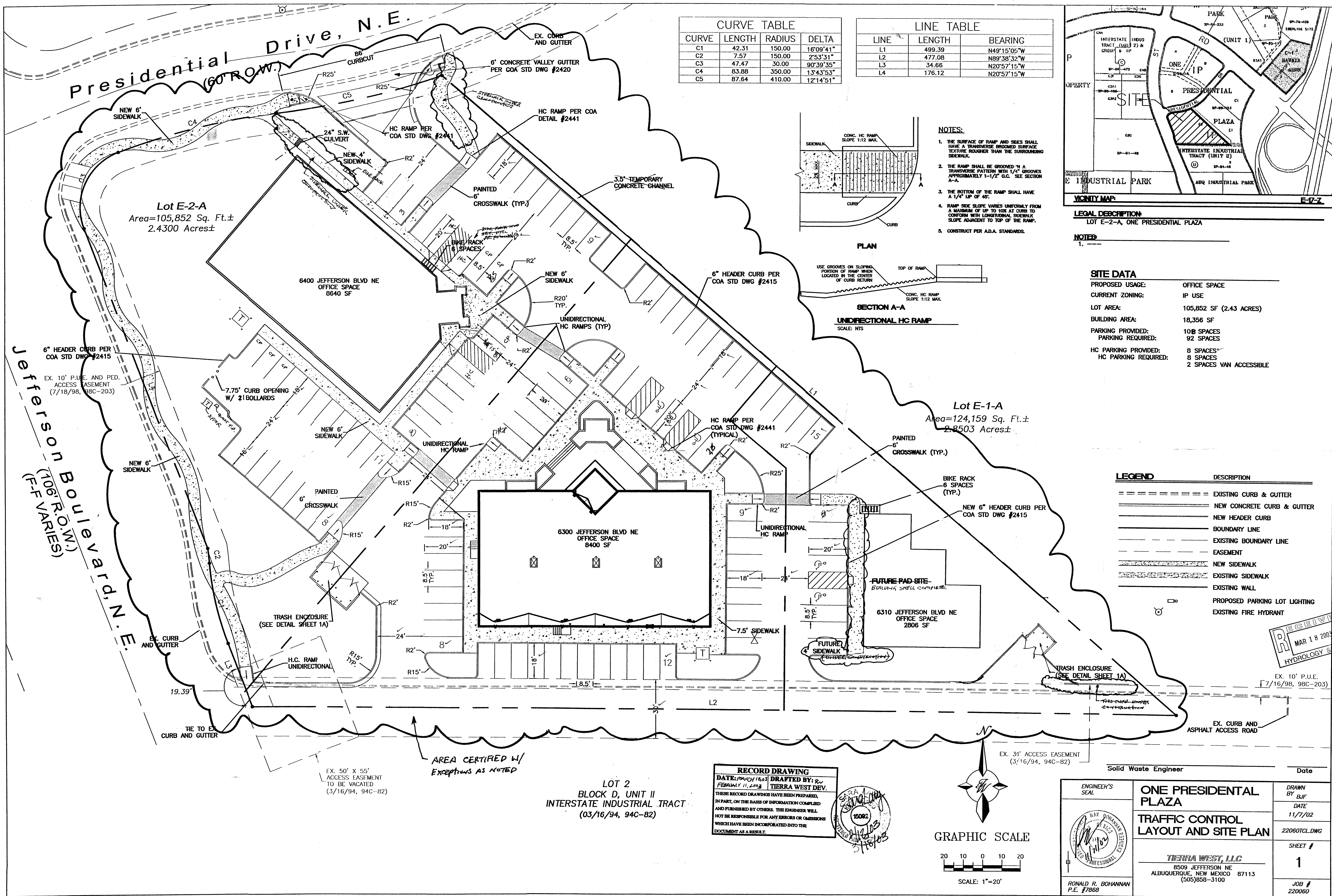


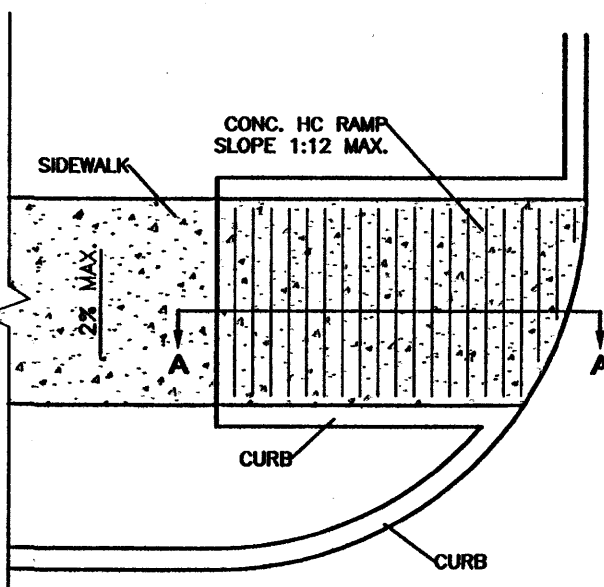


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.31	150.00	16°09'41"
C2	7.57	150.00	2°53'31"
C3	47.47	30.00	90°39'35"
C4	83.88	350.00	13°43'53"
C5	87.64	410.00	12°14'51"

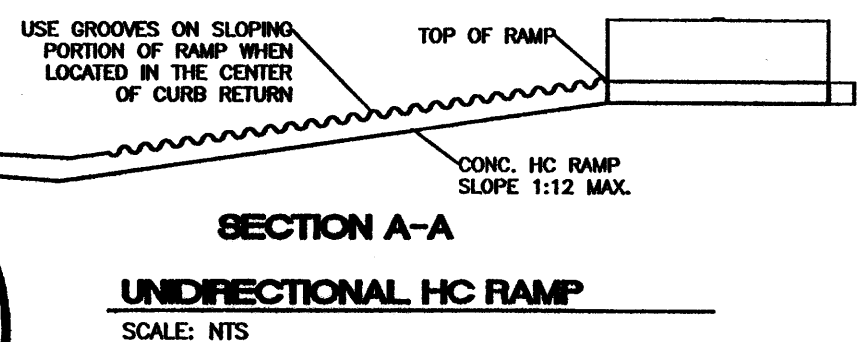
LINE TABLE		
LINE	LENGTH	BEARING
L1	499.39	N49°15'05"W
L2	477.08	N89°38'32"W
L3	34.66	N20°57'15"W
L4	176.12	N20°57'15"W

