



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 18, 1999

Craig Hoover  
Bohannon-Houston, Inc.  
7500 Jefferson NE  
Albuquerque, NM 87109

Re: Albuquerque International Balloon Fiesta Park Golf Center  
Grading and Drainage Report. Bohannon-Houston, Inc. January  
22, 1999. Stamped by Craig Hoover, P.E., 1-26-99.

AND

Construction Plans for Balloon Fiesta park Golf Center  
Phase 1 Rough Grading. Bohannon-Houston, Inc. Stamped by  
Craig Hoover, P.E. -1-27-99.

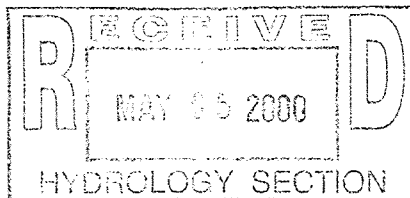
Dear Mr. Hoover:

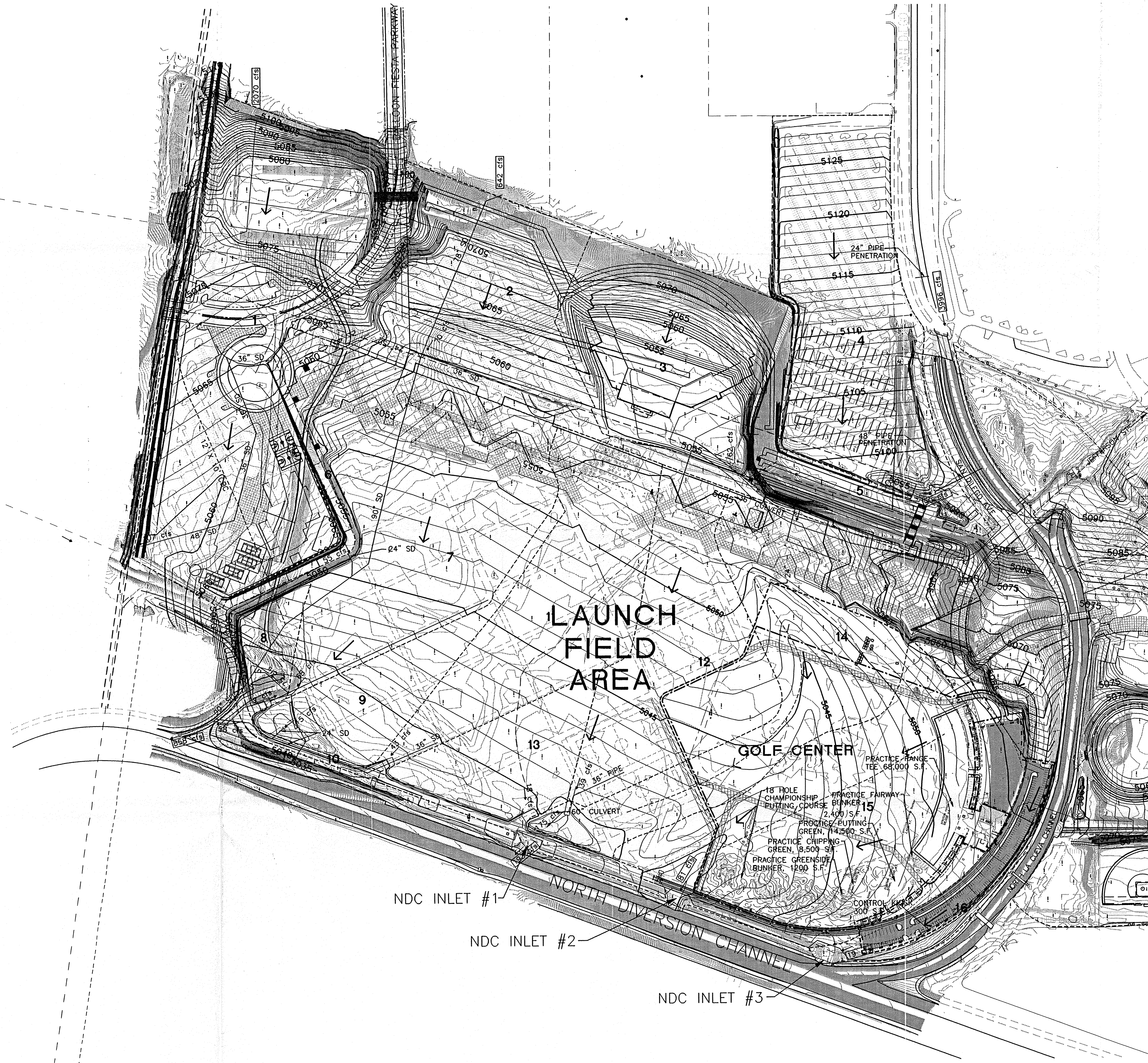
The referenced drainage submittal is approved for Site Plan for building permit and rough grading. If I can be of further assistance, please feel free to contact me at 924-3980.

