



**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabg.gov](mailto:PLNDRS@cabg.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P3 at the front followed by the remaining documents *in the order provided on this form*.

**ARCHEOLOGICAL CERTIFICATE**

- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Archaeological Compliance Documentation Form with property information section completed

Note: Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - One copy of all applicable sheets of the approved Site Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
  - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
  - One copy of all applicable sheets of the approved Site Development Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
  - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**ALTERNATIVE SIGNAGE PLAN**


- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

*I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.*

Signature: Diana E. Arzola Date: 3-3-21

Printed Name: Diana Arzola  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers: <b>SI-2021-00465</b>	Project Number: <b>PR-2021-005314</b>	
Staff Signature:		
Date:		





SUPERIOR



11445 Cedar Oak, Ft. Paso, TX 79736

superiorsignandlighting.com

915 629 9100

3/1/2021

To whom it may concern:

RE: 11825 Lomas N.E. Albuquerque, NM 87112

Greetings,

The purpose of the letter is to request an Administrative Amendment. The store located at 11825 Lomas N.E. is going through a remodel and signage upgrade. The purpose of the signage is to encourage social distancing and ordering via online.

The new signage will consist of the new script and manufactured out of LED. This new LED signage saves energy, is softer to the eye, and is safer than its neon predecessor.

Secondly, the aesthetics of the new branding will make the building look nicer. The new shape of the signage will follow the new image, the new lighting source will distribute evenly at night, the new vinyl will make the building and the neighborhood stand out.

Third, adhering to CDC guidelines, keeping our customers safe making online shopping is a value add to the community in these difficult times.

Overall, the new signage will create a more socially responsible environment, is more efficient, save energy, and look aesthetically. This is why we request the Administrative amendment be granted.

For this procedure wasn't able to find of the Official Notice of Decision associated with the prior approval

Respectfully,

Alex del Moral

President

Superior Sign & Lighting



SUPERIOR



11445 Cedar Oak, El Paso, TX 79936

superiorsignandlighting.com

915 629 9100

To whom it may concern-

This letter authorizes Superior Sign and Lighting and their contractors to submit sign permit applications, and install signage for this property.

Property location(Address): 11825 LOMAS N.E.  
ALBUQUERQUE, NM, 87112

Sign types to be used:

- On site
- Off-site
- Permanent display face with changeables elements
- Changeable display face

Property Owner or Authorized Representative Name:

Rob Richard  
Sr Director Facilities Support  
Title: + Development Contact Number: (406) 748-3177

