

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 15, 2024

Joshua J. Lutz, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Residence Inn at Highlands
Grading & Drainage Plans
Engineer's Stamp Date: 10/22/2024
Hydrology File: K15D034D**

Dear Mr. Lutz:

Based upon the information provided in your resubmittal received 10/22/2024, additional information and correction to the Grading Plan Sheet C100 – NOTE is required prior to issuance of Building Permit.

PRIOR TO BUILDING PERMIT:

1. Payment in Lieu (Amount = $2985\text{CF} \times \$8/\text{CF} = \$23,880$, per Approved amounts below, and a note to be included on said Sheet C100) of onsite management of the SWQV must be made. Take three copies of the Treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.
2. Please add a note which states, "The Owner has elected to pay the Payment in Lieu of the required Stormwater Quality Volume," together with the amounts mentioned above.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Residence Inn at Highlands Hydrology File # K15D034D

Legal Description: Tract 4 The Highlands

City Address, UPC, OR Parcel: UPC: 101505718237521704

Applicant/Agent: Bohannon Huston Inc. Contact: Josh Lutz, PE

Address: 7500 Jefferson Street NE, Albuquerque, NM, 87109 Phone: 505-823-1000

Email: jlutz@bhinc.com

Applicant/Owner: Titan Development Contact: Josh Rogers

Address: 6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, NM, 87120 Phone: jrogers@titan-development.com

Email: 505-998-0163

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☒ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☒ Building Permit
- ☒ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☒ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/22/2024

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

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

GENERAL INFORMATION

APPLICANT: Bohannan Huston DATE: 10/22/24

DEVELOPMENT: Residence Inn at Highlands

LOCATION: Tract 4 The Highlands

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 2,985 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 2,985 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 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: _____

Site constraints don't allow for additional pond.

Lot is too small based on proposed site use to accommodate required volume.

Josh Lutz

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.

