



Timothy M. Keller, Mayor

March 8, 2018

Rachel Tranel, P.E.
Collins engineers, Inc.
2033 W. Howard Avenue
Milwaukee, WI 53221

**RE: Cottonweed Mall Exterior Renovation
Grading Plan and Drainage Report
Engineer's Stamp Date: 02/26/18
Hydrology File: B15D004F**

Dear Ms. Tranel:

PO Box 1293

Based upon the information provided in your submittal received 02/28/2018, the Grading Plan and Drainage Report **are not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

Drainage Report:

NM 87103

1. Please provide the drainage calculations for the 100 year 6 hour and first flush requirement in the Appendix.

Grading Plan:

www.cabq.gov

1. Please provide an engineer's stamp with a signature and date.
2. Please provide the FIRM Map and flood plain note with effective date.
3. Please provide the benchmark information for the survey contour information provided.
4. The first flush required is 1,192 cubic feet. The Fee in Lieu, then the payment (Amount = 1,192 CF x \$8/CF = \$9,536) for the required first flush volume must be made using the attached City of Albuquerque Treasury Deposit form. The Owner needs to bring three copies to the Building Permits and pay the fee. Then provide Hydrology with one copy showing the receipt. Once Hydrology has the copy of the form, an approval letter will be issued.

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

5. Please add a note that states a payment for the Fee in Lieu for the required first flush volume will be made instead of building the first flush ponds.

I will allow the use of non-standard plan size but for future reference per the DPM Chapter 22 Section 7, 24"x36" is currently the City's standard. Soon it will become 22"x34". This applies to all site plans, Grading & Drainage Plans, Traffic Circulation Plans, DRC Plans etc. Please always submit this size plan.

If you have any questions, please contact me at 924-3995 or 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

Storm Water Management Report

for

Cottonwood Mall Parking Lot Modifications

10000 Coors Bypass NW

Albuquerque, NM 87114

Prepared by:

COLLINS
ENGINEERS INC.

2033 W. Howard Avenue

Milwaukee, WI 53221

Prepared for:

Washington Prime Group

180 East Broad Street

Columbus, OH 43215

614-621-9321

February 26, 2018



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1.0 INTRODUCTION

The following Storm Water Management Plan (SWMP) is prepared for parking lot modifications at Cottonwood Mall, located in the City of Albuquerque, Bernalillo County, New Mexico. The site is located at 10000 Coors Bypass NW, on the northwest side of the City. This site is currently developed as a commercial shopping center. The Drainage Report for Cottonwood Mall and SAD-223 Part 2 was prepared in April 1992 by Bohannon-Huston, Inc. from Albuquerque. Due to tenant requirements, existing pavement at the northwest side of the mall will be converted into a recessed truck dock. This report is prepared to identify the runoff generated from this reconstructed area in compliance with the City of Albuquerque Development Process Manual for Drainage, Flood Control and Erosion Control.

2.0 EXISTING CONDITIONS & DRAINAGE MANAGEMENT

The Cottonwood Mall site is currently developed as a commercial shopping center on approximately 90 acres and opened in 1996. The site is located west of the Rio Grande and immediately north of the Calabacillas Arroyo.

According to the Drainage Report for Cottonwood Mall dated April 1992, the majority of the site (Basins A, B and C) is collected in an underground storm sewer system that discharges to a series of on-site ponds. These ponds ultimately discharge to the Calabacillas Arroyo. Stormwater management from the Cottonwood Mall site is considered free discharge as the on-site ponds directly discharge into the Calabacillas Arroyo.

3.0 PROPOSED CONDITIONS

Improvements proposed for Cottonwood Mall consist of parking lot modifications for the northwestern anchor tenant. A recessed truck dock will be constructed adjacent to the tenant at the northwest end of the site. The construction of the truck dock requires modification to adjacent existing curbed islands to maintain access around the mall building. The Existing Conditions Plan, the Site, Paving & Pavement Marking Plan and the Grading and Drainage Plan are provided in the Appendix to show the limits of disturbance and modification.

