

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 7, 2023

Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Boba Tea  
10611 Unser Blvd. NW  
Grading & Drainage Plan  
Engineer's Stamp Date: 07/19/23  
Hydrology File: A11D017D**

Dear Ms. Donart:

PO Box 1293

Based upon the information provided in your submittal received 07/24/2023, the Grading & Drainage Plan is approved for Building Permit and Grading 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.
2. 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 underground stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
3. Please pay the Payment-in-Lieu of **\$ 1,008.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

[www.cabq.gov](http://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 (Dough Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Boba Tea Building Permit # \_\_\_\_\_ Hydrology File # \_\_\_\_\_

DRB# \_\_\_\_\_ EPC# \_\_\_\_\_

Legal Description: Lot 3 Unser & McMahon center City Address OR Parcel 10611 Unser Blvd NW

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: Isaacson & Arfman Contact: Justin Simenson

Address: 128 Monroe St NE Phone: 1(505)268-8828

Email: thors@iacivil.com

TYPE OF DEVELOPMENT: \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE \_\_\_ DRB SITE \_\_\_ ADMIN SITE: ☒

RE-SUBMITTAL: \_\_\_ YES ☒ NO

DEPARTMENT: \_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 7/24/2023

**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER  
QUALITY VOLUME MANAGEMENT ON-SITE**

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**GENERAL INFORMATION**

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APPLICANT: Vi K. Luong DATE: 08/04/23

DEVELOPMENT: BoBa Tea Company

LOCATION: 10611 Unser Blvd NW

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**STORMWATER QUALITY POND VOLUME**

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 795 cubic feet

The provided volume is 669 cubic feet

The deficient volume is 126 cubic feet

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**WAIVER JUSTIFICATION**

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
  - b. Any of the following conditions apply:
    - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    - iii. The site use is inconsistent with the capture and reuse of stormwater.
    - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: The limited site constraints do not allow for  
the entire required volume to be stored. The landscape areas  
have been utilized to provide as much volume as possible.

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**Genny Donart**

Professional Engineer or Architect

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## PAYMENT-IN-LIEU

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Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 1,008.00

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## THIS SECTION IS FOR CITY USE ONLY

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☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

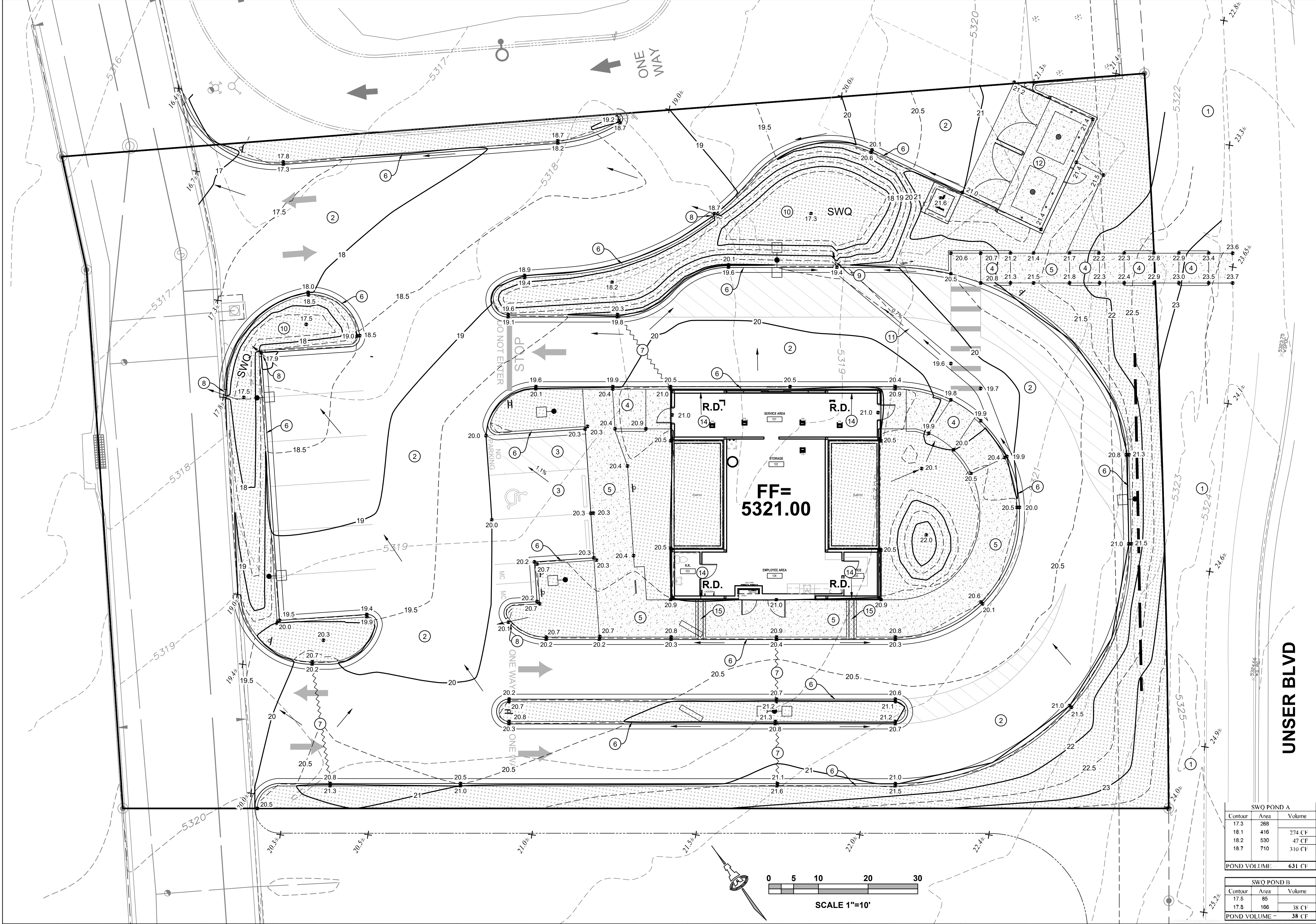
☐ Waiver is DENIED.