Mailing Address: PO Box 6840, Lubbock, TX 79493

2-24-21

Property Owner or Authorized Representative Signature Date

E 1  
S 9  
T 8  
D 6



UNITED SUPERMARKETS #928

11825 LOMAS N.E.  
ALBUQUERQUE, NM, 87112

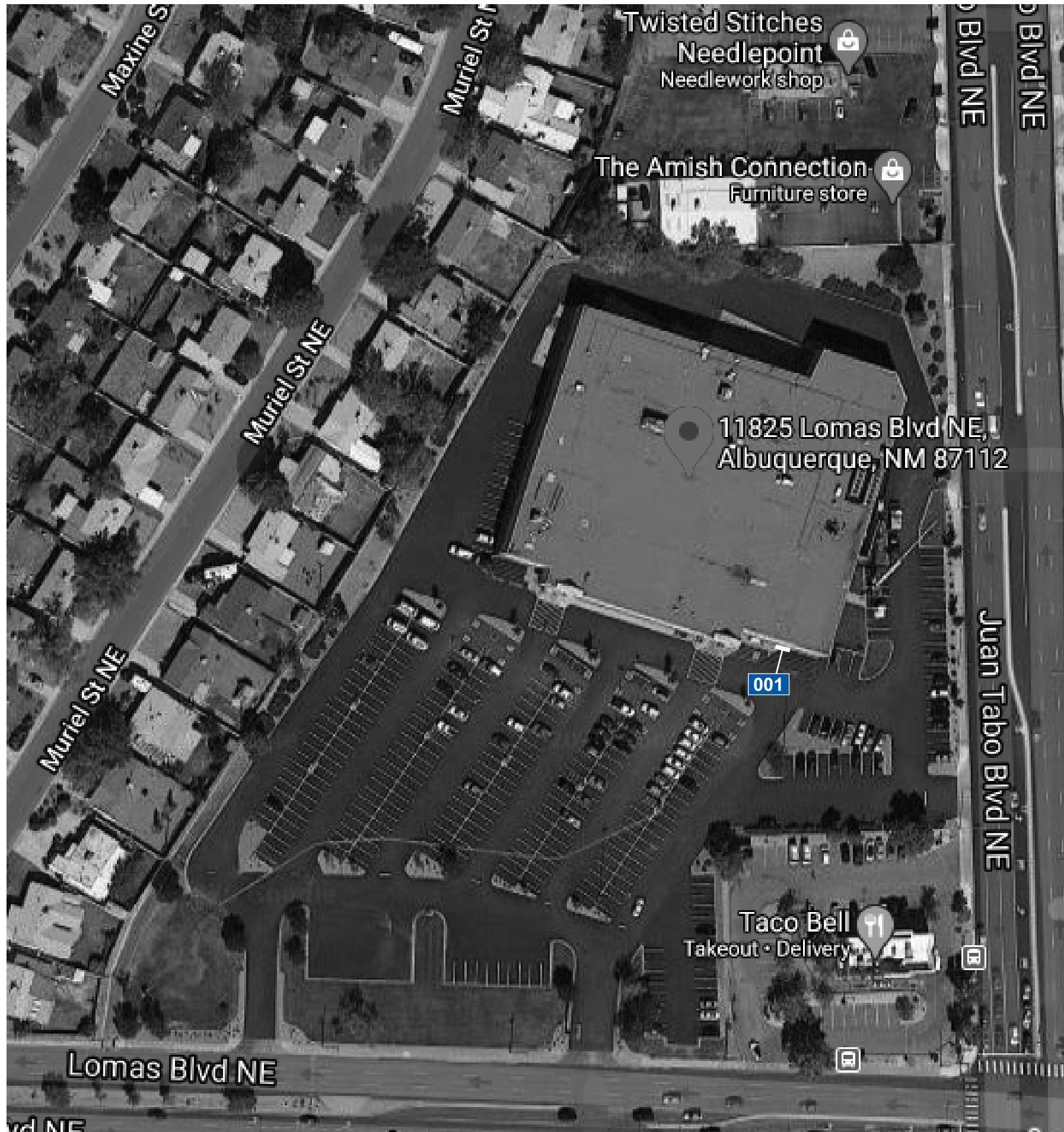
EXTERIOR SIGNAGE

02.09.2021

213487B-1



*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.*



SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	CL-FL/HL.01	1	CHANNEL LETTERS FRONT/HALO LIT



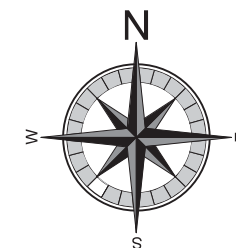
**CLIENT**  
 UNITED SUPERMARKETS #928  
**ADDRESS**  
 11825 Lomas N.E.  
 Albuquerque, NM, 87112  
**DATE** 02.09.2021  
**DESIGNER - DAA**  
**DRAWING NO.**  
 213487B-1

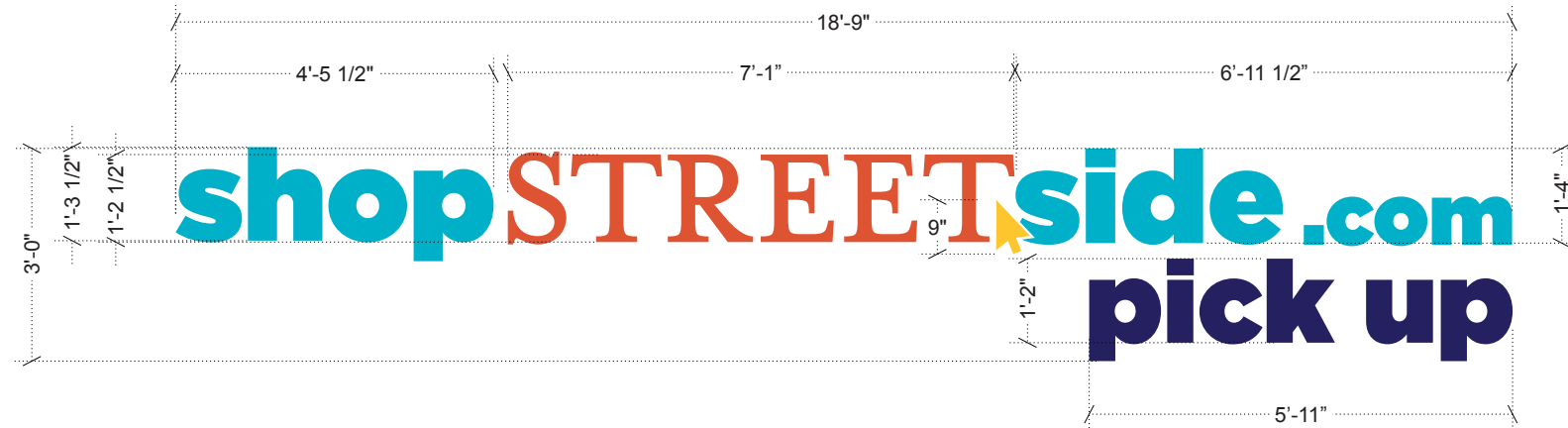
REVISION	DATE

APPROVAL DATE -

APPROVED BY -

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.*





30.67 SQ FT

**001** CL-FL/HL.01 - CHANNEL LETTERS FRONT/HALO LIT  
 SCALE: 3/8"= 1' QTY: 1

**1. LOGO AND LETTERS:**

- FACE MATERIAL: 3/16" #2447 ACRYLIC
- FACE FINISH: FIRST SURFACE APPLIED VINYLs SEE COLOR CHART
- RETURN MATERIAL: .040 ALUMINUM
- RETURN FINISH: SEE COLOR CHART (RETURN COLOR TO MATCH FACE)
- RETURN DEPTH: 3"
- TRIM CAP: 1" TRIM (TRIM CAP COLOR TO MATCH FACE)
- SPACED OFF WALL: 1-1/2" SPACER PAINTED TO MATCH SW 6340 BAKED CLAY
- BACK MATERIAL: CLEAR POLYCARBONATE SANDED TO HAVE DIFFUSER EFFECT
- ILLUMINATION: FRONT AND HALO LIT EVERYLITE 6500K PURE WHITE
- \*PRIMARY POWER BY OTHERS**

