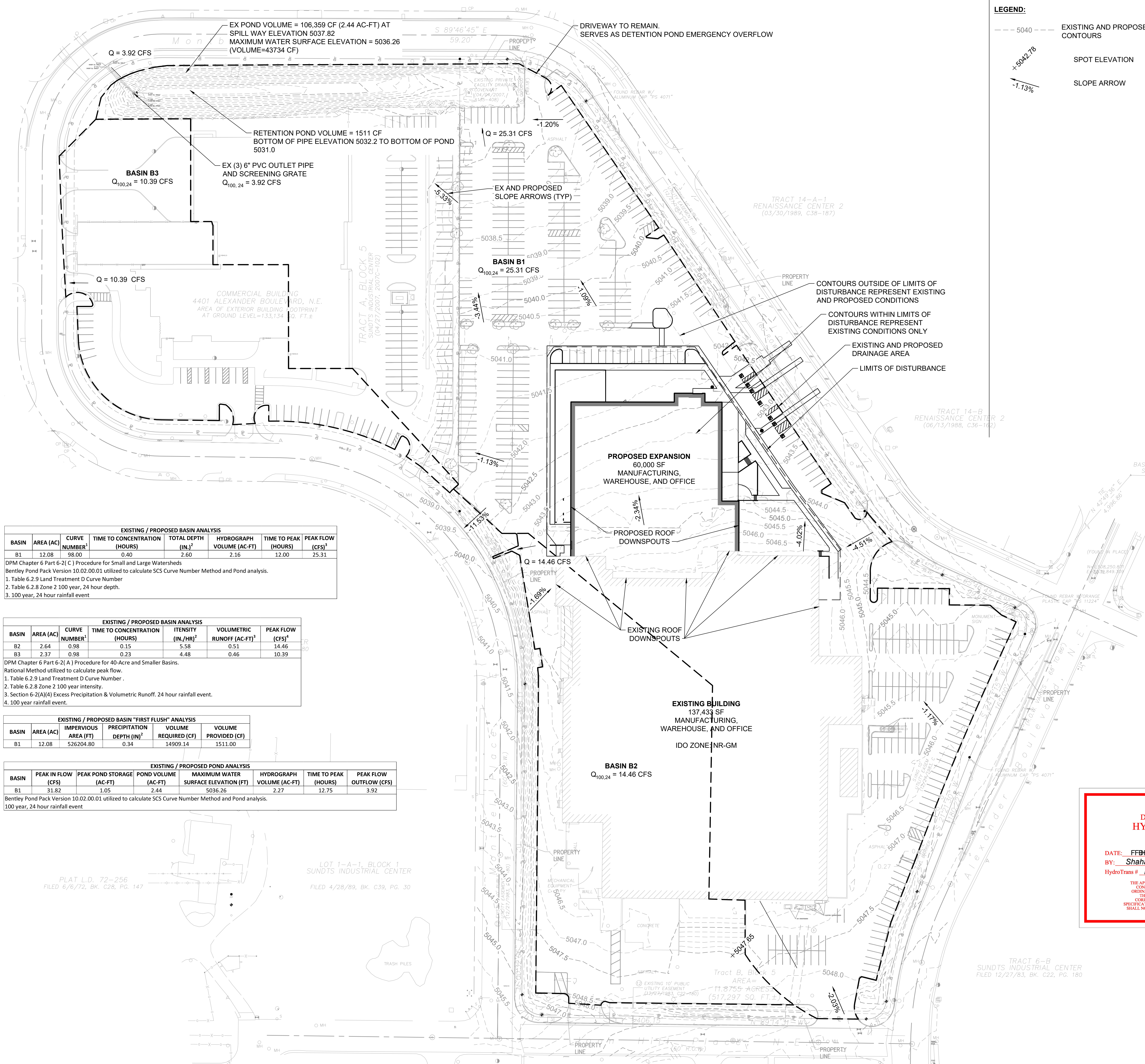
Burns & McDonnell looks forward to working with the City of Albuquerque Planning Department throughout the approval process. Please contact Joe Lavender (jlavender@burnsmcd.com) with questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Lavender".