*Renée C. Brissette*  
City of Albuquerque  
Hydrology Section

08/07/23



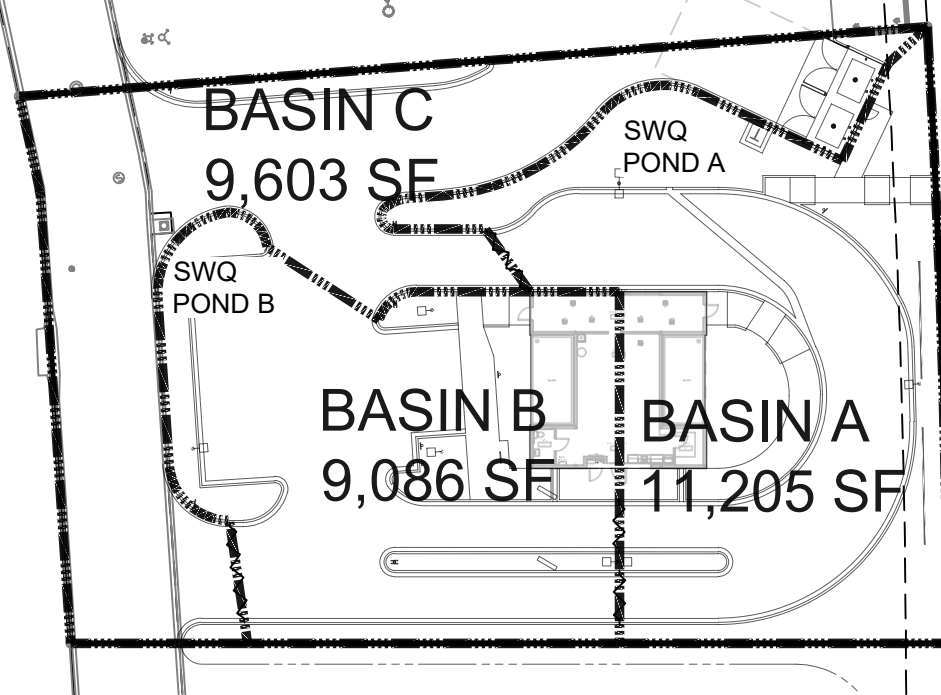
\\P:\PROJECTS\2508\2508-2599\2589\2589.DWG (1) 10/19/2023 10:00 AM 10/19/2023 10:00 AM



## KEYED NOTES

- NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN.
- CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
- CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
- CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
- 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
- HIGH POINT / GRADE BREAK LOCATION.
- PROVIDE 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
- CONSTRUCT 24" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL / RUNDOWN. SEE CC-501 FOR DETAIL.
- CONSTRUCT 18" DEEP MAX. STORMWATER QUALITY RETENTION POND (SWQ) AT ELEVATIONS SHOWN. TYPICAL SIDESLOPE = 2:1 ARMORED WITH 4" AVG. DIAMETER ANGULAR ROCK OVER PERMANENT EROSION CONTROL MATERIAL. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- SWALE WITHIN ASPHALT PAVEMENT. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO DEFINE / PROTECT SWALE FLOWLINE.
- CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
- INSTALL EROSION PROTECTION TO EXTENTS SHOWN. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
- CONCENTRATED ROOF DISCHARGE TO SURFACE PAVEMENT.
- CONSTRUCT 1' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS CONCENTRATED ROOF DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. CONSTRUCT PER COA STD. DWG. 2236. SEE CC-502 FOR ADDITIONAL INFORMATION.