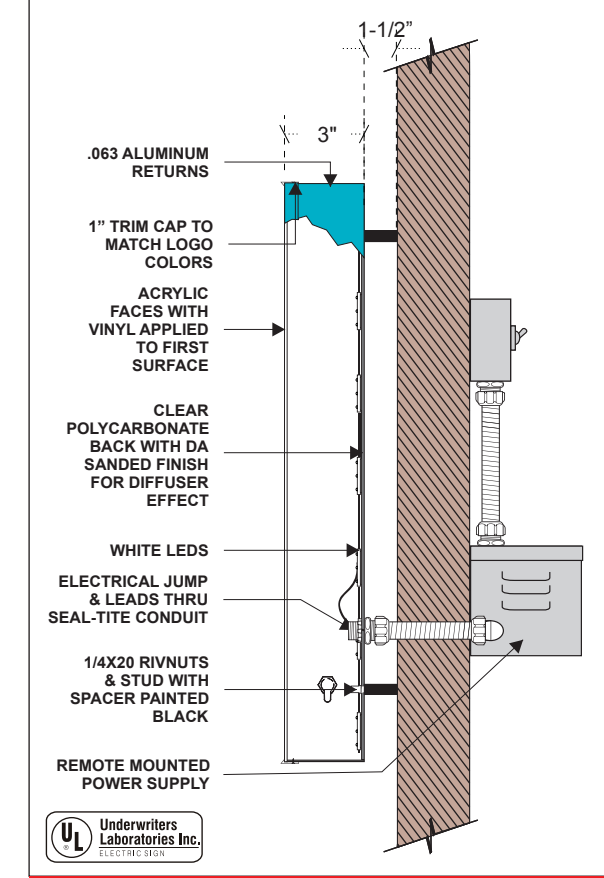
**CLIENT**  
 UNITED SUPERMARKETS #928  
**ADDRESS**  
 11825 Lomas N.E. Albuquerque, NM, 87112  
**DATE** 02.09.2021  
**DESIGNER** - DAA  
**DRAWING NO.**  
 213487B-1

REVISION	DATE

**APPROVAL DATE -**  
**APPROVED BY -**

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.*

**CHANNEL LETTER DETAIL**



**POWER SUPPLIED BY OTHERS**

- PAINT TO MATCH SW 6099 SAND DOLLAR
- AVERY 800 PUMPKIN ORANGE
- 3M 3630-135 YELLOW ROSE
- AVERY 800 PANTONE 321C
- 3M 3630-187 INFINITY BLUE

- TRIMCAP: ORANGE 2119 RETURN: CONSTRUCTION ORANGE
- TRIMCAP: MUSTARD 7548 RETURN: SHELL YELLOW
- TRIMCAP: TEAL 3210 RETURN: PEPSI BLUE
- TRIMCAP: DARK BLUE 2050 RETURN: SUNOCO BLUE



**A** EXISTING ELEVATION  
 SCALE: NTS



**B** PROPOSED ELEVATION  
 SCALE: NTS



## CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

## MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

## INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

### CLIENT

UNITED SUPERMARKETS  
#928

### ADDRESS

11825 Lomas N.E.  
Albuquerque, NM, 87112

DATE 02.09.2021

DESIGNER - DAA

### DRAWING NO.

213487B-1

REVISION	DATE
1. added paint color for cabinet for sign 4	4.2.2020 DAA
2. CHANGED ALL SIGNS TO UNITED	4.6.2020 DAA

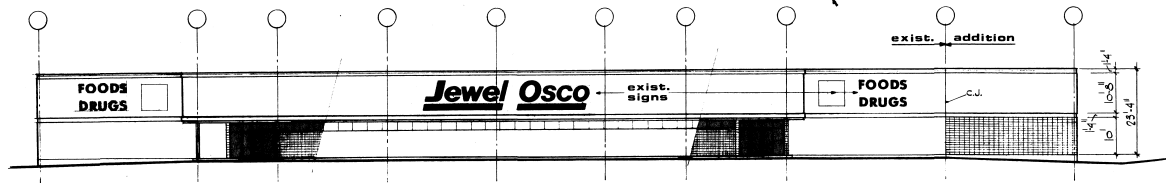
APPROVAL DATE -

APPROVED BY -

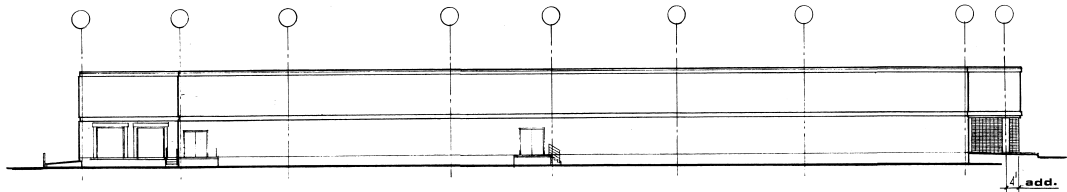
*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved. This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.*



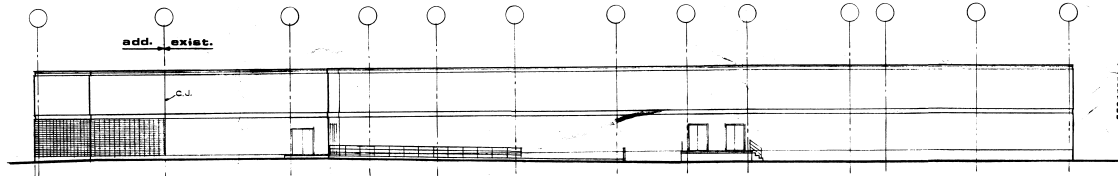




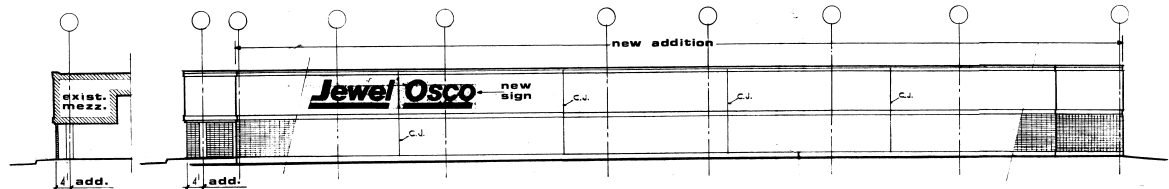
**FRONT ELEVATION**  
1/8" = 1'-0"