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE GROOVED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" UP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



PLAN



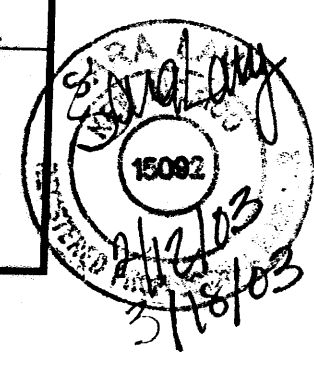
SITE DATA

PROPOSED USAGE:	OFFICE SPACE
CURRENT ZONING:	IP USE
LOT AREA:	105,852 SF (2.43 ACRES)
BUILDING AREA:	18,356 SF
PARKING PROVIDED:	108 SPACES
PARKING REQUIRED:	92 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES
	2 SPACES VAN ACCESSIBLE

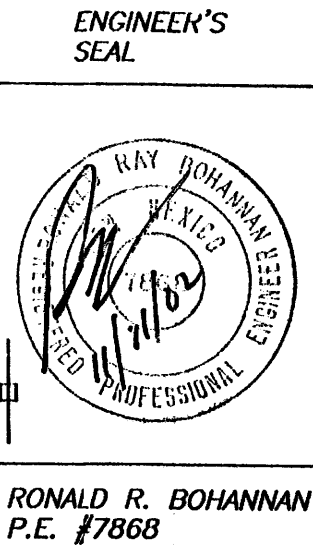
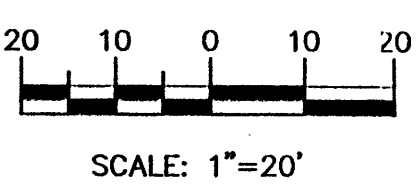
LEGEND

