

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

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

---

**GENERAL INFORMATION**

---

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

DEVELOPMENT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

---

**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 \_\_\_\_\_ cubic feet

The provided volume is \_\_\_\_\_ cubic feet

The deficient volume is \_\_\_\_\_ 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: \_\_\_\_\_

The justification for this request is based on improvement over existing conditions, site landscape enhancements provided, site constraints, and traffic impacts.

Landscape and improvement over existing: The site is entirely developed in existing condition with 100% impervious area. The proposed condition has almost double the required landscape area per the IDO for the site, providing 30% landscape area.

Site constraints: There is significant grade change on the site- the site falls 12 feet from Miles Road on the southeast corner to Gibson Blvd on the northwest corner (low side). Due to this amount of grade change, many of the landscape areas are sloped to help make up grade while keeping the parking and driveways at acceptable slopes for ADA, customers, deliveries, trash pickup. Specifically, the landscape buffer area that is along the low side of the site, on Gibson, is graded 4:1 to match grade at the hike and bike trail. This makes adding SWQ ponds in this area cumbersome and against the natural grade. The slope on the access drive in this area is also 6% which would require walls to be added to make a SWQ pond in this area. With the platting of the site, ROW was dedicated for a turn lane on Gibson, the hike and bike trail and electric relocations by PNM. The ROW dedication reduced the area on-site for development and ponding.

Traffic impacts on-site: The site currently has 25 vacuum stalls and 4 employee parking stalls. The owner expects that the demand for this site necessitates the 25 vac spaces entirely for customers. If 4 vac spaces are being used by employees, then during peak hours there will be traffic issues while customers are waiting for vac stalls to become available. This would create issues for the adjacent parcels if there are extra cars stacking or queuing in the main drive of this site which connects through to several adjacent parcels.

Partial fulfillment of the requirement has been provided to the extent that is feasible on the property given the constraints discussed. We have provided depressed landscape areas on site for feasible areas to drain into ponds before spilling back onto pavement. The overall drainage plan for the subdivision had listed fee-in-lieu as an option for the lots and the selection and design of this site had accounted for that option.

---

**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 = \$ \_\_\_\_\_

---

**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.

\_\_\_\_\_  
City of Albuquerque  
Hydrology Section