**LEFT ELEVATION**  
1/8" = 1'-0"

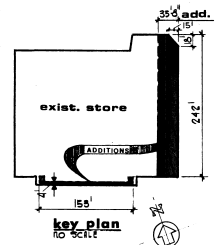


**REAR ELEVATION**  
1/8" = 1'-0"



**RIGHT ELEVATION**  
1/8" = 1'-0"

**SECT.**  
1/8"



These drawings and documents are prepared by the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

REVISIONS	BY

EXTERIOR ELEVATIONS

**Jewel Osco**  
11825 LOMAS BOULEVARD, N.E.  
ALBUQUERQUE, NEW MEXICO  
(505) 823-4404

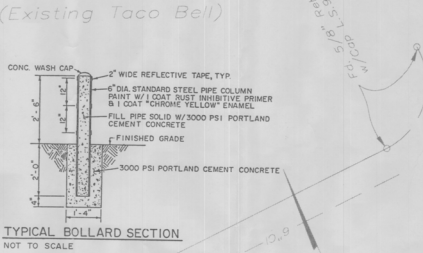
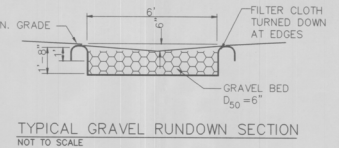


**REMO GIANNINI ARCHITECT AIA**  
8360 Corona Loop, NE  
Albuquerque, New Mexico 87113  
(505) 823-4404



DATE	12-29-92
SCALE	1/8" = 1'-0"
JOB NO.	0202
SHEET	3
OF SHEETS	





**INDEX OF DRAWINGS**

SHEET	DESCRIPTION
1	GRADING AND DRAINAGE PLAN
2	GRADING AND DRAINAGE PLAN
3	CALCULATIONS, DETAILS AND SECTIONS
4	DETAILS AND SECTIONS
5	TOPOGRAPHIC SURVEY, EXISTING CONDITIONS

**LEGEND**

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	5088	5088
DRAINAGE AREA BOUNDARY	(Symbol)	(Symbol)
DRAINAGE DIVIDE	(Symbol)	(Symbol)
WATER BLOCK	(Symbol)	(Symbol)
DIRECTION OF RUNOFF	(Symbol)	(Symbol)
ASPHALT PAVING	(Symbol)	(Symbol)
LANDSCAPING	(Symbol)	(Symbol)
FLOWLINE	(Symbol)	(Symbol)
PROPERTY LINE	(Symbol)	(Symbol)
FENCE	(Symbol)	(Symbol)
STORM DRAIN M.H. & LINE	(Symbol)	(Symbol)
CONCRETE	(Symbol)	(Symbol)
TOP OF CURB ELEVATION	(Symbol)	(Symbol)
FLOWLINE ELEVATION	(Symbol)	(Symbol)

PROJECT BENCHMARK (PBM) : 5/8" REBAR  
W/CAP MARKED L.S. 9898, ELEV. = 5566.33,  
LOCATED AT SOUTHEAST CORNER OF SITE.

**GENERAL NOTES FOR GRADING AND DRAINAGE**

- AN EXCAVATION CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION, EXCEPT FOR GENERAL CONDITIONS.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- HYDRAULICS OF EMERGENCY SPILLWAY ON CALCULATION SHEET, SHEET 3.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION.
- OWNERSHIP OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EASTERLING & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
- EROSION CONTROL: THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROBLEMS GENERATED BY PHASED DEVELOPMENT WILL NOT, THEREFORE, BE A PROBLEM.
- CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREET. LOOSE SOIL STOCKPILES IN THE STREET DURING UTILITY CONNECTION ACTIVITIES SHALL BE PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER IN THE STREET.

**PRELIMINARY**  
FOR REVIEW ONLY  
PRINTED DEC 24 1992

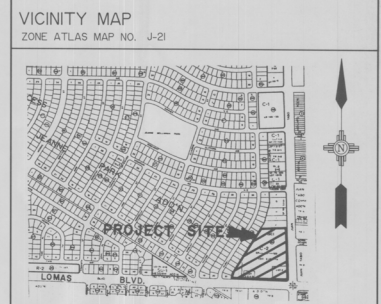
**GRADING AND DRAINAGE PLAN**  
**JEWEL OSCO**  
11825 LOMAS BLVD., NE  
ALBUQUERQUE, NEW MEXICO  
(STORE NO. 256)

**EASTERLING & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
1031 Coors Rd., NW, Suite H-716  
ALBUQUERQUE, NEW MEXICO 87104  
(505) 898-8001 FAX (505) 898-8501