LEGEND	DESCRIPTION
---	EXISTING CURB & GUTTER
---	NEW CONCRETE CURB & GUTTER
---	NEW HEADER CURB
---	BOUNDARY LINE
---	EXISTING BOUNDARY LINE
---	EASEMENT
---	NEW SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING WALL
---	PROPOSED PARKING LOT LIGHTING
---	EXISTING FIRE HYDRANT

RECORD DRAWING
DATE: MARCH 18, 2003
DRAFTED BY: R.W. BOHANNAN
TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



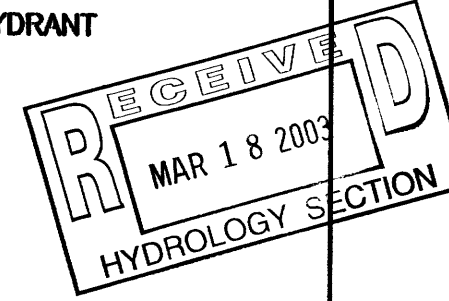
GRAPHIC SCALE

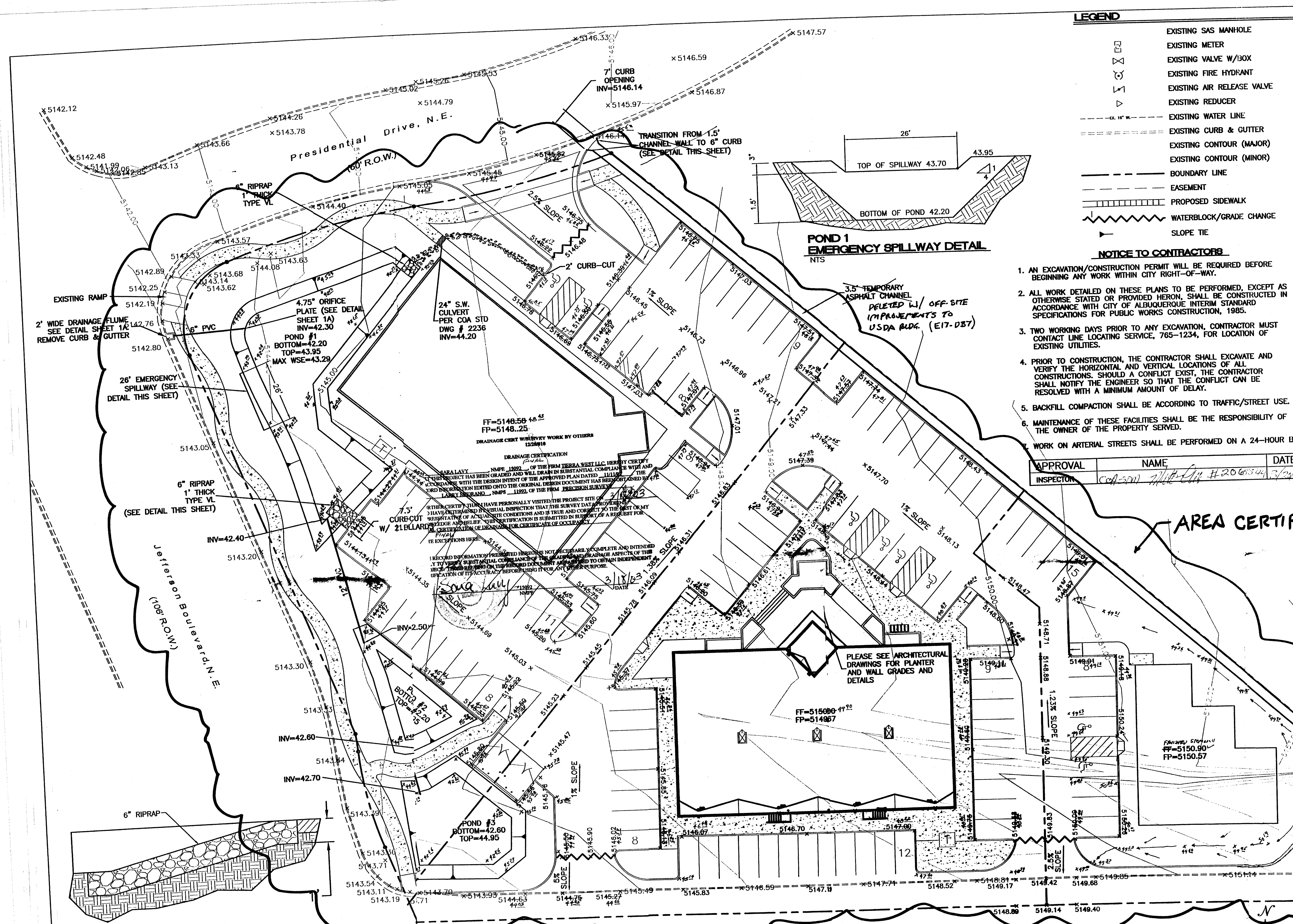


ONE PRESIDENTIAL PLAZA
TRAFFIC CONTROL LAYOUT AND SITE PLAN

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: BJF
DATE: 11/7/02
22060TCL.DWG
SHEET # 1
JOB # 220060





