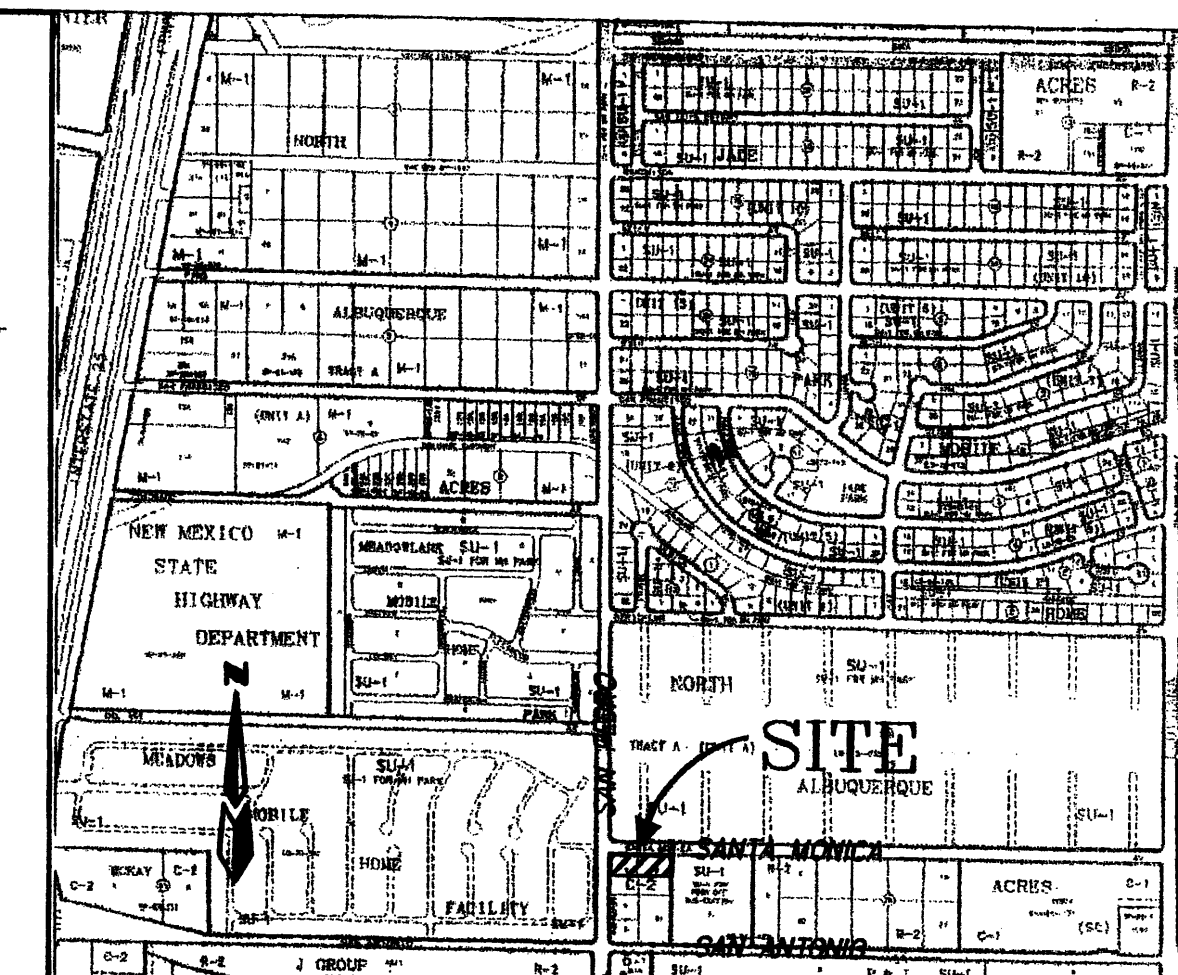


THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

GEOTEST INC., WHO AUTHORED THE OCTOBER 10, 2001, LANDFILL GAS ASSESSMENT FOR THIS SITE, RECOMMENDS THE FOLLOWING:

