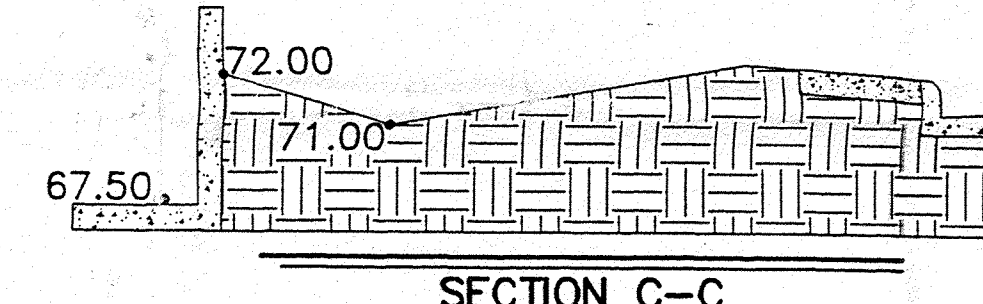
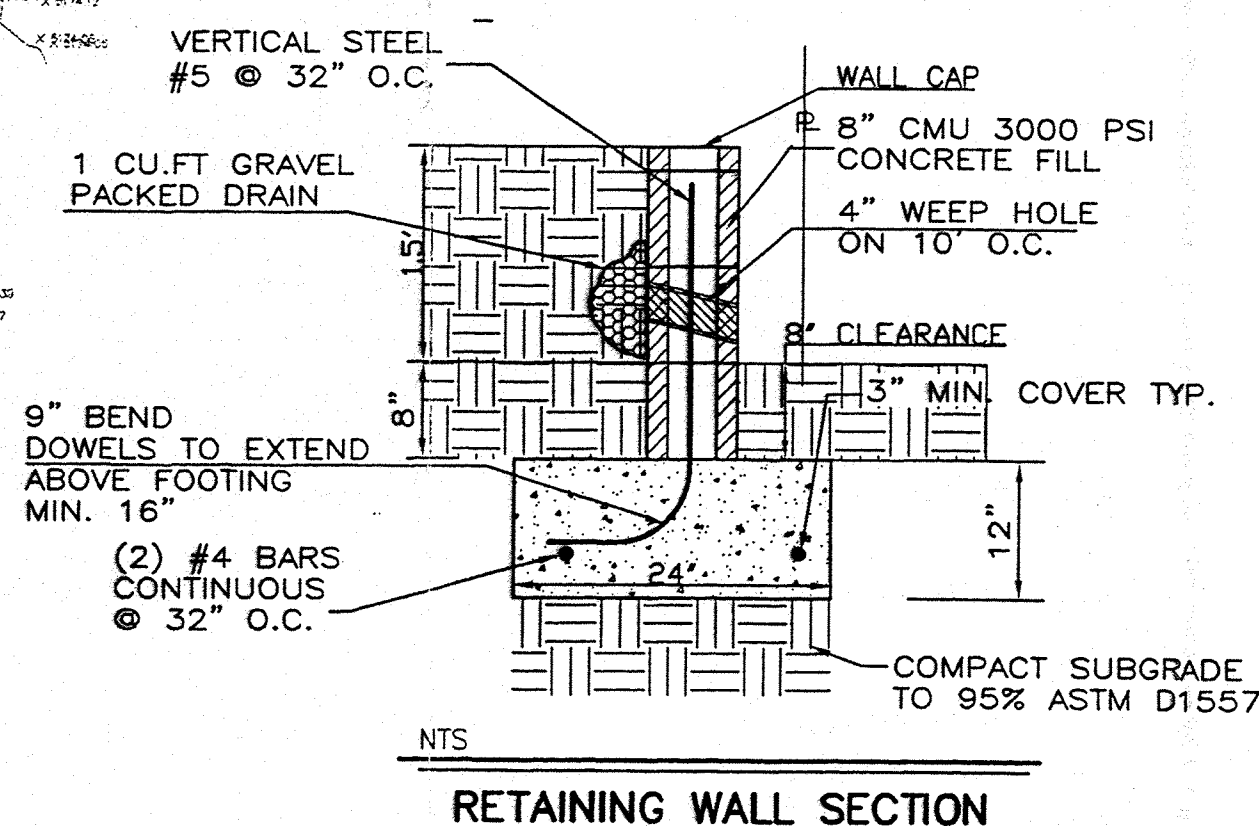


LEGAL DESCRIPTION: TRACT 3A-1B-1 JOURNAL CENTER
ACREAGE: 2.7347 AC
FOR MEAN SEA LEVEL ELEVATION ADD 5100 TO ALL SPOT ELEVATIONS.

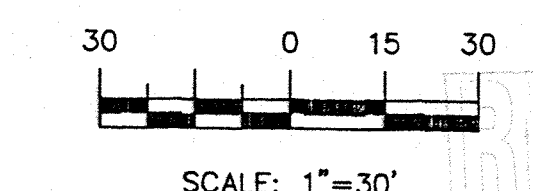
12-24-96



- ① EXTENDED STEM WALL WITH WATER PROOFING. HEIGHT VARIES FROM 3.65' TO 4.15'. (SEE SECTION C-C FOR DETAIL)
- ② EXTENDED STEM WALL WITH WATER PROOFING. HEIGHT VARIES FROM 1.75' TO 3.45'. (SEE SECTION C-C FOR DETAIL)
- ③ EXTENDED STEM WALL WITH WATER PROOFING. HEIGHT VARIES FROM 0.35' TO 2.35'. (SEE SECTION C-C FOR DETAIL)
- ④ EXTENDED STEM WALL WITH WATER PROOFING. HEIGHT VARIES FROM 1.50' TO 4.50'. (SEE SECTION C-C FOR DETAIL)



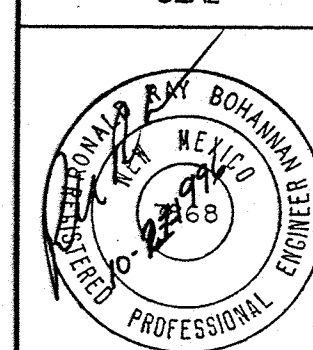
GRAPHIC SCALE



BENCH MARK

ACS "8-D17A"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=397521.38
Y=1513576.38
G-G=0.99966594
??=-00°11'51"
ELEV=5145.55

ENGINEER'S
SEAL



THE PLAZA AT
JOURNAL CENTER

DRAINAGE AND
GRADING PLAN

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN
BY

DATE

4-17-96

9602G.DWG

SHEET #

GR1

JOB #

EROSION CONTROL PLAN NOTES

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

NOTICE TO CONTRACTORS

1. 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.
2. 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. LATEST ADDITION INCLUDING ALL UPDATES.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

SUN LANE
(PUBLIC TO BE DEDICATED)

REMOVE EXISTING CURB &
GUTTER, INSTALL VALLEY GUTTER

EXISTING LANDSCAPING
NOT TO BE REMOVED