

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 29, 2025

Derek Bohannon
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: KED Plasma Center
701 2nd Street SW
Grading and Drainage Plans
Engineer's Stamp Date: 10/10/2025
Hydrology File: K14D235
Case # HYDR-2025-00343**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 9/24/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

Legend:

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING WATERLINE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING GAS LINE (G)
- ADJOINING PROPERTY
- EXISTING CHAINLINK FENCE
- EXISTING FENCE

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL

10,514.0 SF
FFE=4954.74
MAX BLDG HEIGHT 18'-9"

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

A TRACT OF LAND LYING AND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS 1 THROUGH 8 INCLUSIVE AND LOT 25, BLOCK G ATLANTIC AND PACIFIC ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF OF THE SAID TRACT, THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, ON APRIL 7, 1882, IN BOOK C, PAGE 153. NOW COMPRISING OF LOT 25-A, BLOCK G, ATLANTIC PACIFIC ADDITION.

THE REDEVELOPMENT OF THE KED-PLASMA SITE INVOLVES TENANT IMPROVEMENTS TO THE BUILDING AND A RECONFIGURATION OF THE PARKING LOT, AS DETAILED IN THE ACCOMPANYING PLAN SET. THIS 0.66-ACRE PROPERTY IS CURRENTLY FULLY IMPERVIOUS, WITH ITS EXISTING ROOF DRAINS CONNECTED TO DOWNSPOUTS THAT DISCHARGE INTO 2ND STREET, WHERE STORMWATER DRAINS VIA SHEET FLOW INTO THE LOCAL FLOW-TO-SEWER MAINS (S) SYSTEM. THE REST OF THE SITE DIRECTS SHEET FLOW TOWARD THE ADJACENT 16-FOOT PUBLIC ALLEY, ULTIMATELY CONVEYING IT TO AN OFF-SITE SD SYSTEM. PRESENTLY, THERE IS NO PONDING ON THE SITE, NOR ANY STORMWATER QUALITY (SWQ) TREATMENT MEASURES IN PLACE.

UNDER THE PROPOSED RECONFIGURATION, APPROXIMATELY 2,750 SQUARE FEET (0.063 ACRES) OF LANDSCAPING WILL BE INTRODUCED AS A TREATMENT MEASURE. THIS ADDITION IS EXPECTED TO REDUCE THE SITE'S 100-YEAR FLOOD FLOW RATE FROM 2.86 CUBIC FEET PER SECOND (CFS) TO 2.74 CFS. NO SIGNIFICANT DRAINAGE INFRASTRUCTURE UPGRADES ARE PLANNED, SO THE SITE WILL CONTINUE TO DISCHARGE STORMWATER AT THIS REDUCED RATE OF 2.74 CFS WHICH WILL REPRESENT A MINOR DECREASE COMPARED TO HISTORIC CONDITIONS. DUE TO DIMENSIONAL CONSTRAINTS—SPECIFICALLY, AN APPROXIMATELY 5-FOOT-4-INCH ENCROACHMENT BY PRIVATE RESIDENCES ALONG THE WESTERN LOT LINE—THE DEVELOPER PROPOSES TO PAY A FEE-IN-LIEU FOR THE REQUIRED STORMWATER QUALITY VOLUME TREATMENT BY IMPLEMENTING A 10-YEAR SITE TREATMENT. THE CALCULATED SWOV TOTALS 0.01 ACRE-FEET, EQUIVALENT TO 622.9 CUBIC FEET, RESULTING IN A FEE-IN-LIEU PAYMENT OF \$4,983.26.

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

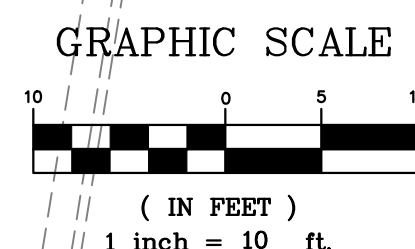
Zone 2:
Zone 2
Developed/Proposed Basin



Basin	Basin Area			Treatments				100-Year						
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs				
On-Site Basin	28,749.6	0.66	0.001	0%	0.00	9.5%	0.06	0%	0.00	90.5%	0.60	2,184	0.120	2.74
Total	28,749.6	0.660	0.00103		0.00		0.063		0.000		0.597		0.120	2.74

Stormwater Quality Volume					
Acres	SF	Rainfall (in)	Rainfall (ft)	SWQV (CF)	SWQV (Acre-Ft)
0.66	28,749.60	0.26	0.022	622.9	0.02

Payment In-Lieu Amount		
SWQV (CF)	\$/CF	Total Amount
622.91	\$ 8.00	\$ 4,983.26

NO. 5 REBAR WITH PINK
PLASTIC CAP "PS 11993"
"N=1,483,867.94
E=1,520,585.78
EL.=4951.66



 TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		10.10.20 			NO. DATE	DESIGNED BY:	DRAWN BY:	DRAWN NAME:	CHECKED BY:
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP									
TITLE:									
GRADING AND DRAINAGE PLAN									
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
CITY PROJECT NO.				ZONE MAP NO. K-14-7		SHEET 07		OF 15	