Sincerely,

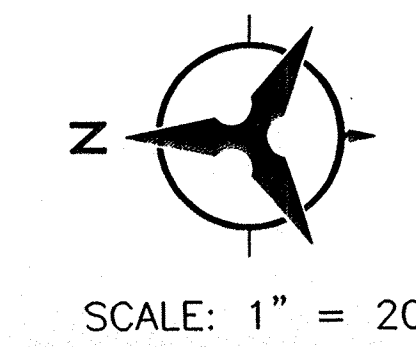
Fred J. Aguirre, P.E.  
City Hydrologist  
Public Works Department

c: Andrew Garcia  
File





- LEGEND
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - BASIN BOUNDARY
  - 1 BASIN ID
  - FLOW DIRECTION



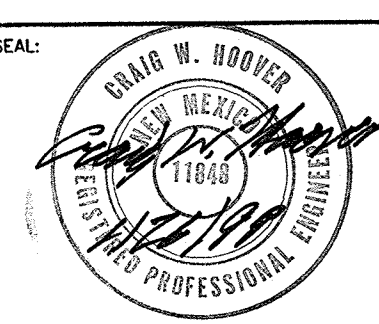
**Bohannon & Huston**

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

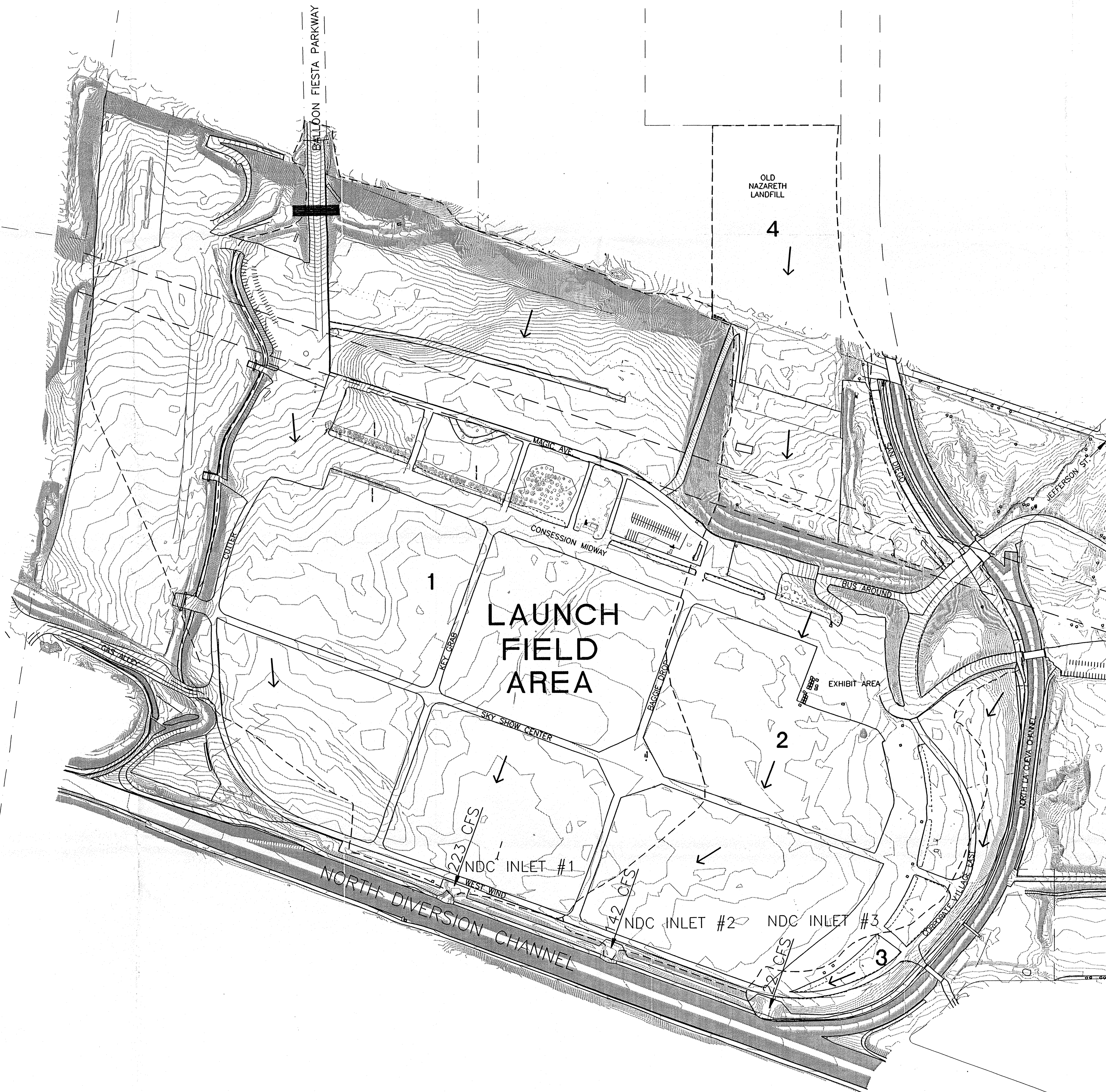
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

TITLE: **BALLOON FIESTA PARK GOLF CENTER**

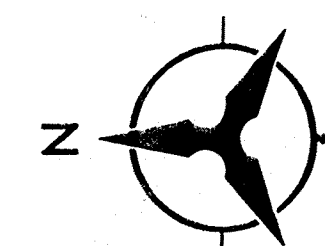
PROJECT NO.: GRADING AND DRAINAGE PLAN

SEAL:  FUTURE CONDITIONS DRAINAGE PLAN

JOB NO. 99385C02	SHEET 3 OF PLATE 3
DRAWN BY: S.F.G.	DATE: 01/21/99
CHECKED BY: L.M.M.	SCALE: 1" = 200'



- LEGEND**
- BASIN BOUNDARY
  - EXISTING CONTOURS
  - 1 BASIN ID
  - ← FLOW DIRECTION