Joseph A. Lavender, P.E.
jlavender@burnsmcd.com
(913) 289-3619

cc: Amber Yount, Burns & McDonnell
Adam Lysiak, Curia Global



LEGEND:

- 5040 --- EXISTING AND PROPOSED CONTOURS
- SPOT ELEVATION
- ↘ SLOPE ARROW

EXECUTIVE SUMMARY

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET.

THE PROJECT'S GRADING AND DRAINAGE ANALYSIS EITHER MATCHES OR IS LESS THAN THE GRADING AND DRAINAGE ANALYSIS PERFORMED IN PLANNING DEPARTMENT HYDROLOGIC FILE : F16D003B1. BASED UPON A CONVERSATION BETWEEN THE PLANNING DEPARTMENT AND BURNS & McDONNELL, THE HYDROLOGIC FILE : F16D003B1 IS THE AGREED UPON DESIGN STANDARD FOR THIS PROJECT.

GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOTE TAKE PLACE IN THIS PROJECT. PROPOSED BASIN ENGINEERING PARAMETERS ARE EQUAL TO EXISTING BASIN ENGINEERING PARAMETERS. THE EXISTING POND DOES NOT REQUIRE MODIFICATION TO RETAIN "FIRST FLUSH" RUN OFF.

EXISTING / PROPOSED CONDITION

THE EXISTING TOPOGRAPHY DIVIDES THE SITE INTO 3 BASINS. THE PROPOSED PROJECT DOES NOT IMPACT THE EXISTING TOPOGRAPHY OR BASINS.

TOTAL FLOW OF 25.31 CFS FROM BASIN 1 FLOWS TO THE DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. BASED ON THE ANALYSIS AT A PEAK INFLOW RATE OF 25.31 CFS, THE MAXIMUM WATER SURFACE ELEVATION OF 5036.26 FT. THE EXISTING POND HAS A VOLUME OF 106,359 CF WITH A SPILLWAY ELEVATION OF 5037.82 AT THE NORTHERN DRIVEWAY. AS NOTED IN THE PRICE CLUB DRAINAGE REPORT, THIS DRIVEWAY WAS DESIGNED AS THE EMERGENCY OVERFLOW IN THE EVENT THE OUTLET PIPE BECOMES CLOGGED. THE TOP OF POND EMBANKMENT IS AT AN ELEVATION OF 5038.20 FT. THIS PROVIDES 1.94 FEET OF FREEBOARD DURING A 100 YEAR, 24 HOUR EVENT. THE PEAK DISCHARGE FROM THE EXISTING DETENTION POND WITH THREE 6 INCH OUTLET IS 3.92 CFS.

OUTLET PIPES FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.

EXISTING / PROPOSED BASIN ANALYSIS

BASIN	AREA (AC)	CURVE NUMBER	TIME TO CONCENTRATION (HOURS)	TOTAL DEPTH (IN.) ²	HYDROGRAPH VOLUME (AC-FT)	TIME TO PEAK (HOURS)	PEAK FLOW (CFS) ¹
B1	12.08	98.00	0.40	2.60	2.16	12.00	25.31

DPM Chapter 6 Part 6-2(C) Procedure for Small and Large Watersheds
Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
1. Table 6.2.9 Land Treatment D Curve Number
2. Table 6.2.8 Zone 2 100 year, 24 hour depth.
3. 100 year, 24 hour rainfall event

EXISTING / PROPOSED BASIN ANALYSIS

BASIN	AREA (AC)	CURVE NUMBER	TIME TO CONCENTRATION (HOURS)	INTENSITY (IN./HR.) ²	VOLUMETRIC RUNOFF (AC-FT) ³	PEAK FLOW (CFS) ¹
B2	2.64	0.98	0.15	5.58	0.51	14.46
B3	2.37	0.98	0.23	4.48	0.46	10.39

DPM Chapter 6 Part 6-2(A) Procedure for 40-Acre and Smaller Basins.
Rational Method utilized to calculate peak flow.
1. Table 6.2.9 Land Treatment D Curve Number .
2. Table 6.2.8 Zone 2 100 year intensity.
3. Section 6-2(A)(H) Excess Precipitation & Volumetric Runoff. 24 hour rainfall event.
4. 100 year rainfall event.