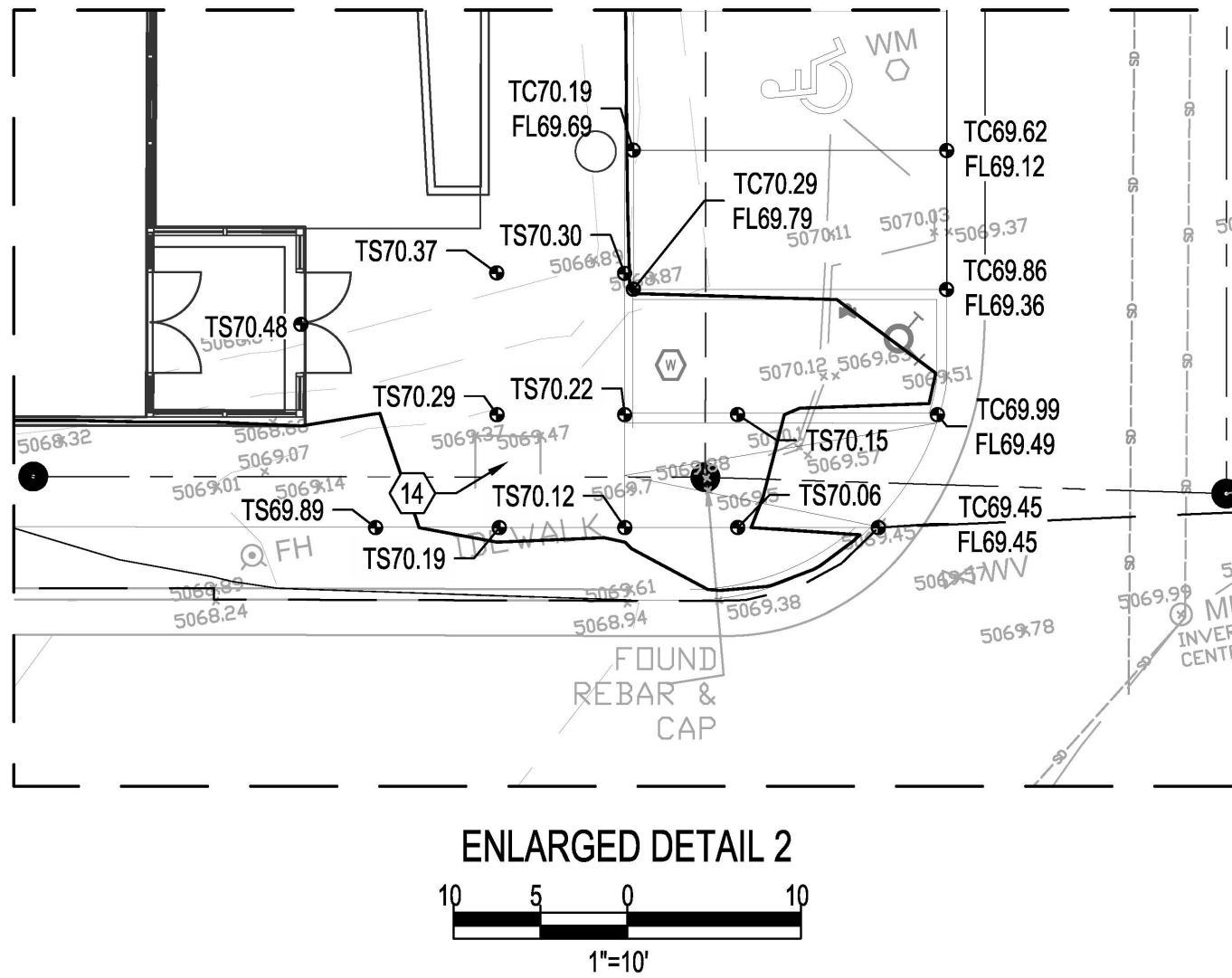
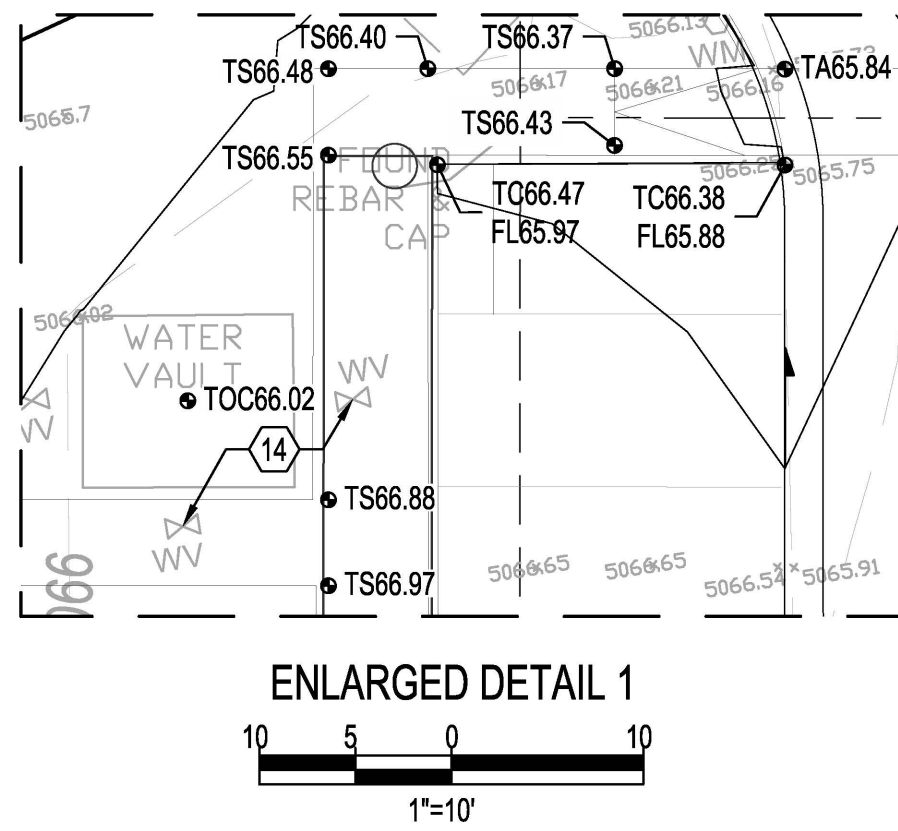