4.0 REGULATORY REQUIREMENTS

New impervious surface is not being added as part of these improvements. According to Albuquerque Code of Ordinances, Chapter 14, Article 5, Part 2, Subpart 12 General Administration, a permit is needed for the redevelopment of pavement in excess of 2,000 SF. Due to the modifications required to add the truck dock for the anchor tenant, 38,224 square feet (0.88 acres) will be regraded and repaved, therefore, requiring permit approval.

Chapter 22 of the City of Albuquerque Development Process Manual (DPM) for Drainage, Flood Control and Erosion Control will govern the modifications proposed at the Cottonwood Mall site.

5.0 HYDROLOGIC ANALYSIS

As a requirement in the City of Albuquerque Municipal Storm Water Discharge Permit granted from the Environmental Protection Agency (EPA), the City must include post construction controls to minimize the discharge of stormwater pollutants from areas of new development or significant redevelopment. As the parking area is being regraded it is considered significant redevelopment.

From Chapter 22, Section 9 of the DPM the water quality storm event is 0.6 inches for all zones. This site falls in Precipitation Zone 1 based on Table A-1 and Land Treatment D based on Table A-4 of the DPM.

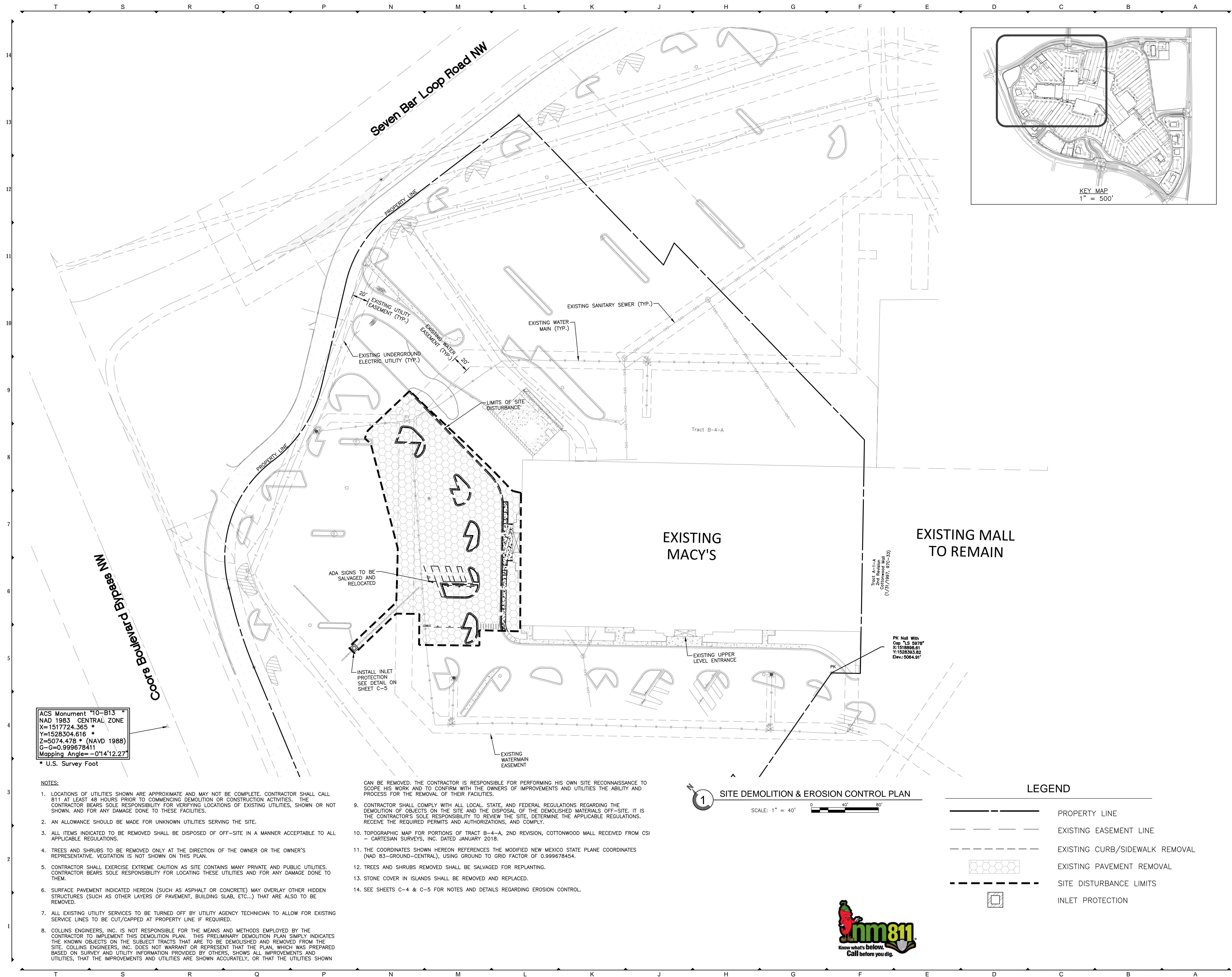
Using 90% impervious for the area to be regraded and repaved, Table 2 in Section 9 indicates by interpolation a runoff volume of 1,354 cubic feet/acre. For the redevelopment area of 0.88 acres, this results in a runoff volume of 1,192 cubic feet which requires storage/treatment.

