

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 25, 2026

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

**RE: 4401 Alexander Blvd NE
PERMANENT C.O. – Accepted
Engineer’s Certification Date: 1/12/2026
Engineer’s Stamp Date: 10/25/2022
Hydrology File: F16D003B1
Case # HYDR-2026-00064**

Dear Mr. Lavender:

PO Box 1293

Based on the Certification received 2/18/2026 and the site visit on 2/25/2026, this letter serves as an approval of the Engineer’s Certification from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

February 12, 2026

Anthony Montoya, Jr., PE, CFM
Senior Engineer, Hydrology
City of Albuquerque Planning Department
600 2nd NW
Albuquerque, NM 87102

RE: Curia Global 4401 Alexander NE Hydrology Certification (F16D003B1)

Mr. Montoya,

I, Joseph A. Lavender, PE, NMPE 26792, of the firm Burns & McDonnell, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated November 3, 2022. The record information **was not** edited from the original design. I further certify that I have personally visited the project site on February 12, 2026 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificated Of Occupancy / Project Close Out.

Exceptions and/or qualifications are not applicable

Deficiencies and /or corrections are not applicable.

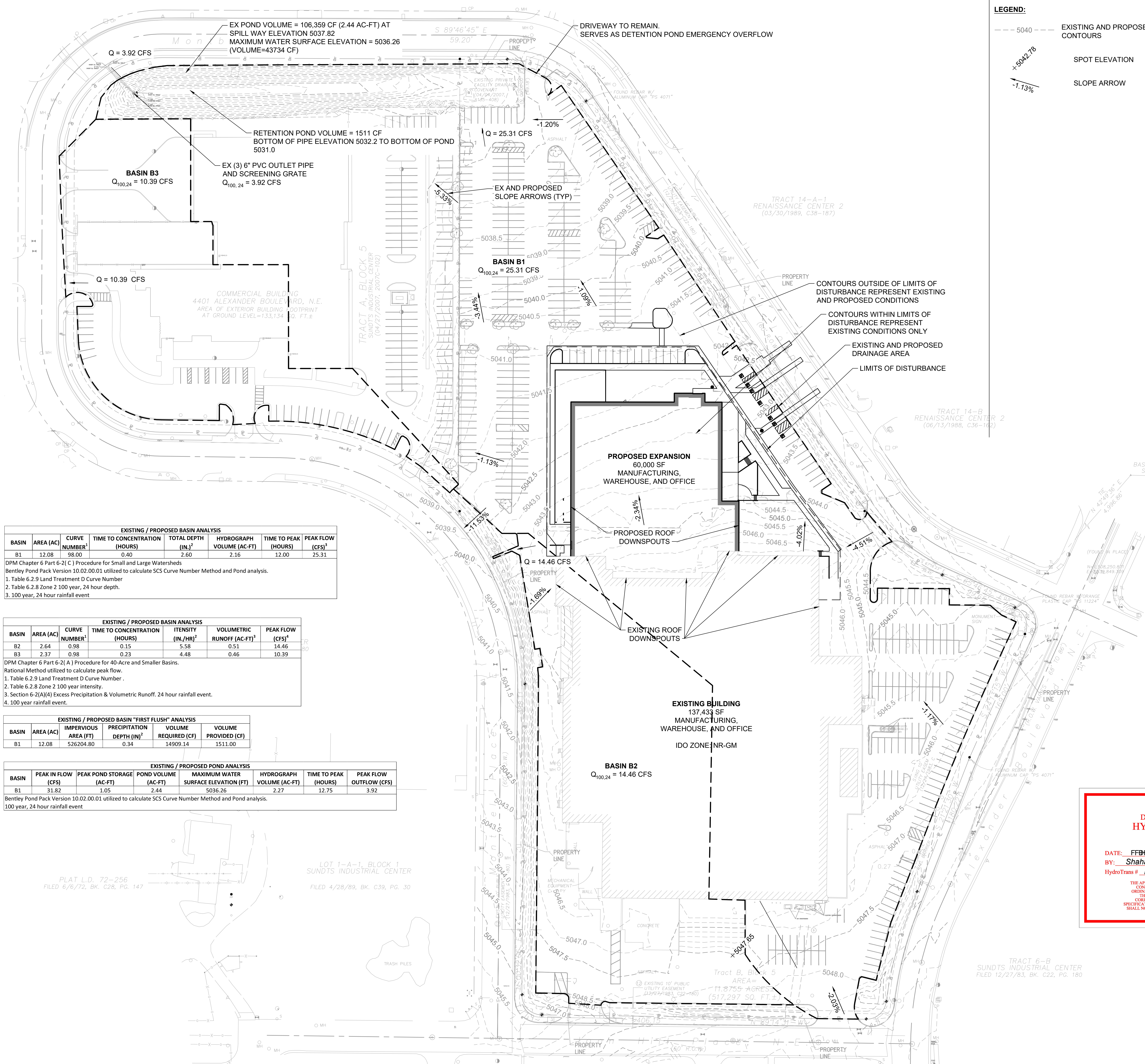
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