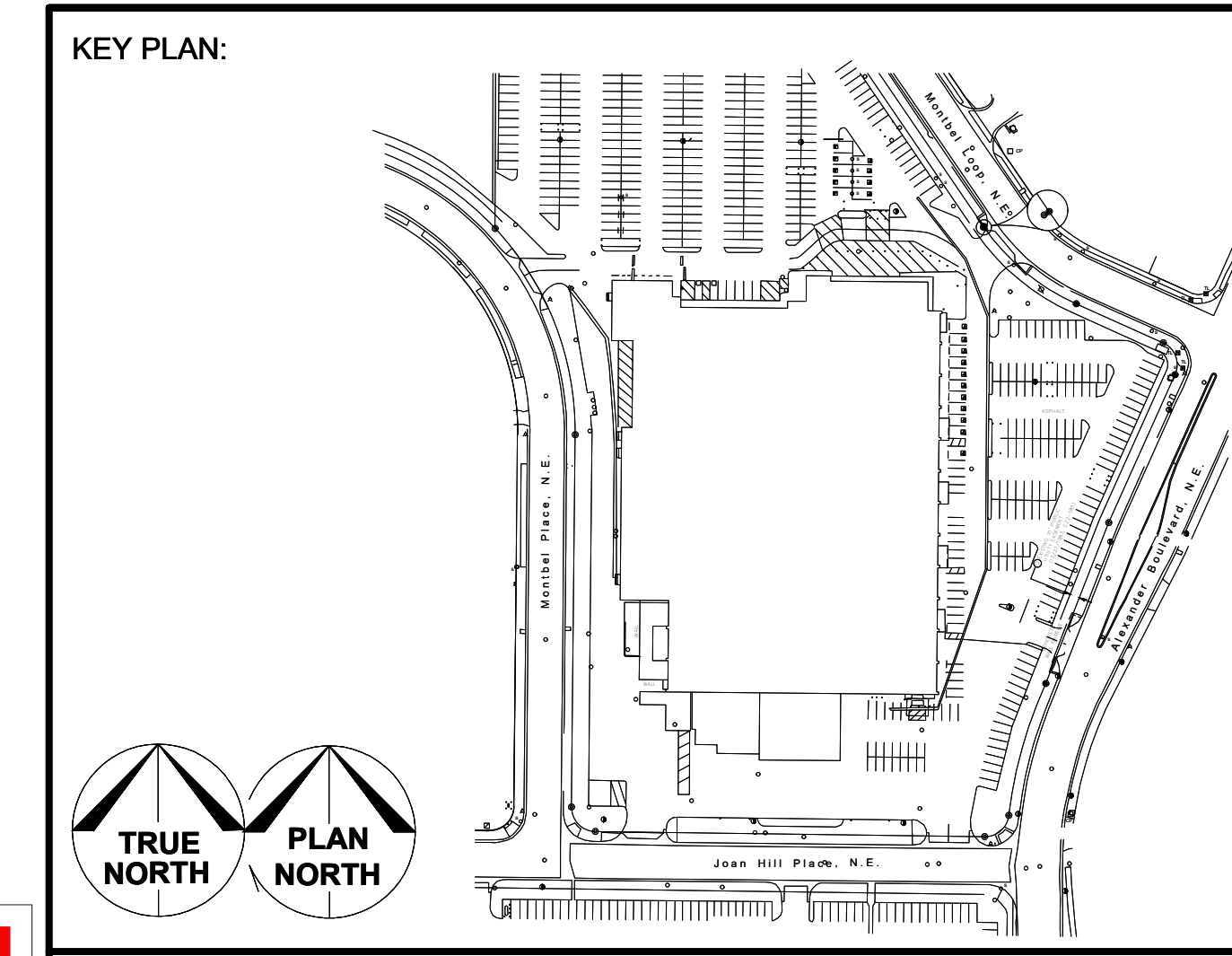
EXISTING / PROPOSED BASIN "FIRST FLUSH" ANALYSIS

BASIN	AREA (AC)	IMPERVIOUS AREA (FT)	PRECIPITATION DEPTH (IN.) ²	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
B1	12.08	526204.80	0.34	14909.14	1511.00