6.0 SUMMARY

Due to the location and nature of the redevelopment, providing storage/treatment near the site modifications will significantly impact site parking and circulation in this area. In addition, this area of the site was not initially planned for stormwater management practices as referenced in the Drainage Report for Cottonwood Mall and SAD-223 Part 2, prepared in April 1992.

Based on a discussion with City staff, there is an option for payment in lieu of providing on-site stormwater treatment. The mall owner prefers this one-time payment in lieu of construction of additional stormwater management controls on-site. We understand through phone conversations this payment is \$8/cubic foot of storage required. For a volume of 1,192 cubic feet, this payment is estimated at \$9,536.

APPENDIX 1 – EXHIBITS



Contact Information

Owner p: (614) 621-9800
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Columbus, Ohio 43215
f: (614) 621-9321

Architect p: (513) 241-3
FRCH Design Worldwide
311 Elm Street, Suite 600
Cincinnati, Ohio 45202
f: (513) 241-5015

MEP p: (330) 659-0
Thorson Baker & Associates, Inc.
3030 W. Streetsboro Road (Rt. 303)
Richfield, Ohio 44286

Civil p: (414) 282-6
Collins Engineers, Inc.
2033 W Howard Ave
Milwaukee, WI 53212

Sheet Issue Information

[illegible]

Professional Stamp

Project Information

Title Cottonwood Mall
Exterior Shell

Address 10000 Coors Bypass NW
Albuquerque, NM 87114

Project Number	034870.000
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Sheet Information