ALL EXPANSION JOINTS, SHRINKAGE CRACKS, AND UTILITY PENETRATIONS OF FLOOR SLABS OF BUILDINGS CONSTRUCTED ON THE SITE SHALL BE SEALED WITH AIR TIGHT PACKING, CAULKING, OR OTHER METHODS. THE INSTALLATION OF BELOW SLAB HEATING AND AIR CONDITIONING DUCTS SHALL BE AVOIDED. UTILITY TRENCH BACKFILL SHALL ALSO BE COMPACTED BY ASTM D-1557 TO LESSEN THE TENDENCY OF THE TRENCH BEING A CONDUIT FOR MIGRATION OF GASES AND VAPORS.



VICINITY MAP ZONE MAP: D-18

LEGAL DESCRIPTION

BEING LOT 1-A, BLOCK 20, TRACT A, UNIT A NORTH ALBUQUERQUE ACRES SUBDIVISION 1, IN THE CITY OF ALBUQUERQUE.

NOTES

1. NEW DRIVE PAD AND HANDICAP RAMPS PER C.O.A. STANDARD DETAIL #2426 (SU-30 DESIGN VEHICLE).
2. NEW HANDICAP PARKING SIGN R7-8 MOUNTED ON TEE POST 2.5' OFF CURB FACE. & 4 FT. ABOVE AS.