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

Joseph A. Lavender, PE
NMPE 26792
jlavender@burnsmcd.com





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)(4) 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

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 .

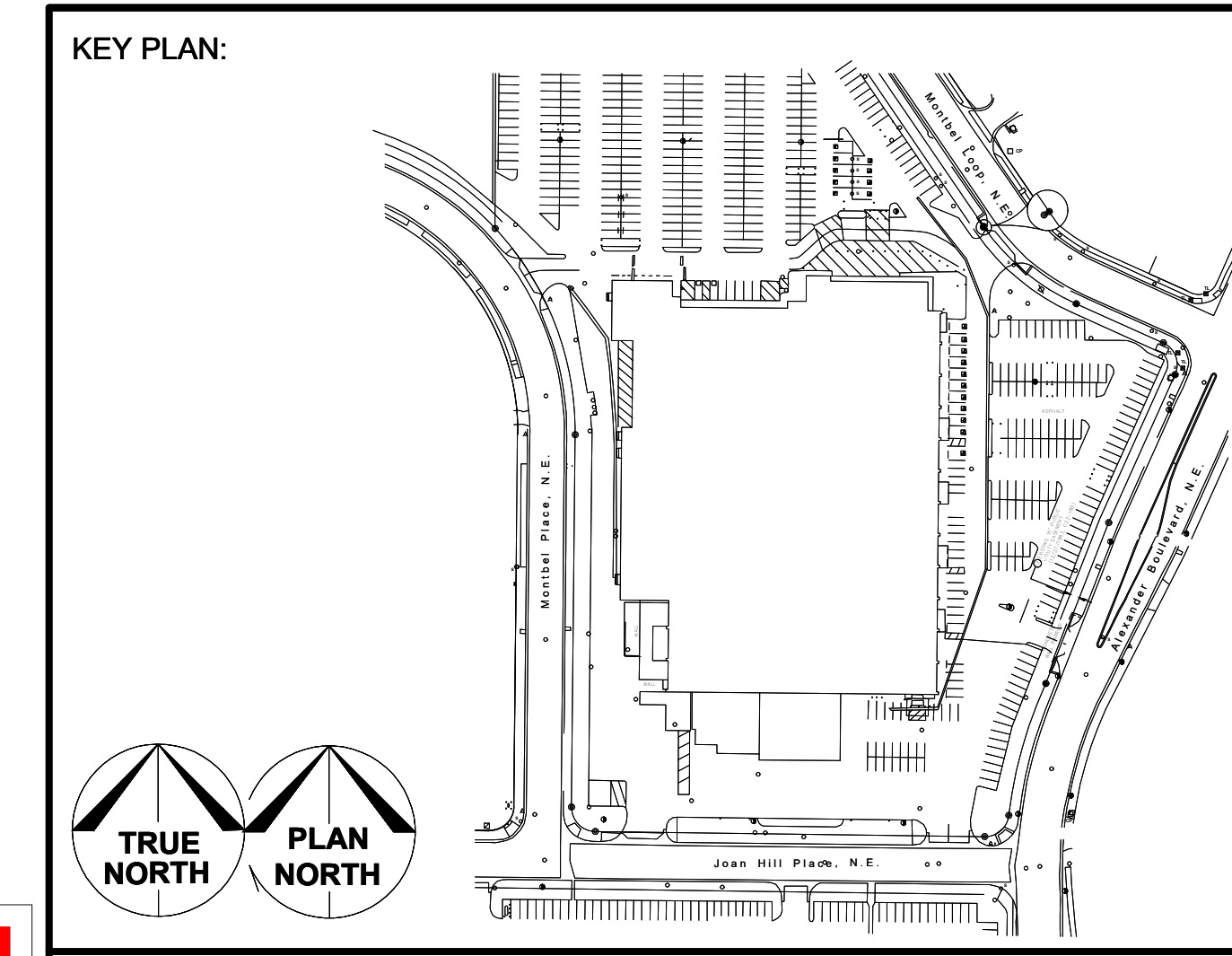
GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOTE TAKE PLACE IN THIS PROJECT. PROPOSED BASIN ENGINEERING PARAMETERS ARE EQUAL TO EXISTING BASIN ENGINEERING PARAMETERS. THE EXISTING POND DOES NOT REQUIRE MODIFICATION TO RETAIN "FIRST FLUSH" RUN OFF.