EXISTING / PROPOSED POND ANALYSIS

BASIN	PEAK IN FLOW (CFS)	PEAK POND STORAGE (AC-FT)	POND VOLUME (AC-FT)	MAXIMUM WATER SURFACE ELEVATION (FT)	HYDROGRAPH VOLUME (AC-FT)	TIME TO PEAK (HOURS)	PEAK FLOW OUTFLOW (CFS)
B1	31.82	1.05	2.44	5036.26	2.27	12.75	3.92

Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
100 year, 24 hour rainfall event



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: FFB/DECS
BY: Shahab Blazar
HydroTrans # F16D003B1

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR REVISION OR COMPLETION OF PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

ARCHITECTS/ENGINEERS:

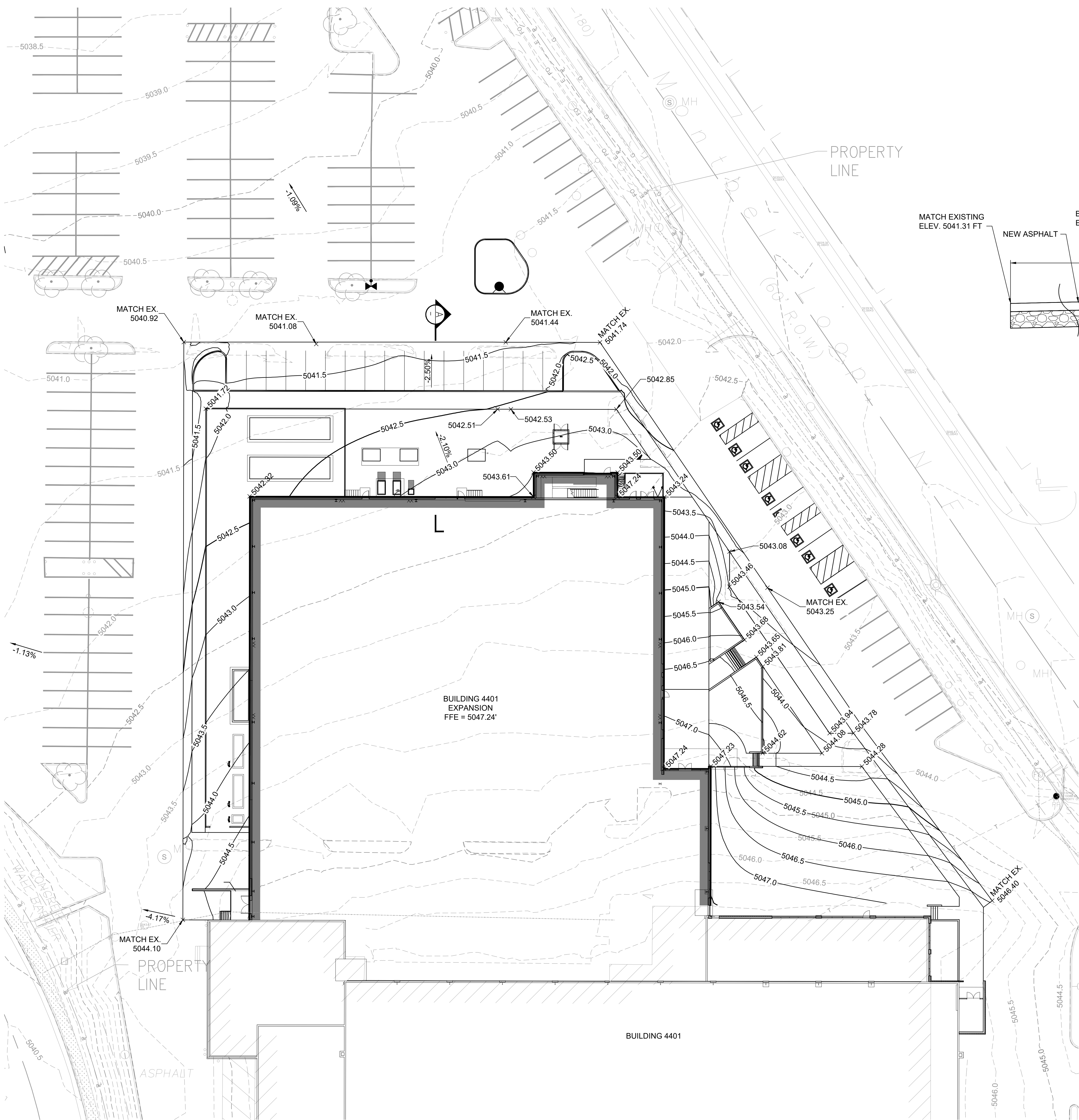
BURNS & McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