LEGEND

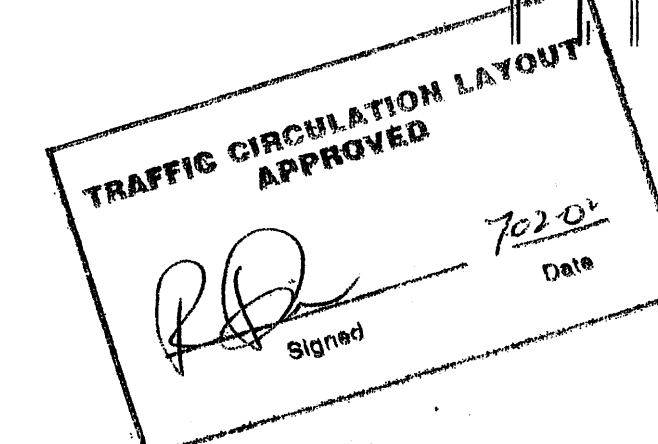
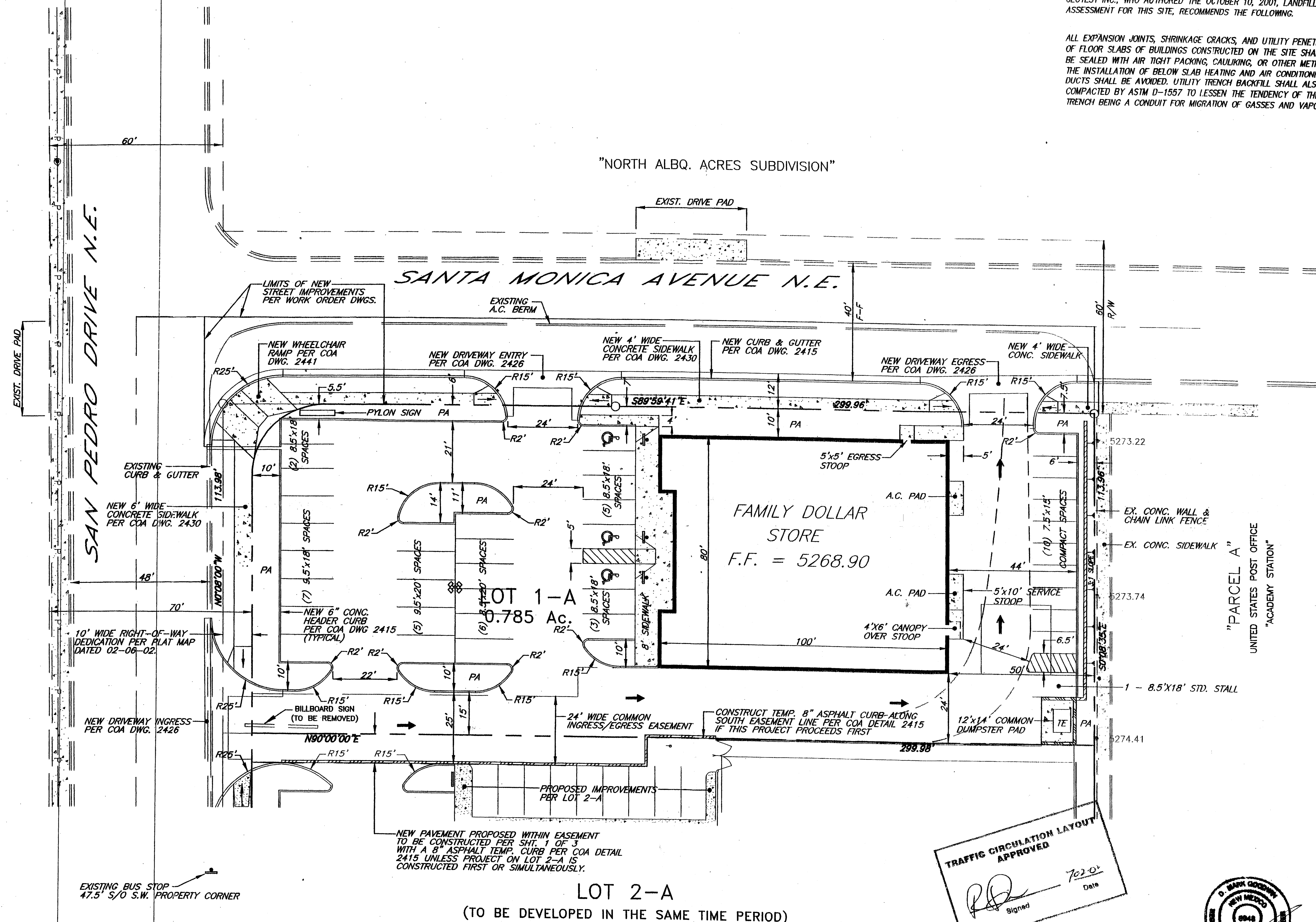
	EXISTING CURB AND GUTTER
	EXISTING SIGN
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	NEW CHAIN LINK FENCE
	NEW CURB & GUTTER
	NEW BUILDING
	NEW RETAINING WALL
	NEW PROPERTY LINE
	NEW EASEMENT
	NEW 6" CONC. HEADER CURB
	NEW PLANTER AREA
	NEW HANDICAP STALL
	EXISTING SPOTS
	TRUCK PATH LIMITS (WB-40)
	EXISTING SIDEWALK
	TEMP. 8" A.C. BERM
	PAINTED TRAFFIC ARROWS
	NEW HANDICAP STALL SIGNS

ADDRESS: 7100 SAN PEDRO AVENUE

FAMILY DOLLAR STORE TRAFFIC CIRCULATION LAYOUT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DBS Drawn: ACH Checked: DMG
Scale: 1" = 20' Date: 06-03-02 Job: A02039 Sheet 3 of 3



NOTE: THERE IS NO PARKING LOT PAVEMENT AREA WITH GRADES IN EXCESS OF 6% OR LESS THAN 1% EXCEPT IN DRIVEWAYS WHERE A MIN. OF 0.7% IS USED IN SOME AREAS.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished to me by the owner, Royal Seal Investments, Inc., and by the surveyor, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin, P.E. NMPE 8948

PARKING LOT CALCULATIONS
ZONED: C-2 (1 STALL PER 200 S.F.)
BLDG S.F.: 5,268.90
TOTAL STALLS REQUIRED: 8,000/200 = 40
SAN PEDRO DR. IS A PUBLIC BUS ROUTE
10% REDUCTION ALLOWED.
TOTAL STALLS NEEDED: 36
STD. STALLS: 80% OF 36: 29 STALLS
REQUIRED HANDICAP STALLS: 3
TOTAL STALLS: 29 STD
10 COMPACT
TOTAL: 39

LOT 2-A
(TO BE DEVELOPED IN THE SAME TIME PERIOD)

NEW PAVEMENT PROPOSED WITHIN EASEMENT TO BE CONSTRUCTED PER SHIT 1 OF 3 WITH A 8" ASPHALT TEMP. CURB PER COA DETAIL 2415 UNLESS PROJECT ON LOT 2-A IS CONSTRUCTED FIRST OR SIMULTANEOUSLY.

