

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

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

GENERAL INFORMATION

APPLICANT: Camille Foote DATE: 5/7/25

DEVELOPMENT: Del Sol Condominium Association

LOCATION: 8333 Comanche Rd NE

HYDROTRANS # G19D003A

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 755 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 755 cubic feet

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 cooperators 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 proposed drainage improvements on the eastern side of the property are intended to address flooding issues that have affected several of the residential units. Depressed areas within the courtyards and along the eastern property line are designed to include area inlets with dome lids to trap larger debris before runoff continues downstream.

The property is requesting a waiver from the SWQV requirements due to limited available undeveloped space which makes it infeasible to incorporate a water quality pond without disrupting usable areas or existing underground infrastructure. Additionally, the site's topography does not allow for the necessary grading or volume needed for a functional and effective water quality pond.

Stormwater runoff from the Del Sol Condominium property is conveyed to a public storm sewer within Comanche Rd NE, which ultimately discharges to the Hahn Arroyo at Aztec Rd west of Pennsylvania St NE. This gently sloped, concrete-lined arroyo promotes sedimentation of untreated runoff from multiple upstream areas as it flows westward, eventually connecting to the North Diversion Channel and its associated outfall sedimentation basin before reaching the Rio Grande. Consequently, the proposed drainage improvements are expected to have a negligible impact on downstream stormwater facilities.

David A. Lovato

Professional Engineer or Architect

PAYMENT-IN-LIEU

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 = \$ 6,040

THIS SECTION IS FOR CITY USE ONLY

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

Waiver is DENIED.



Richard Martinez, P.E. 05/22/2025
City of Albuquerque
Hydrology Section