LEGEND

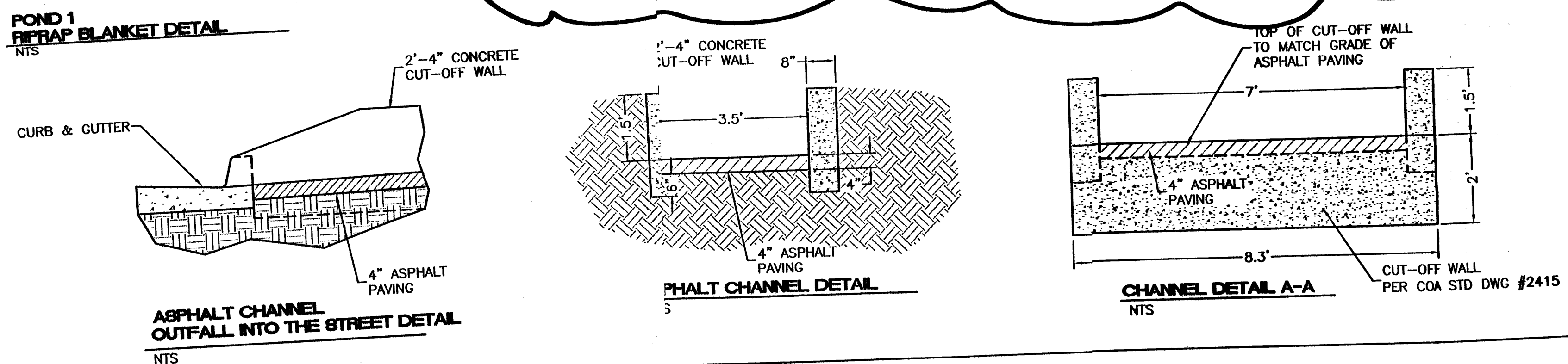
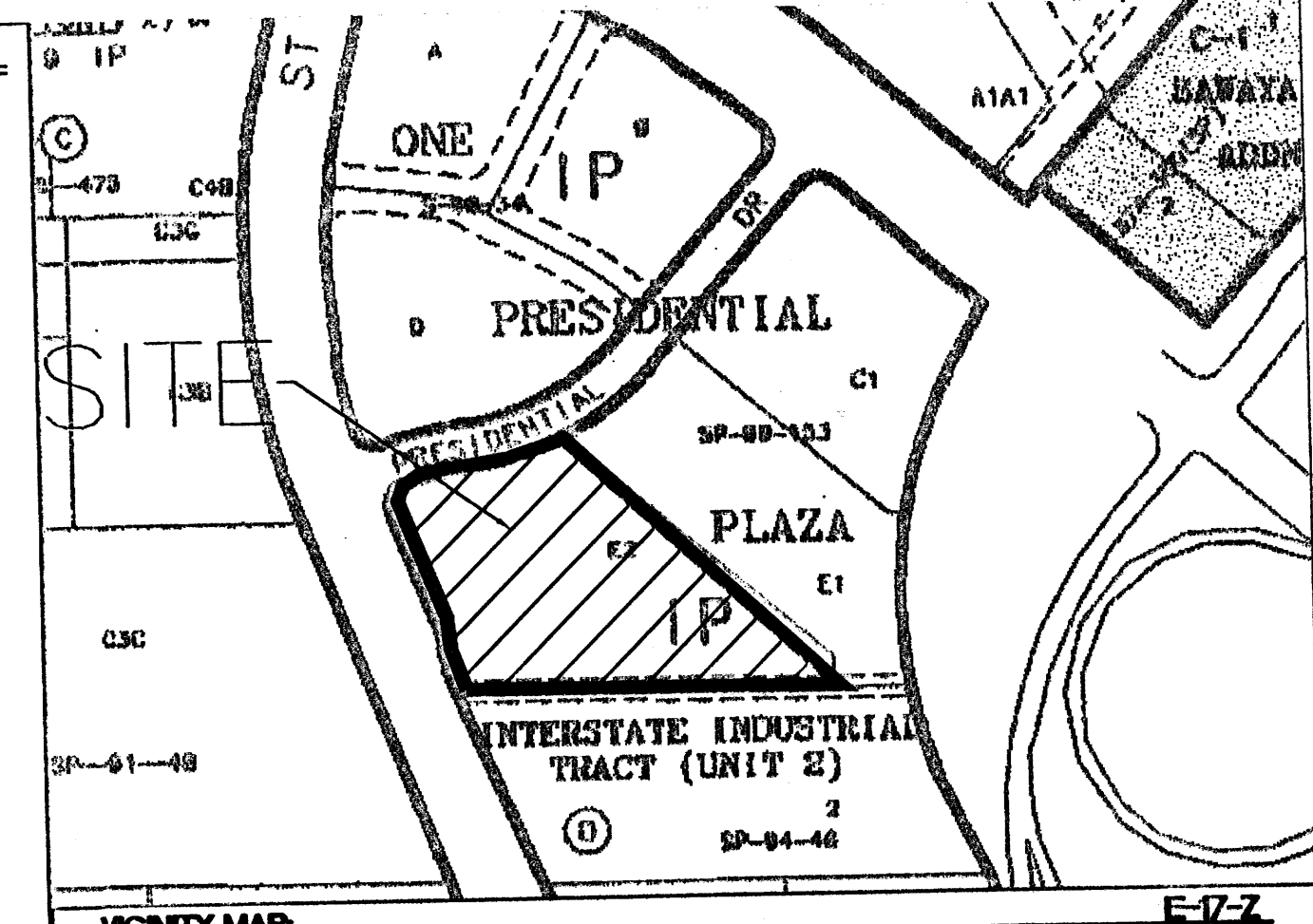
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- WATERBLOCK/GRADE CHANGE
- SLOPE TIE

NOTICE TO CONTRACTORS

- 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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT 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 CONSTRUCTIONS. 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	



EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

GRAPHIC SCALE

LEGAL DESCRIPTION

LOT E-2-A, ONE PRESIDENTIAL PLAZA

NOTES

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- EPC COMMENTS 11-16-00 CONDITION #11 MET.
- BEGIN AND END HANDRAIL ON RETAINING WALL WHERE $A > 2.5'$
- CONTRACTOR SHALL REFER TO SOILS REPORT FOR VERIFICATION OF PAVEMENT SECTION. TYPICAL PAVEMENT SECTION FOR REFERENCE ONLY, GEOTECHNICAL REPORT GOVERNS THE REQUIRED SECTION.
- STORM DRAIN PLAN MODIFIED PER VERIFICATION OF FIELD CONDITIONS REGARDING EXISTING STORM DRAIN STUB OUT AND INVERT