EXISTING BUS STOP
47.5' S/O S.W. PROPERTY CORNER

HYDROLOGY NOTES:

LOT 1-A CONTAINS APPROXIMATELY 0.79 ACRES. IT IS NOT LOCATED IN THE 100 YR. FLOOD PLAN. (SEE FIRM MAP 35001 601370)

THE SITE IS PRESENTLY AN UNDEVELOPED LOT. THE AVERAGE EXISTING SLOPE IS APPROXIMATELY 3.2% FLOWING IN A WESTERLY DIRECTION.

NO PONDING IS PROPOSED FOR THIS LOT. THE UNDEVELOPED FLOW IS 1.87 cfs. THE DEVELOPED FLOW IS 3.43 cfs. THE INCREASE IN FLOW TO SANTA MONICA AVE. AND SAN PEDRO DRIVE IS 1.5 cfs WHICH IS AN INSIGNIFICANT INCREASE.

THE PROPOSED DRAINAGE CONDITIONS ARE AS FOLLOWS:
APPROXIMATELY 0.38 cfs WILL FREELY DISCHARGE TO SANTA MONICA AVE.
THE REMAINING 3.05 cfs WILL FLOW TO SAN PEDRO DR. AND WILL BE RELEASED AT TWO LOCATIONS. 0.79 cfs WILL BE RELEASED FROM THE N.W. CORNER OF THE PARKING LOT THROUGH A CONCRETE RUNDOWN. THE REMAINING 2.26 cfs WILL BE RELEASED OUT THE COMMON DRIVEWAY.

OFFSITE FLOWS:

APPROXIMATELY 1/2 OF LOT 2-A IS PROPOSED TO DRAIN TO A COMMON DRIVEWAY BETWEEN LOTS 1-A & 2-A. SOME FLOWS FROM LOT 2-A DRAIN INTO THE COMMON DRIVEWAY FOR LOTS 1A & 2A. THESE FLOWS DIRECTLY SHEET FLOW TO SAN PEDRO DR.

PARCEL "A" ON THE EAST SIDE OF THIS PROPERTY DRAINS TO THE EAST AND NORTH AND DOES NOT IMPACT THIS PROPERTY.

START TIME=0.0
FAMILY DOLLAR STORE ON SAN PEDRO & SANTA MONICA
FILE: C:\AHYMO\DOLLAR APRIL 9, 2002 BY:DAVE
100-YEAR 24-HOUR STORM EVENT

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.08 IN RAIN SIX=2.50 IN
RAIN DAY=2.90 IN DT=0.033333 HR

UNDEVELOPED CONDITIONS

COMPUTE NM HYD ID=1 HYD NO=100.00 AREA=0.00118 SQ MI
PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=1
ID=1 CODE=1

DEVELOPED CONDITIONS

COMPUTE NM HYD ID=2 HYD NO=200.00 AREA=0.00118 SQ MI
PER A=0.00 PER B=0.15 PER C=0.00 PER D=0.85
TP=0.1333 HR MASS RAINFALL=1
ID=2 CODE=1

PRINT HYD
FINISH

ANYMO SUMMARY TABLE (ANYMO194) - AWCAT Hydrologic Model - January, 1994

INPUT FILE = dollars.dat

RUN DATE (MM/DD/YY) = 04/09/2002

USER NO. = 5.000000.103

COMBAND	HYDROGRAPH NO.	IDENTIFICATION NO.	FROM TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START RAINFALL TYPE=1	100.00	-	1	.00118	1.87	.054	.8988	1.500	2.480 PER IMP=
COMPUTE NM HYD	200.00	-	2	.00118	3.43	.129	2.0488	1.500	4.535 PER IMP=
COMPUTE NM HYD									
FINISH									

NOTICE TO CONTRACTOR

- An excavation/construction permit will be required before beginning any work within City right of way.
- All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1985 Edition).
- Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, 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 that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of these facilities shall be the responsibility of the Owner of the property served.
- Work on arterial streets shall be performed on a 24 hour basis.