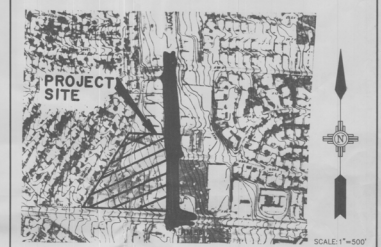
DESIGNED BY: DR/ANV	CHECKED BY: CME	SHEET	1
DRAWN BY: BRG/PMT	DATE: 12/92	OF	5



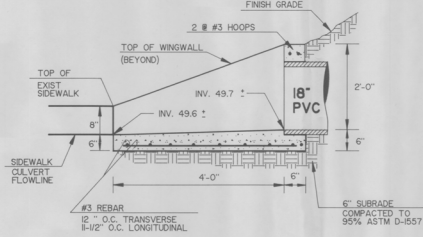
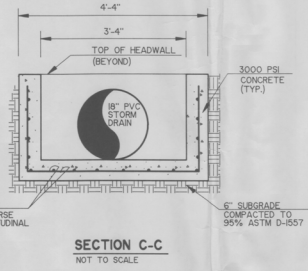
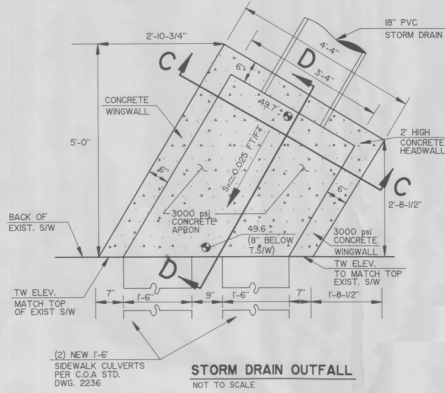
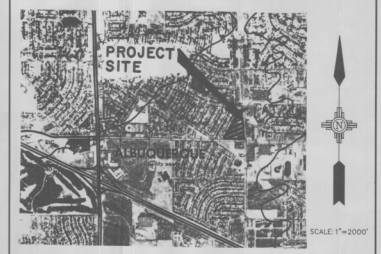
**PRELIMINARY**  
FOR REVIEW ONLY  
PRINTED DEC 24 1992



**FLOOD HAZARD MAP**  
8 OFFSITE FLOWS  
FEMA MAP NO. 31



**SOILS MAP**  
SOIL SURVEY U.S.D.A., S.C.S. MAP NO. 32



- NOTES:
- CONCRETE SHALL BE 3000 PSI.
  - SUBGRADE COMPACTION SHALL BE 95% OF ASTM D-1557.
  - CONCRETE CORNERS SHALL BE CHAMFERED 3/4".

**EXISTING CONDITIONS**

The subject site is currently developed and comprises approximately 7.35 acres. It is situated just northwest of the intersection of Lomas Boulevard N.E. and Juan Tabo Boulevard N.E. At present, the site drains from north to south, and is comprised of three drainage basins. Basin A (0.34 acres) discharges to an existing concrete roadway along the west property line. Basin B (0.33 acres) discharges freely to Lomas Boulevard. A retention pond, situated at the southwest corner of the site, accepts runoff from Basin C (6.68 acres). It is a previously submitted drainage report, Campbell/Vaughan and Associates (1977) performed hydrologic calculations for the site in its undeveloped state and in its existing condition. As part of the report, the existing pond was sized in accordance with the then current local drainage regulations (Ordinance 722), which required one acre accommodation of excess runoff due to development. Examination of volumetric calculations summarized herein suggests that the pond, in an as-built configuration, would require additional capacity to retain the difference in total runoff volume between the existing site and the previously undeveloped site ( $V_p = 14083 - 13746 = 337 \text{ cu ft}$  or  $0.0038 \text{ cfs} \times 24 \text{ hr} = 21.5 \text{ cu ft}$ ). Under the above-referenced drainage criteria, the maximum allowable developed peak discharge is calculated herein as 24.0 cfs, that being the peak discharge of the undeveloped site.

Recent field investigation indicates that off-site runoff originating from the north appears to flow to the above referenced concrete roadways, which itself discharges directly to Lomas Boulevard N.E.

According to F.E.M.A. Flood Hazard Map No. 31, for the City of Albuquerque, Juan Tabo Boulevard N.E. is designated a 100-year Flood Hazard Zone where it borders the subject site. The Atmospheric Water Drainage Study, Vol. III, Jan. 1981, indicates a 100-year average flow of approximately 200 cfs in Juan Tabo Boulevard N.E. just north of Lomas Boulevard N.E. Examination of relative street and site topography along the site's east property line, together with street capacity considerations, suggests that the site, in its existing condition, is likely to be impacted by this Flood Hazard Zone.

**DEVELOPED CONDITIONS**

It is proposed to construct an 8300 SF building addition abutting the east face of the existing building. The proposed expansion is to be accompanied by partial reconfiguration and regrading of the parking lot, with the addition of new soil landscaping. Because the overall site area remains unchanged, the additional landscaping reduces the site's pervious area by approximately 0.37 acres, or 9%. The boundaries of the three on-site drainage basins are virtually unaltered under the developed conditions. The existing retention pond for Basin C is to be regraded, completely sodded, and provided with an outlet for controlled discharge to Lomas Boulevard N.E. with a peak release rate of approximately 10 cfs in the 100-year flood rainfall event. In order to reduce the impact of site runoff on downstream properties and facilities, the new pond has been designed for maximum storage over development periods and the pond discharges under inlet control via a 15" diameter orifice into an 18" PVC storm drain. At the outlet of the storm drain, water flows to a new sidewalk culvert via a concrete apron bounded by wingwalls.

site plan constraints. Basins A and B are to retain their historical drainage patterns, but will contain a greater proportion of landscaped area compared with the existing condition.

Off-site flows from the north will continue to be accepted and conveyed by the existing concrete roadways along the west property line. The portion of the site that abuts Juan Tabo Boulevard N.E. is to be regraded to provide a continuous water block of approximately 1.1 feet above street grade flow line elevations. With this arrangement in place, it is anticipated that the 100-year flow in Juan Tabo Boulevard N.E. is unlikely to enter the subject site.