## PROPOSED BASINS



## STORMWATER QUALITY

THIS PROPERTY IS A PREVIOUSLY UNDEVELOPED LOT. THEREFORE THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON 0.42".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 74% OF TOTAL AREA: (0.76\*0.6863 AC\*143,560 FT<sup>2</sup>/AC) = 22,720 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42" \* TYPE 'D' AREA: 0.42/12 "22,720 SF) = 795 CF.

BASINS A AND B STORMWATER WILL DRAIN TO STORMWATER QUALITY PONDS.

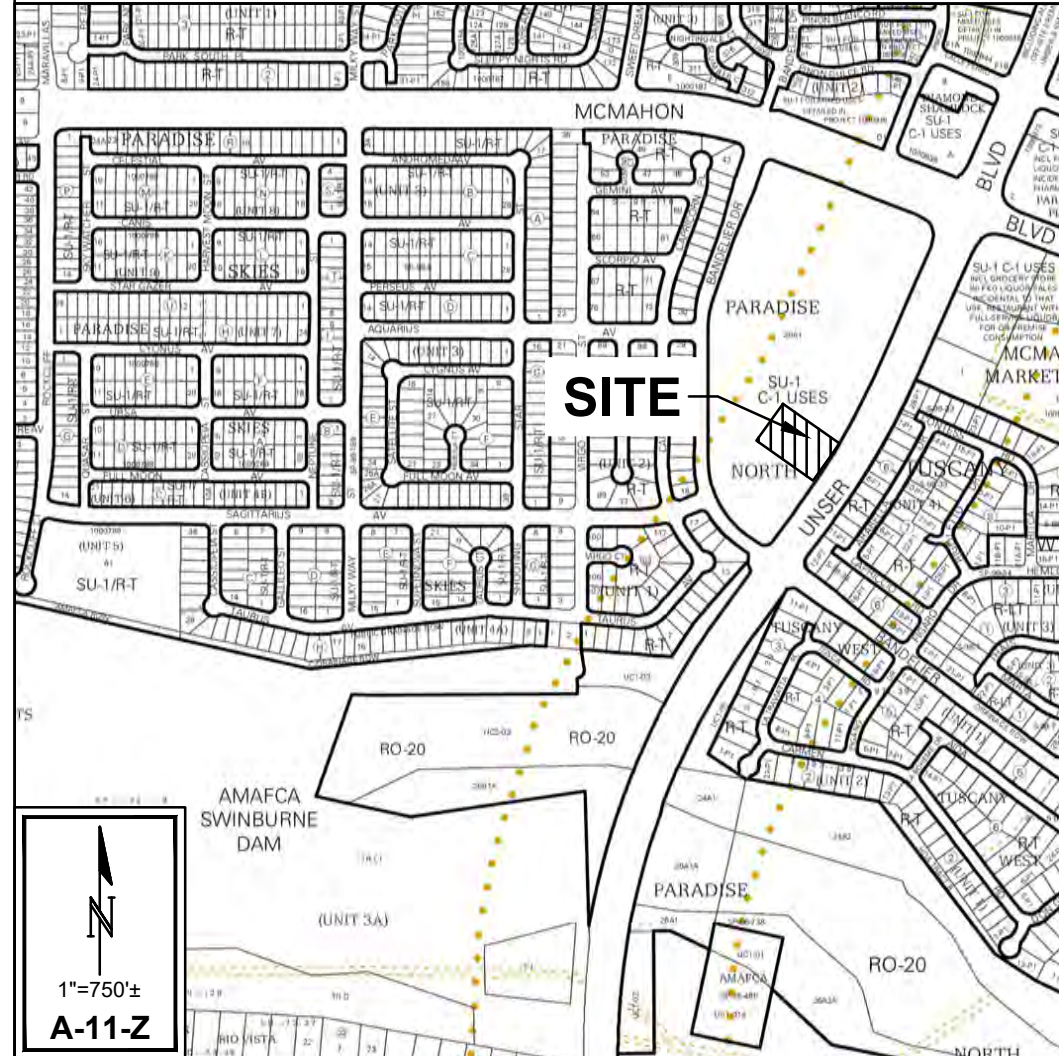
TOTAL STORMWATER QUALITY BASIN VOLUME PROVIDED = 669 CF < 795 CF REQUIRED.

A STORMWATER QUALITY VOLUME WAIVER IS BEING SUBMITTED TO WAIVE THE REMAINING 126 CF.

BASIN C WILL DISCHARGE DIRECTLY TO THE PRIVATE ROAD AS SHOWN.