APPROVAL	NAME	DATE
INSPECTOR		

ACS MONUMENT "I-25-14"

NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)

NAD 1927
X=399,828.26
Y=1,514,860.92
ELEVATION=5196.73
GROUND TO GRID=0.99966298
DELTA ALPHA=-0°11'35"

"NORTH ALBU. ACRES SUBDIVISION"

SANTA MONICA AVENUE N.E.

FAMILY DOLLAR
STORE

F.F. = 5268.90
6.5-7.1

LOT 2-A

NOTE: CONSTRUCTION FOR LOT 1-A & 2-A
WILL OCCUR IN THE SAME PERIOD.

RECORD DRAWING

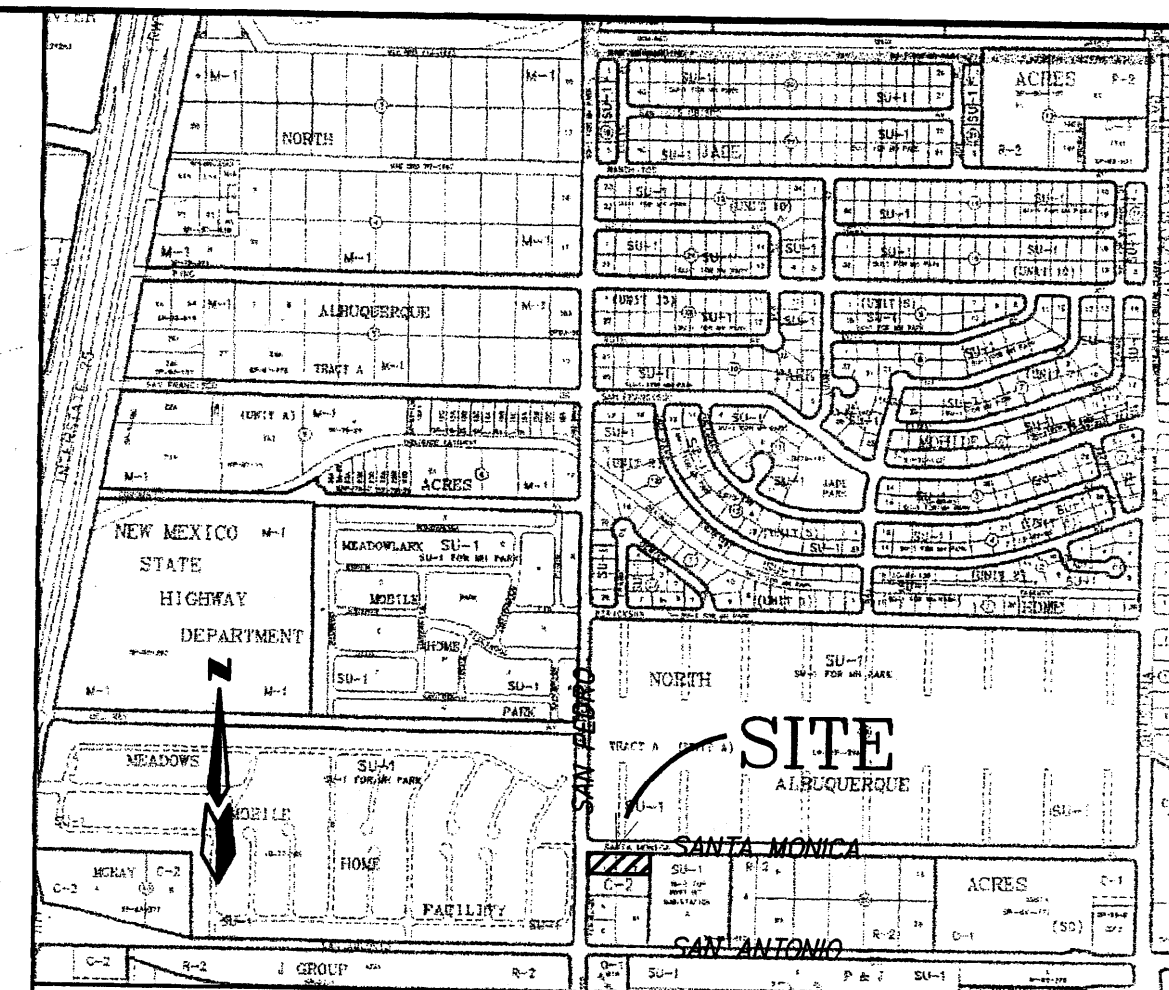
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Royal Seal Investments, Inc., and by the surveyor, McClintock Surveying, and is in substantial compliance with the Approved Plan.