All hydrologic computations were performed using the AHYMO 392 computer model. The calculations show that for a 100-year, 24-hour rainfall event, the proposed developed site will discharge a peak flow of approximately 12.4 cfs to Lomas Boulevard N.E. at approximately 1 hour, 35 minutes after the start of the storm. This peak discharge corresponds to 52% of the undeveloped site's peak discharge of 24.0 cfs.

**Basin C Pond Volumes (Average End-Area Method)**

Elevation (ft)	Area (sf)	Volume (cf)	Z-Volume (cf)
5556.27	305	3060	2,860
5557.0	535	4060	4,120
5558.0	670	6060	6,120
5559.0	790	7850	8,150
5560.0	930	8500	24,180

**New Detention Pond:**

Elevation (ft)	Area (sf)	Volume (cf)	Z-Volume (cf)
5551.0	2092	3600	3,600
5552.0	4109	4529	8,130
5553.0	4949	5404	13,554
5554.0	5860	6437	18,979

**New Detention Pond Outlet Hydraulic**

The pond discharges under inlet control via a 15" diameter orifice into an 18" PVC storm drain. At the outlet of the storm drain, water flows to a new sidewalk culvert via a concrete apron bounded by wingwalls.

(1) Orifice Discharge  
 $Q_o = C_d A \sqrt{2gH}$   
 Where  $C_d = 0.60$   
 $A = 1.23 \text{ (ft}^2 \text{ orifice)}$   
 $g = 32.2 \text{ (ft/sec}^2 \text{)}$   
 $\Delta h = \text{Height of water surface above center of orifice (ft)}$

Water Surface Elevation (ft)	Pond Release Rate (cfs)
5551.0	0.0
5552.0	2.6
5553.0	6.9
5554.0	9.1
5555.0	10.8

(2) Storm Drain Flow

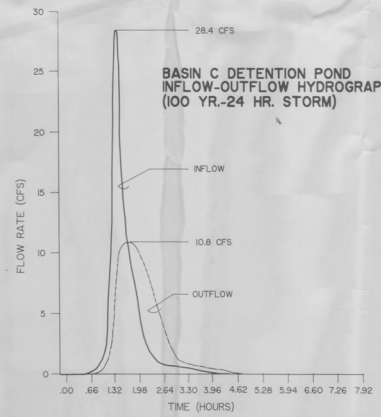
$d = 18"$ ,  $n = 0.010$ ,  $s = 0.0150$   
 From Manning's Equation,  
 $Q_m = 167 \text{ cfs (Full flow)}$   
 At  $Q_d = 11.0 \text{ cfs}$ ,  $d = 8.9 \text{ ft}$  and  $v = 10.1 \text{ ft/sec}$

(3) Culvert Flow

$d = 1.5 \text{ ft}$ ,  $b = 0.60 \text{ ft}$ ,  $n = 0.013$ ,  $s = 0.0200$   
 From Manning's Equation,  
 $Q_m = 7.0 \text{ cfs (Full flow)}$

**Inlet Control - Solitary Orifice**

$Q_m = C_d A \sqrt{2gH}$   
 $= 37.5 \text{ cfs} > Q_m$   
 Where  $C_d = 2.5$   
 $A = 1.5 \text{ ft}^2$   
 $H = 10 \text{ ft}$



**HYDROLOGY**

PROJECT NAME: JEWEL OSCO, 11825 LOMAS BLVD., N.E. JOB NUMBER:	3510	AREA (acres)	LAND TREATMENTS %				100-YEAR STORM			
			A	B	C	D	Q <sub>max</sub> (cfs)	VOLUME (ac-ft)		
Basin A	0.34	0.0	100.0	0	0	0	24.0	0.7745		
Basin B	0.33	0.0	0	100.0	1.7	0.0712	0.0064			
Basin C	6.68	0.0	20	80	2.3	0.1941	0.1152			
A DEVELOPED	0.36	0.0	11	89	2.8	1.2027	1.4899			
B DEVELOPED	0.33	0.0	91	9	1.8	0.0412	0.0429			
C DEVELOPED	0.53	0.33	33	34	1.8	0.0662	0.0752			
RAINFALL INPUT DATA:		RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM								
		1 HOUR	6 HOUR	24 HOUR						
		2.10	2.60	3.30						

**SOILS INFORMATION**

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR AGRICULTURE	SUITABILITY AS SOURCE OF-							SOIL FEATURES AFFECTING-		HYDROLOGIC SOIL GROUP		
		SEWAGE LAZARDS	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	SANITARY LOTS (TRENCH TYPE)	LOCAL ROAD AND STREETS	ROAD FILL	SAND	GRAVEL	TOPSOIL		POND RESERVOIR AREAS	DIKES, LEVEES, AND EMBANKMENTS
Tijeras TgB	Right.....	Never erode.	Severe erosion; extensive cutbanks occur.	Moderate; abrupt scarp.	Severe erosion.	Moderate; abrupt scarp; low strength.	Fair; slight scarp; low strength.	Poor; erode; low strength.	Poor; erode; low strength.	Poor; erode; low strength.	Poor; erode; low strength.	Low strength; piping.	B

**TgB—Tijeras gravelly fine sandy loam, 1 to 5 percent slopes.** This soil is very gravelly and is on old alluvial fans on the East Mesa. It has a profile similar to that described as representative of the series, but has a yellowish brown surface layer about 6 inches thick and has low gravel and more lime between depths of 10 and 30 inches.

