

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2022

Joe Lavender
Burns & McDonnell
3501 E. Speedway Blvd Suite 245
Tucson, AZ 85716

**RE: Curia Building Addition
34401 Alexander Blvd. NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Engineers Stamp Date 9/2/2022**

Mr. Lavender,

Based upon the information provided in your submittal, the following comments must be addressed prior to Building approval:

- 1) This site is under runoff discharge restriction of 0.10 cfs/acre.
- 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.
- 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.
- 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.
- 5) First Flush Volume requirement calculations must be provided. How will the first flush volume requirement be handled?
- 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3999.

Sincerely,

City Engineer
Planning Department
Development Review Services

C: F16D003B1