Mark Goodwin, PE
NMPE No. 8948

*As of March sidewalk layout did not have steel for all other work was complete.

SCALE: 1" = 20'

A2039FDS/A2039GD-20/04-08-02/ACH



VICINITY MAP ZONE MAP: D-18

T B M (TEMPORARY BENCHMARK)

TOP OF EX. SAS MH, ELEV = 5263.34 @ THE INTERSECTION OF
SAN PEDRO & SANTA MONICA

ACS BENCHMARK

2nd-ORDER, 1ST CLASS BENCHMARK:

BEING AN ALUMINUM DISK STAMPED: "ACS BM 18-E18", LOCATED ON THE
CONCRETE BASE OF A TRAFFIC LIGHT AT THE SW QUADRANT OF SAN PEDRO
DRIVE AND SAN ANTONIO DRIVE, WITH A PUBLISHED ELEVATION OF 5266.765.

LEGAL DESCRIPTION

BEING LOT 1-A, BLOCK 20, TRACT A, UNIT A OF THE
"NORTH ALBUQUERQUE ACRES SUBDIVISION" IN THE CITY
ALBUQUERQUE.

LEGEND

- 5270 — EXISTING CONTOUR (MAJOR)
- 5264.13 — EXISTING CONTOUR (MINOR)
- 5264.13 EXISTING SPOT ELEVATION
- — — EXISTING CURB AND GUTTER
- — — EXISTING SIGN
- — — EXISTING OVERHEAD ELECTRIC LINE
- — — EXISTING POWER POLE
- — — EXISTING SAS
- — — NEW CHAIN LINK FENCE
- — — NEW CURB & GUTTER
- — — NEW BUILDING
- — — NEW SWALE
- — — NEW GARDEN/RETAINING WALL (BY OTHERS)
- — — NEW STEM WALL
- — — NEW PROPERTY LINE
- — — NEW EASEMENT
- — — NEW FLOW
- — — NEW SPOT ELEVATION
- — — NEW SLOPES
- — — PLANTER AREA
- — — TRASH ENCLOSURE
- — — NEW 6" CONCRETE HEADER CURB PER CITY STD. DWG. 2415

FAMILY DOLLAR STORE

GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DBS Drawn: ACH Checked: DMG
Scale: 1" = 20' Date: 04-11-02 Job: A02039 Sheet 1 of 3

CONCRETE RUNDOWN SECTION

N.T.S.

DRAINAGE CERTIFICATION
12/28/01
I, Amy L. Driscoll, NMPE 15334, of the firm, Mark Goodwin & Associates, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 4/11/02. The record information called out on this original design document has been obtained by Brian McClintock, NMPS 11597, of the firm, McClintock Surveying and Drafting, Inc. I further certify that I have personally visited the project site on 1/28/03, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Final Certificate of Occupancy. The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. These rely on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

REMOVE AND REPLACE EXIST. CURB & GUTTER
CONSTRUCT PAVEMENT DRIVEWAY ENTRANCE
PER CITY STD. DWG. 2426