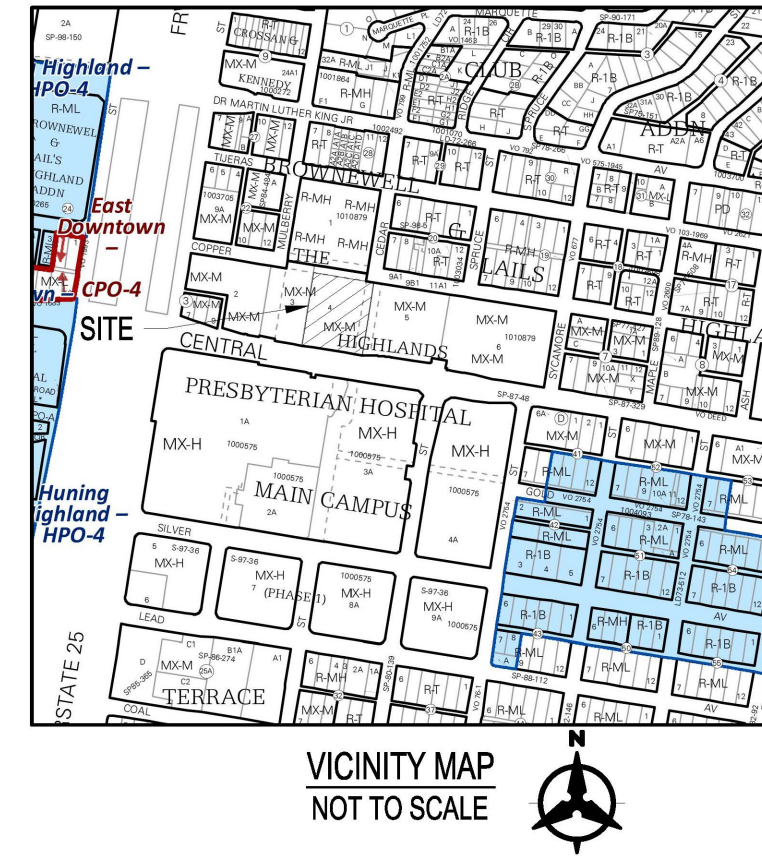
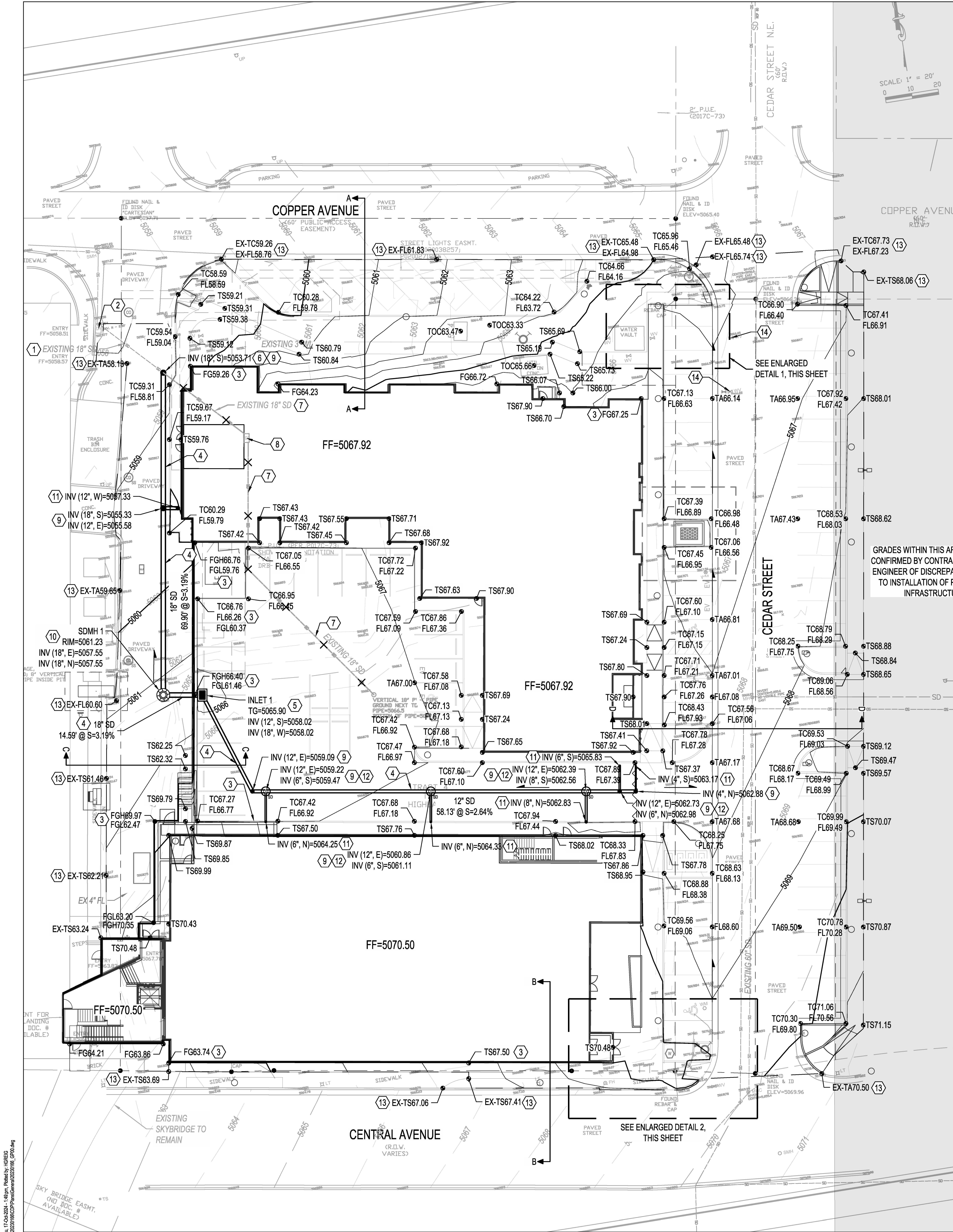
AMOUNT OF PAYMENT-IN-LIEU = \$ 23,880