Included with this soil in mapping are areas of Embudo, Madroño, and Latoso soils, which make up 20 percent of the limit.  
 Erodibility is moderate, and the hazard of water erosion is moderate.  
 This soil is used for community development, range, watered, and wildlife habitat. Dryland capability subclass VIIc; native plant community 4.

- Flow into pond.
- Flow out of pond.

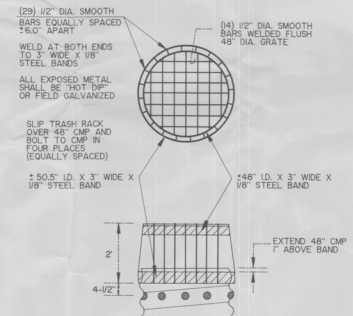
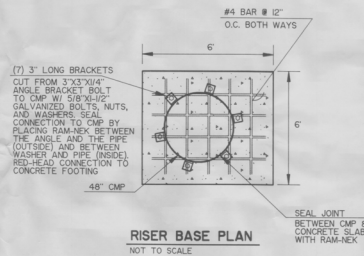
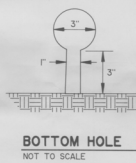
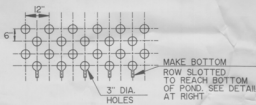
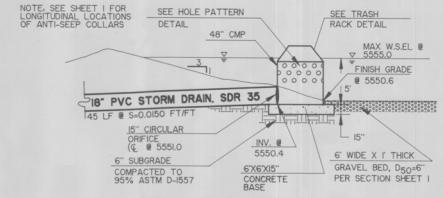
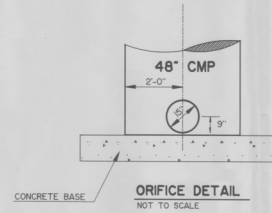
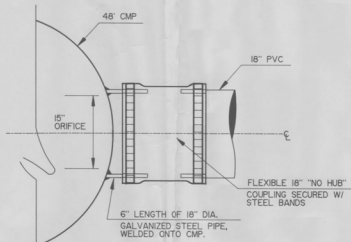
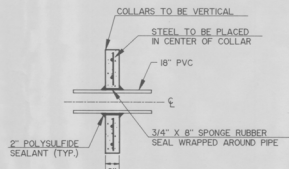
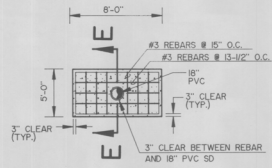
NO.	REVISIONS	BY	DATE

**GRADING AND DRAINAGE PLAN**  
**Calculations, Details and Sections**  
**JEWEL OSCO**  
 11825 LOMAS BLVD., NE  
 ALBUQUERQUE, NEW MEXICO  
 (STORE NO. 256)

**EASTERLING & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1031 Coors Rd., NW, Suite H-7/B  
 ALBUQUERQUE, NEW MEXICO 87104  
 (505) 898-8021 FAX (505) 898-8501

DESIGNED BY: JML. CHECKED BY: B.R.G. SHEET 3  
 DRAWN BY: C.M.E. DATE: DEC 1992 OF 5





**Flow Through Holes**

3" holes at 12" horizontal pitch on 48" diameter barrel = 12 holes/row  
 $\Rightarrow$  Available flow area/row =  $12 \times \left(\frac{1.5}{12}\right)^2 = 0.6 \text{ sf}$

Row Number	Depth Below Max. W.S.L. (inches)	WSL (feet)	$Q = 0.64\sqrt{2gAh^3}$ $= 2.9\sqrt{h^3}$ (cfs)
1	9	0.75	2.5
2	15	1.25	3.2
3	21	1.75	3.8
4	27	2.25	4.3
			$Q_{\text{total}} = 13.8 \text{ cfs}$

Max. pond release rate = 11 cfs  
 $\therefore$  Require 4 or more rows of holes in the above pattern.

**NOTES:**

- CONCRETE SHALL BE 3000 psi.
- SUBGRADE COMPACTION SHALL BE 95% OF ASTM D-1557
- CONCRETE CORNERS SHALL BE CHAMFERED 3/4".

PRELIMINARY  
FOR REVIEW ONLY  
PRINTED DEC 24 1992

REVISIONS		BY	DATE

**GRADING AND DRAINAGE PLAN  
Details and Sections  
JEWEL OSCO**

11825 LOMAS BLVD., NE  
ALBUQUERQUE, NEW MEXICO  
(STORE NO. 256)

**EASTERLING & ASSOCIATES, INC.**  
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DESIGNED BY: *JML* / TRANN BY: *CMC* / CHECKED BY: *CMC* / SHEET **4**  
JOB NO. **3510** / DATE: DEC 1992 / OF **5**

REVISION	BY
00/02/14	R.H.