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)										
INPUT FILE = M:\PROJECTS\2508-2599\2589\CALCS\AHYMO\2589.DAT										
Ver. 54.01a, Rel: 01a										
RUN DATE (MM/DD/YYYY) = 08/04/2023										
USER NO. = AHYMO_User:20122810										
PAGE = 1										
COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
***** START *****										
ALBUQUERQUE										
TIME= 0.00										
RAINFALL TYPE= 1 NOAA 2										
RAIN6= 2.250										
***** BASIN D1 - DEVELOPED BASIN A *****										
COMPUTE NH HYD		-	1	0.00048	0.93	0.036	1.67913	1.500	3.621 PER IMP=	76.00
COMPUTE NH HYD		102.00	-	2	0.00033	0.76	0.029	1.67913	1.500	3.632 PER IMP=
COMPUTE NH HYD		102.00	-	3	0.00034	0.80	0.031	1.67913	1.500	3.632 PER IMP=
***** BASIN D2 - DEVELOPED BASIN B *****										
COMPUTE NH HYD		102.00	-	2	0.00033	0.76	0.029	1.67913	1.500	3.632 PER IMP=
***** BASIN D3 - DEVELOPED BASIN C *****										
COMPUTE NH HYD		121.00	-	2	0.00034	0.75	0.029	1.67829	1.500	3.577 AC-FT=
***** ROUTE BASIN A THROUGH POND A *****										
ROUTE RESERVOIR		120.00	1	20	0.00048	0.76	0.036	1.67853	1.600	2.719 AC-FT=
***** ROUTE BASIN B THROUGH POND B *****										
ROUTE RESERVOIR		121.00	2	21	0.00033	0.75	0.029	1.67829	1.500	3.577 AC-FT=
FINISH										
0.80+0.70+0.75= 2.25 CFS										

## VICINITY MAP



## PROJECT INFORMATION

**LEGAL DESCRIPTION:** LOT 3, UNSER AND MCMAHON CENTER

**SITE AREA:** 0.6863 ACRES

**PROPERTY:** THE SITE IS A PREVIOUSLY UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP A-11. THE SITE IS BOUND TO THE EAST BY UNSER BLVD NE, TO THE WEST AND SOUTH BY AN UNDEVELOPED LOTS, AND TO THE NORTH BY A COMMERCIAL LOT THAT IS CURRENTLY UNDER CONSTRUCTION.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE A DRIVE THRU RESTAURANT BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

**BENCHMARK:** VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "9-A11", ELEVATION = 5301.647 FEET (NAVD 88).

**SURVEYOR:** RUSS P. HUGG, NMPS NO. 9750, SURV-TEK, INC.

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

**FLOOD HAZARD:** THE SUBJECT PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0104H, EFFECTIVE DATE AUGUST 16, 2012.

**DRAINAGE PLAN CONCEPT:** THE SITE WAS PREVIOUSLY IDENTIFIED AS BASIN P3 IN THE APPROVED PARADISE NORTH SW CORNER OF UNSER/MCMAHON MASTER DRAINAGE PLAN (STAMP DATE 08-04-20) PREPARED BY TIERRA WEST, LLC. PER THE APPROVED DRAINAGE REPORT, BASIN P3 (THIS SITE) HAS AN ALLOWABLE DISCHARGE OF 2.44 CFS TO THE COMMON PRIVATE ROAD.

**THE PROPOSED DEVELOPMENT WILL DISCHARGE 2.25 CFS TO THE COMMON PRIVATE ROAD PER THE AHYMO CALCULATIONS BELOW.**

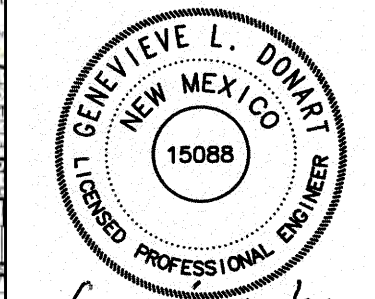
## LEGEND

- EXISTING CONTOUR
- PROPOSED 1.0' CONTOUR
- PROPOSED 0.5' CONTOUR
- FLOW DIRECTION
- PAD GRADE ELEVATION
- EROSION PROTECTION
- PROPOSED BASIN LIMITS
- HIGH POINT

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 08/07/23  
BY: *Russ P. Hugg*  
HydroTrans # A11D017D



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Engineer 07/19/23

**BOBA TEA Co.**  
**10611 UNSER BLVD. NW**

DESIGN	ISSUE	DATE
DEVELOPMENT	PROJECT NUMBER: IA 2589	
	FILE:	
	DRAWN BY: hbor/DEC	
	CHECKED BY: GLD	
	DATE: 05/20/23	

No	Date	Description

**GRADING & DRAINAGE PLAN**

**SHEET NUMBER**

**CG-101**