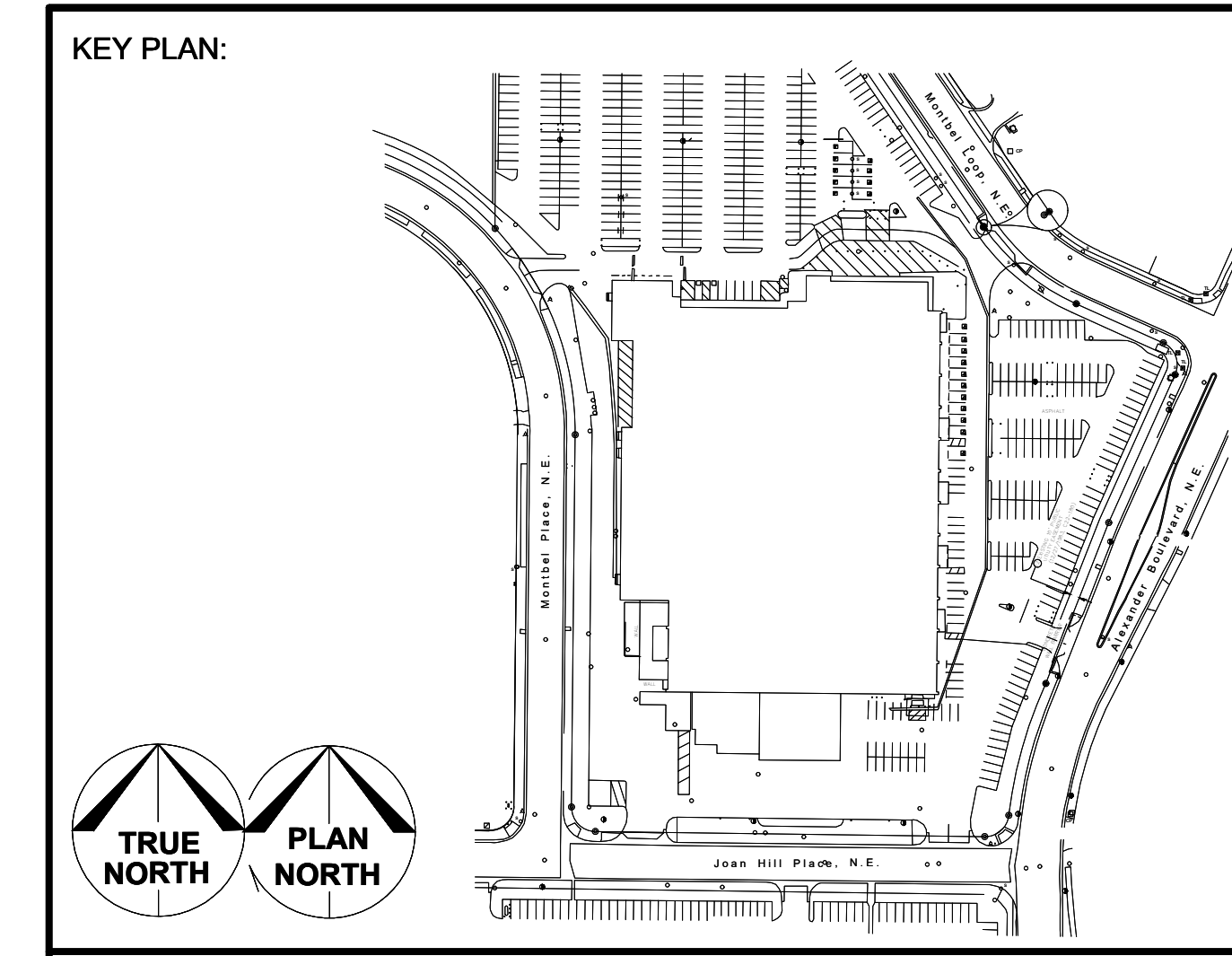
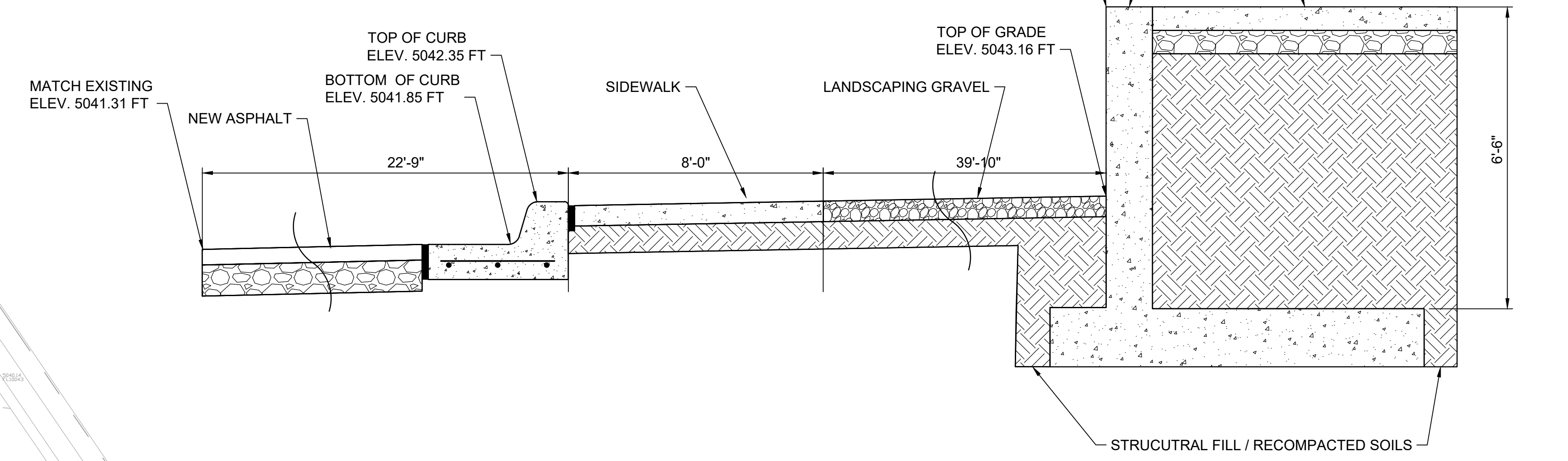
B	10/25/22	ISSUED FOR REVIEW	SE	JL
A	08/03/22	ISSUED FOR REVIEW	SE	JL
DESIGNED / DRAWN:	LOCATION:		<p>4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109</p>	
S. ENGMANN				
ENGINEER REVIEW:	EQUIPMENT FILE NO:		4401	
J. LAVENDER			CIVIL	
DATE:	SCALE:	PLOT:	<p>BUILDING 4401 OVERALL GRADING & DRAINAGE PLAN</p>	
08/03/2022	1" = 50'	1:1		
DRAWING NUMBER:	SIZE:			
CG100	E1			