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.



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 BELOW OF COMPLETION BY PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

ARCHITECTS/ENGINEERS:

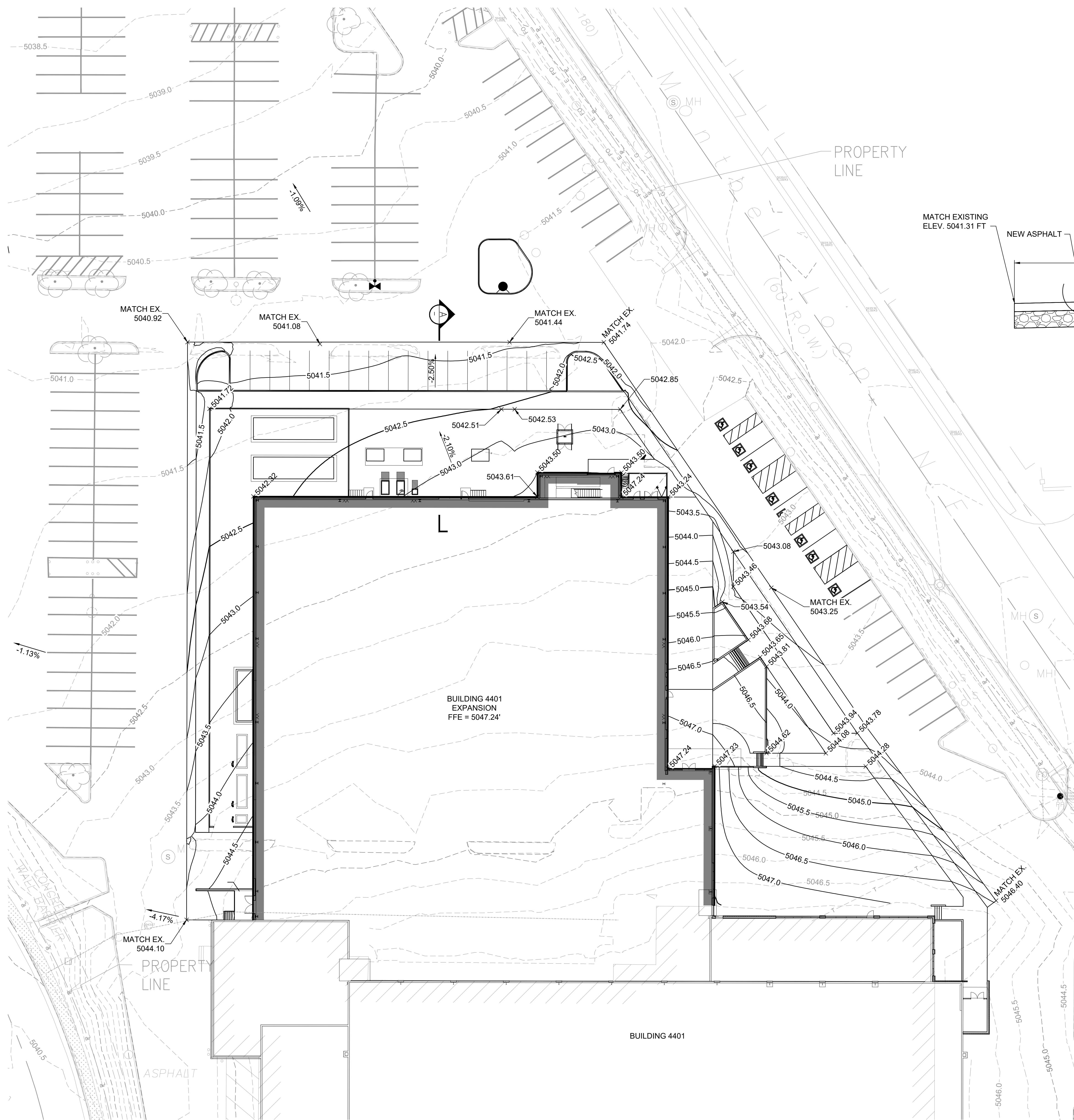
BURNS & MCDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