LANDSCAPING

**Jewel/Osco**

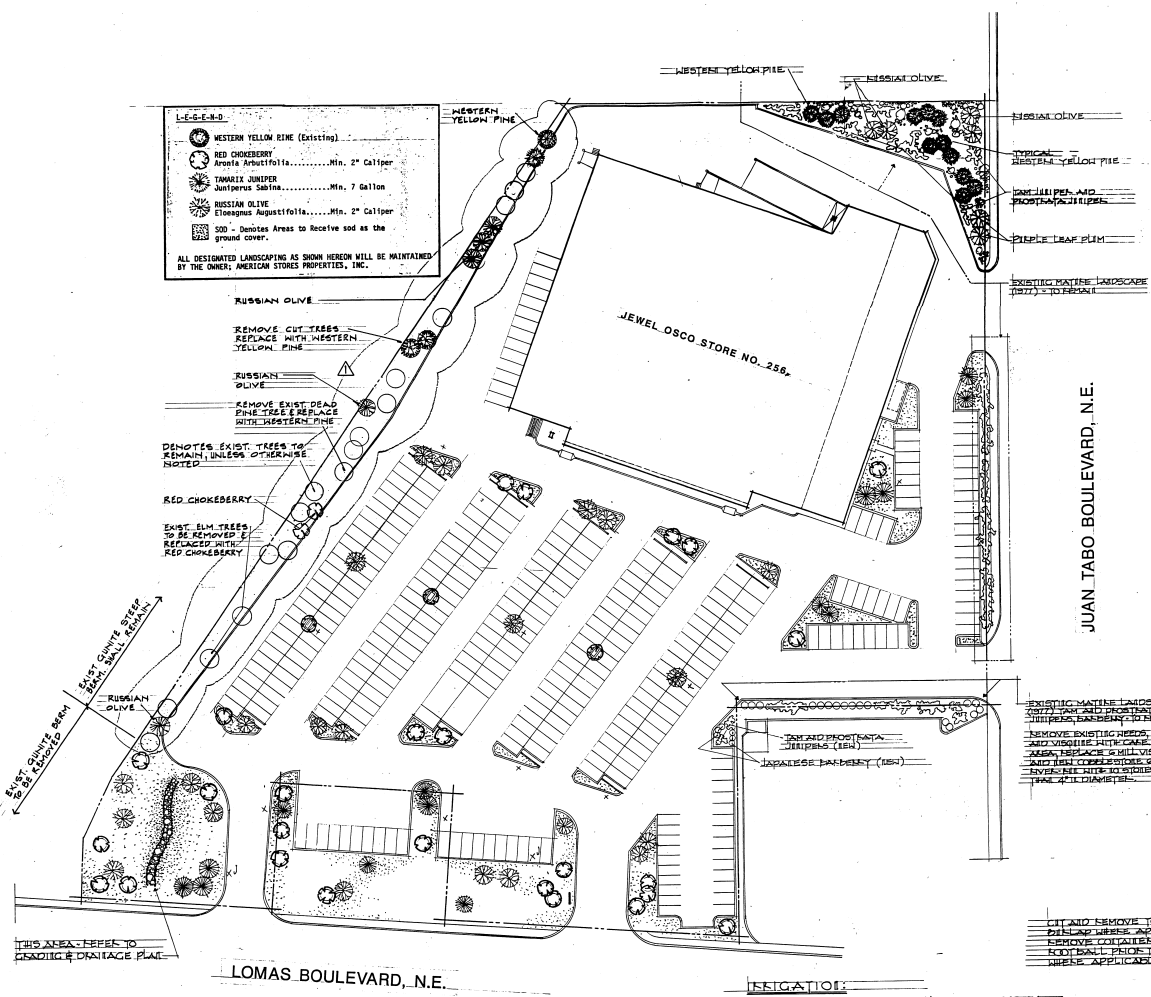
REMO GIANINI ARCHITECT AIA  
8380 C Street, Los Angeles, CA 90047  
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Fax: 310-440-1114  
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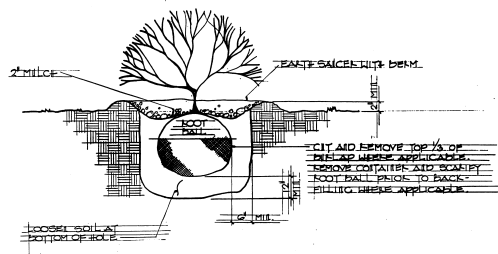
DATE	BY	REVISION
5/93		

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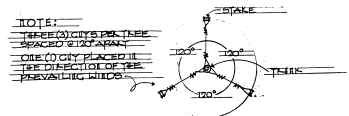


- LEGEND**
- WESTERN YELLOW PINE (Existing)
  - RED CHOKEBERRY  
Arista coccinea.....Min. 2" Caliper
  - TAMARIC JUNIPER  
Juniperus Sabina.....Min. 7 Gallon
  - RUSSIAN OLIVE  
Elaeagnus Angustifolia.....Min. 2" Caliper
  - 500 - Denotes Areas to Receive sod as the ground cover.
- ALL DESIGNATED LANDSCAPING AS SHOWN HEREON WILL BE MAINTAINED BY THE OWNER, AMERICAN STORES PROPERTIES, INC.

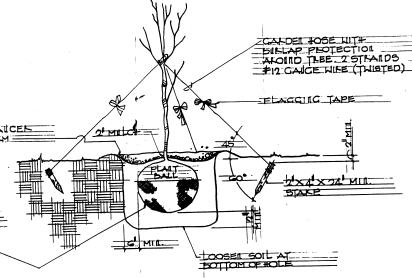
**SITE LANDSCAPE PLAN** SCALE: 1" = 40'-0"



**SHRUB PLANTING DETAIL** SCALE: 1:10E



**TREE PLANTING - GUYING DETAIL** SCALE: 1:10E



**TREE PLANTING - GUYING DETAIL** SCALE: 1:10E

**IRRIGATION:**  
ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL COVERAGE AND TO PREVENT RUNOFF INTO ADJACENT STREETS.

LANDSCAPING AMENDMENT:  
Comments: Land must be side of property and retention touch  
landscaping trees shrubs and trees to be planted approved by Robert Romero  
Approved: [Signature]  
DATE: 5/15/93

REV: 2/15/93  
5/15/93