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.
City of Albuquerque
Hydrology Section



GRADING KEYNOTES

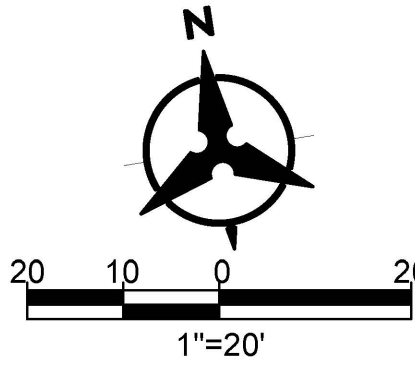
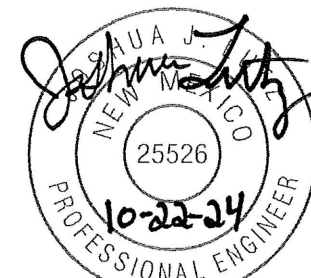
- EXISTING STORM DRAIN TO REMAIN.
- EXISTING INLET TO REMAIN.
- INSTALL RETAINING WALL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- INSTALL HDPE STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
- INSTALL TYPE "D" INLET PER COA STD DWG 2206 (OR APPROVED EQUAL).
- CONNECT TO EXISTING STORM DRAIN.
- REMOVE AND DISPOSE EXISTING STORM DRAIN.
- REMOVE AND DISPOSE EXISTING STORM INLET.
- INSTALL PREFABRICATED PIPE FITTING.
- INSTALL 4" DIAMETER TYPE "C" MANHOLE PER COA STD DWG 2101.
- INSTALL ROOF DRAIN TO WITHIN 5' OF BUILDING.
- INSTALL STORM DRAIN CLEANOUT.
- MATCH EXISTING ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ADJUST EXISTING INFRASTRUCTURE TO GRADE.

NOTE

STORMWATER QUALITY CASH IN LIEU HAS PREVIOUSLY BEEN PAID AND IS NOT A REQUIREMENT FOR PERMITTING ON THIS PROJECT.

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- STORM DRAIN CLEANOUT



OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200
Albuquerque, New Mexico 87120
505.988.0163 | Josh Rogers
jrogers@titan-development.com

ARCHITECT
5G Studio Collaborative, LLC.
1217 Main St., Suite 400 Dallas, TX 75202
214.670.0050 | Yen Ong
yen@5gstudio.com

PLANNER
Consensus Planning
302 Eight Street NW
Albuquerque, New Mexico 87102
505.764.9801 | Jim Strozier
cp@consensusplanning.com

CIVIL ENGINEER
Bohannon Huston
7500 Jefferson Street NE
Albuquerque, New Mexico 87109
505.823.1000 | Mike Balaskovits
mbalaskovits@bhinc.com

STRUCTURAL
Urban Structure
8140 Walnut Hill Lane, suite 905
Dallas, Texas 75231
214.295.5775 | Jeff Reed
jeff@urbanstruct.com

MEP
Summit Consultants
4144 N. Central Expressway, Suite 635
Dallas, Texas 75204
214.420.9111 | Chad Leveritt
chad.leveritt@summitmep.com

LANDSCAPE ARCHITECT
Yellowstone Landscape
7525 Second Street NW
Albuquerque, New Mexico 87107
505.988.9615 | Cody McNallen
cmcnallen@yellowstonelandscape.com

GENERAL CONTRACTOR
Jaynes Corporation
2306 Broadway NE
Albuquerque, New Mexico 87107
505.345.8598 | Krishna Reddy
krishna.reddy@jaynescorp.com

INTERIORS - HOTEL
InterMountain Renovations
2440 Tower Drive
Monroe, LA 71201
318.812.7709 | Jessie Melson
jessiem@imrhoteles.com

FOOD HALL CONSULTANT
Hammer and Plate Consulting
Denver and Boulder, Colorado
720.936.6772 | Kate Kaufman
kate@hammerandplate.com

REV.	DATE	ISSUE TITLE
23-05-19		ISSUE FOR 30% CD
23-07-12		ISSUE FOR 60% CD
24-05-02		ISSUE FOR DD / 60% CD
24-07-24		ISSUE FOR BID

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

RESIDENCE INN & FOOD HALL ABQ
1111 CENTRAL AVE. NE
ALBUQUERQUE, NM 87102
GRADING PLAN