BENCHMARK INFORMATION

ACS 1-3/4" ALUMINUM DISK, STAMPED "ACS BM, 14-E17, EPOXYED TO TOP OF CONCRETE DROP INLET, ONE QUADRANT OF OSUNA RD. & I-25 WEST FRONTAGE RD. NE, CENTERED ON SAID DROP INLET WITH AN ELEVATION OF 5149.26"

DRAINAGE CERTIFICATION

I, SARALAY, HUNT 11922, OF THE FIRM TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/11/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEERLAND, HUNT 11922, OF THE FIRM TERRA WEST, LLC. I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/11/02 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 REVISION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL

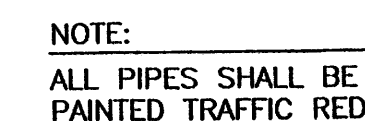
RONALD R. BOHANNAN
P.E. #7868

LOT E-2-A, ONE PRESIDENTIAL PLAZA

GRADING PLAN

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BJF
DATE 11/7/02
22060GR1.DWG
SHEET # 2
JOB # 220060



BOLLARD DETAIL

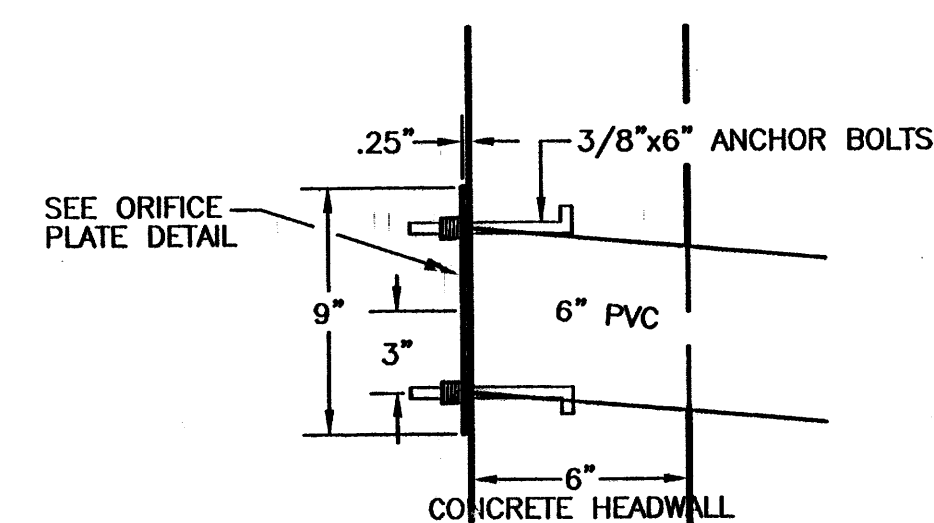


DRAINAGE CERTIFICATION

NOTE EXCEPTIONS HERE:

[Signature]
REGISTERED PROFESSIONAL

HC PARKING DETAIL
NTS



DETAIL A

Diagram of a 6" THICK CONCRETE HEADWALL. The headwall is 6" wide and 12" high. It features a central circular opening with a 3" diameter. The opening is offset 1.5" from the center of the headwall. The headwall is supported by a 3" wide base. The diagram shows the headwall's dimensions and the location of the opening.

TYP. OFFICE PLATE DETAIL	
NTS	(INNER CONSTRUCTION)

DRAINAGE CERTIFICATION

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

150 NM

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	ONE PRESIDENTIAL PLAZA (	DRAWN BY B/JF
	SITE AND GRADING DETAIL SHEET	DATE 11/7/02
	 TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1A
		JOB # 220060