Oct 25 2022 8:04 PM



- LEGEND:**
- 5040 --- EXISTING CONTOURS
 - 5040 — PROPOSED CONTOURS
 - + 5042.78 SPOT ELEVATION
 - 1.13% SLOPE ARROW



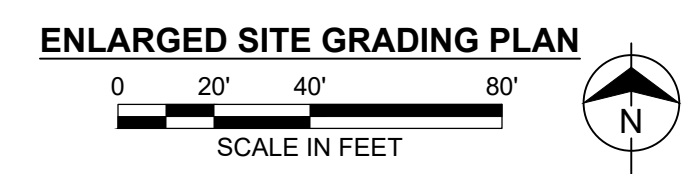
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 11/3/2022
BY: Shahab Blazar
HydroTrans # F16D003B1

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ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION



Oct 25 2022 8:05 PM

A 10/19/22 ISSUED FOR REVIEW		SE JL
DESIGNED / DRAWN: S. ENGMANN	LOCATION:	<p>curia 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109 CIVIL 4401</p>
ENGINEER REVIEW: J. LAVENDER	EQUIPMENT FILE NO.:	
DATE: 10/25/2022	SCALE: 1"=20'	PLOT: 1:1
DRAWING NUMBER: CG102	SIZE: E1	<p>BUILDING 4401 ENLARGED SITE GRADING PLAN</p>

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