Title SITE DEMOLITION & EROSION CONTROL PLAN

Drawn	KCH
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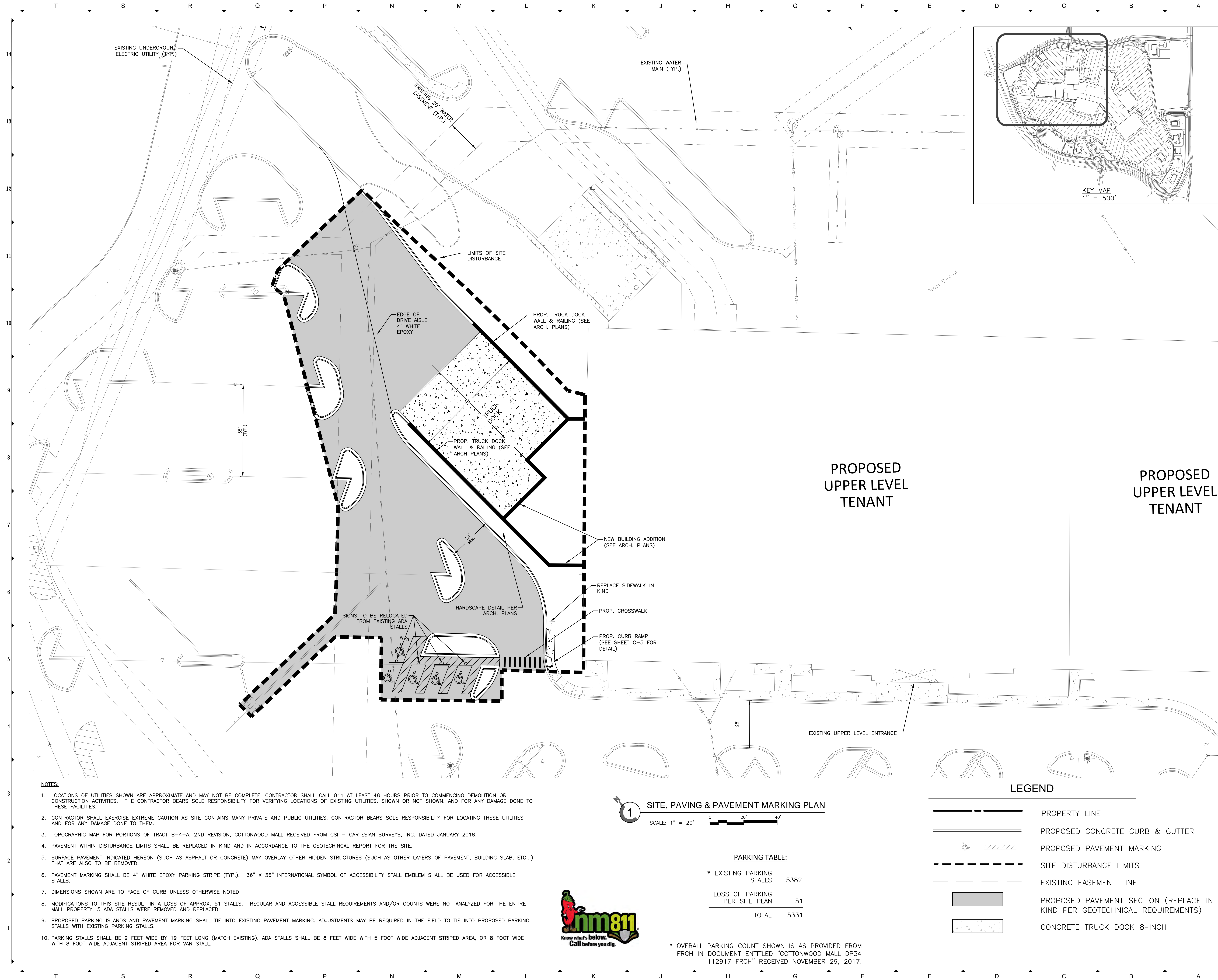
Reviewed	RAT
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Scale As Noted

For REVIEW

C-1

USER: M0052011 PLOTTED: 1/25/2018 3:45 PM C:\0084 - FRCH Cottonwood Mall\USSheet Drawings\C-2 Site Plan.dwg LAYOUT: C-2



FRCH
DESIGN WORLDWIDE

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Cincinnati, OH 45202
www.FRCH.com 513.241.3000

**WASHINGTON
PRIME GROUP™**

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Sheet Issue Information

Issued **PERMIT** 01-26-18

Revised Description Date

Professional Stamp

Project Information

Title **Cottonwood Mall**

Address **Exterior Shell**

10000 Coors Bypass NW

Albuquerque, NM 87114

Project Number 034870.000

Sheet Information

Title **SITE, PAVING & PAVEMENT MARKING PLAN**

Drawn **KCH**

Reviewed **RAT**

Scale **As Noted**

Authorized For **REVIEW**

C-2

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