RECORD DRAWING

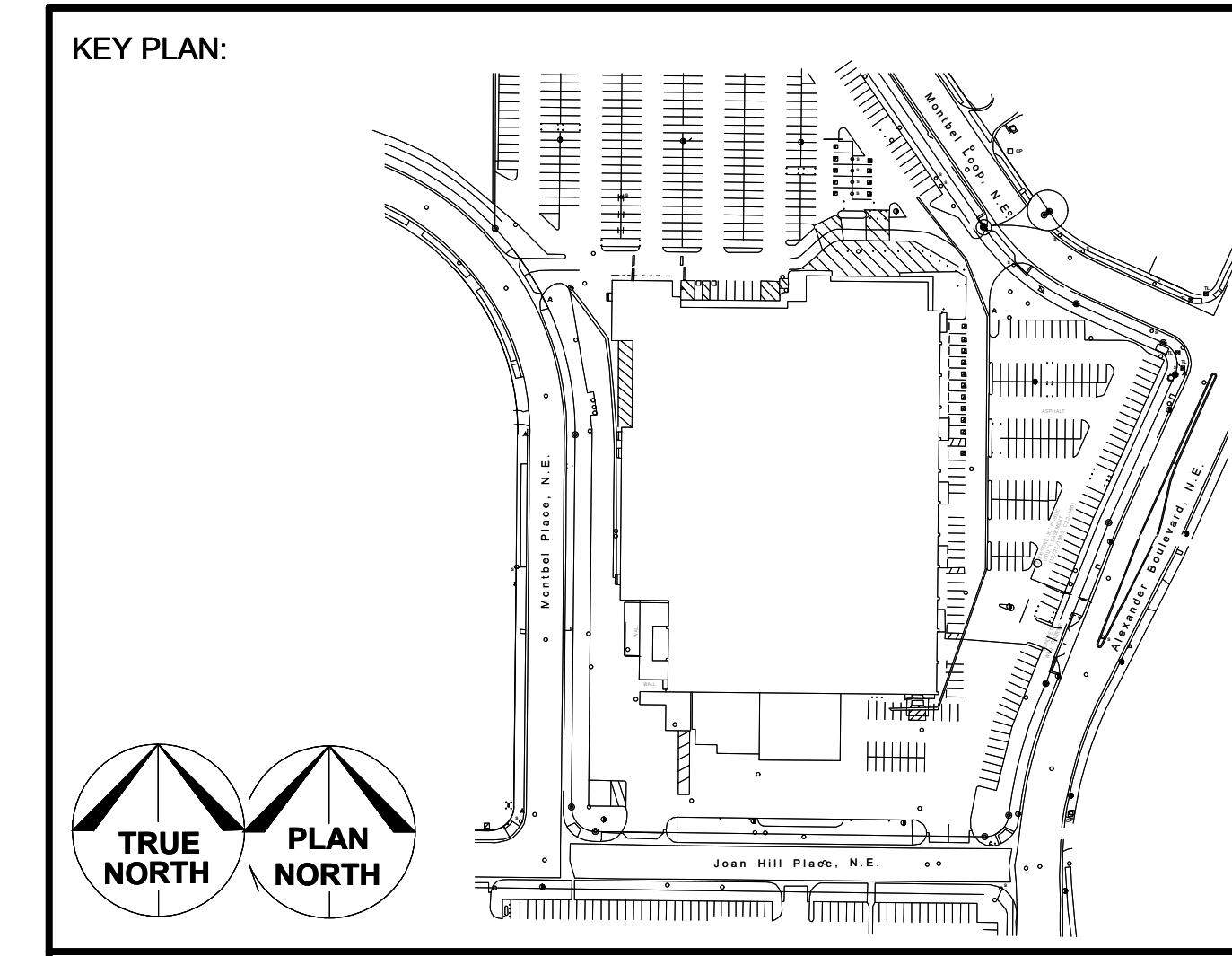
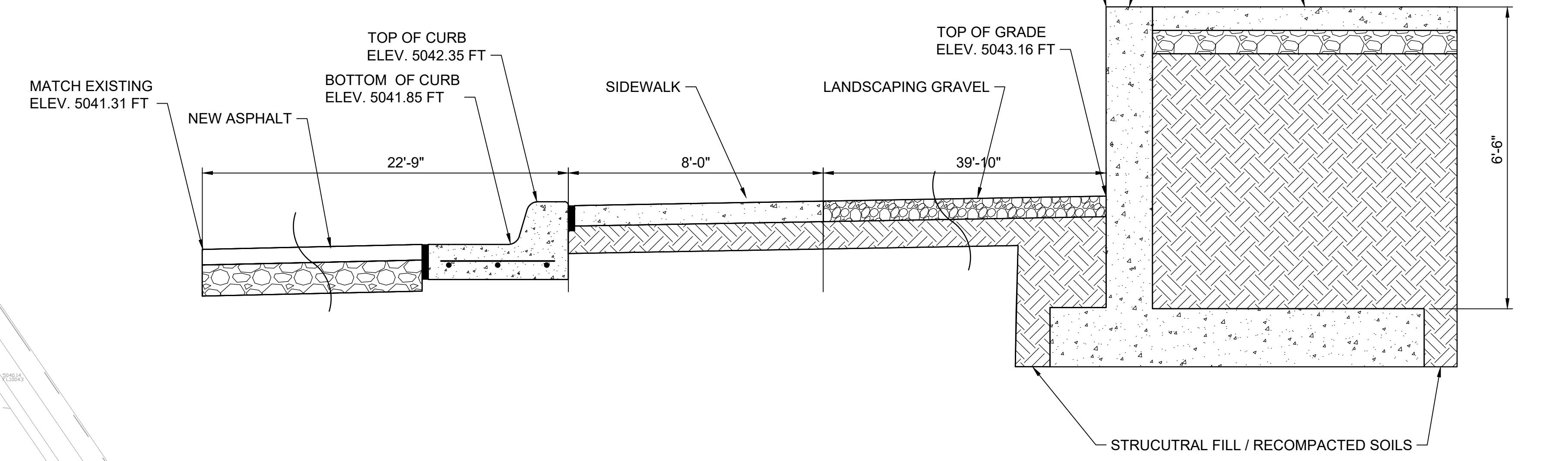


B	10/25/22	ISSUED FOR REVIEW	SE	JL
A	08/03/22	ISSUED FOR REVIEW	SE	JL
DESIGNED / DRAWN:	LOCATION:			
S. ENGMANN	4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109			
ENGINEER REVIEW:	EQUIPMENT FILE NO:			
J. LAVENDER	CIVIL 4401			
DATE:	SCALE:	PLOT:	PROJECT:	
08/03/2022	1" = 50'	1:1	BUILDING 4401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

Oct 25 2022 8:04 PM



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



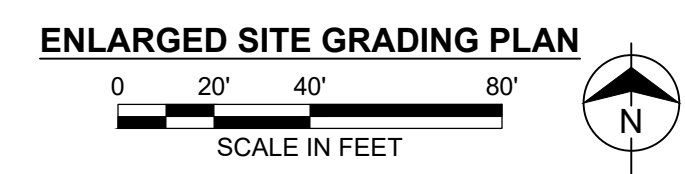
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

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

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED AS A GUARANTEE OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR, OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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

RECORD DRAWING



Oct 25 2022 8:05 PM

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

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