SCALE: 1" = 200'

**Bohannon & Huston**

**Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109**

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**TITLE: BALLOON FIESTA PARK GOLF CENTER**

PROJECT NO:	GRADING AND DRAINAGE PLAN		
SEAL:	EXISTING CONDITIONS DRAINAGE PLAN		
JOB NO:	99385C02	SHEET OF	PLATE 1
DRAWN BY:	S.F.G.	DATE:	01/22/99
CHECKED BY:	L.M.M.	SCALE:	1" = 200'



CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

# CONSTRUCTION PLANS FOR BALLOON FIESTA PARK GOLF CENTER PHASE I ROUGH GRADING ALBUQUERQUE, NEW MEXICO

## INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2,3	GRADING PLAN

APPROVED FOR ROUGH GRADING

FRED AGUIRRE  
CITY HYDROLOGIST

DATE

APPROVED FOR ROUGH GRADING

FRANK H. MARTINEZ  
EXECUTIVE DIRECTOR

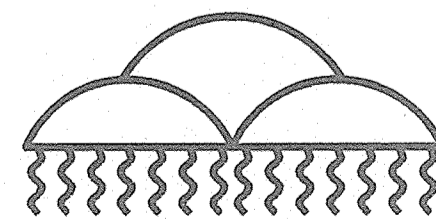
DATE

RECOMMENDED:

JOHN KELLY P.E.  
CHIEF ENGINEER

DATE

ALBUQUERQUE METROPOLITAN ARROYO  
FLOOD CONTROL AUTHORITY

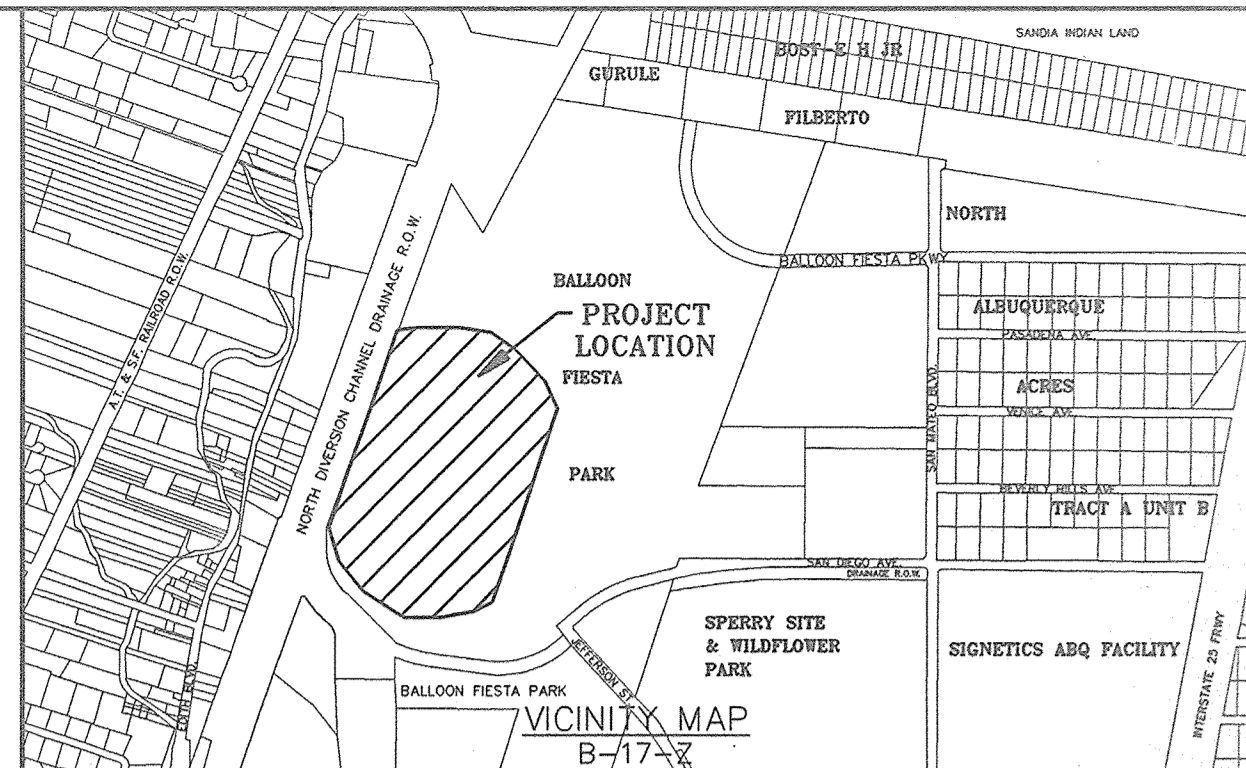


Bohannon & Huston



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### NOTICE TO CONTRACTORS

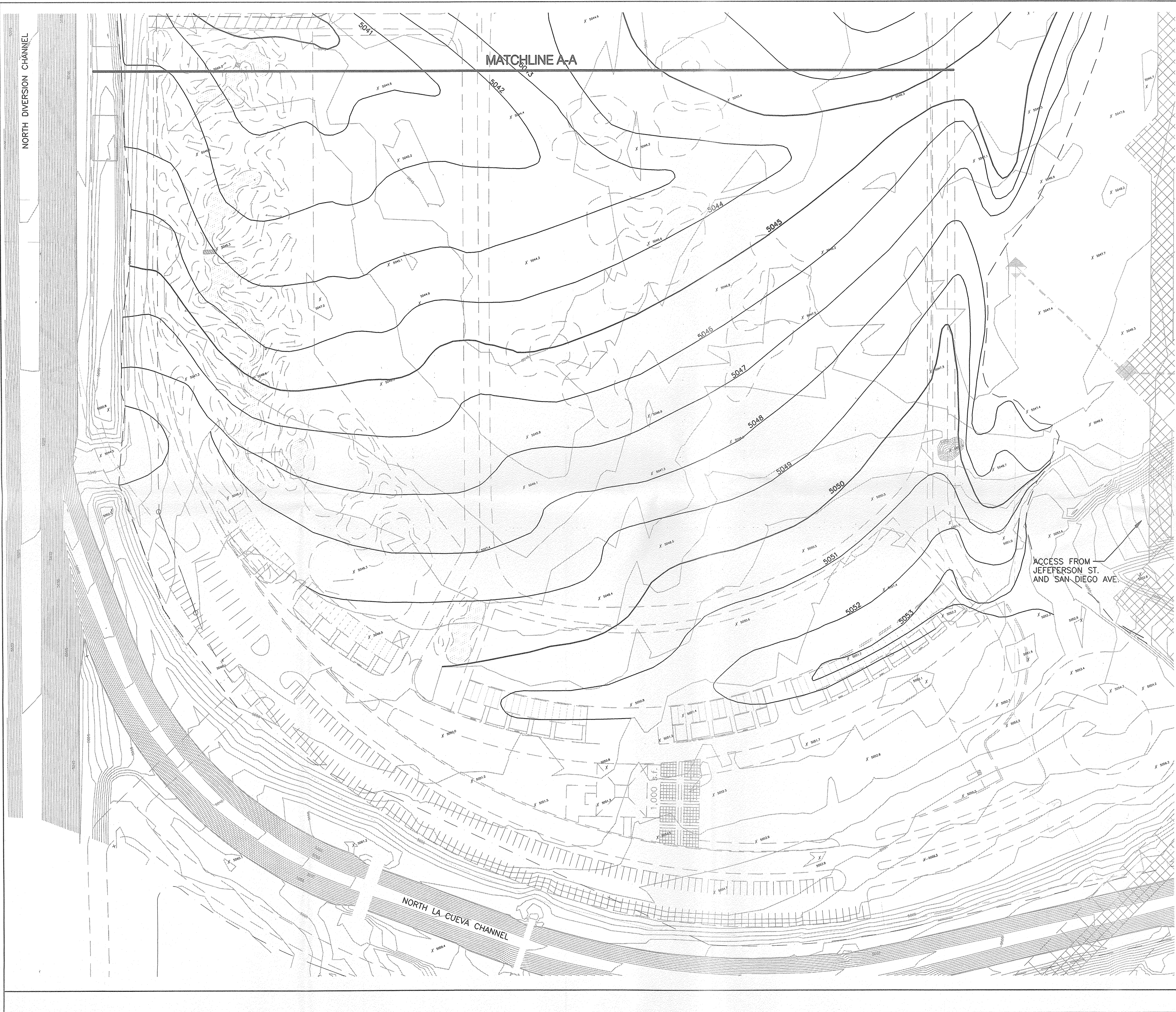
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.6
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (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 OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI - FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

### CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- A DISPOSAL SITE FOR ALL UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
- THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.



- LEGEND**
- SLOPE LIMITS
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - FUTURE BALLOON PARK FEATURES
- GENERAL NOTES:**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - GYPSUM SHALL BE APPLIED TO AREAS IDENTIFIED BY THE LANDSCAPE ARCHITECT AND ENGINEER PRIOR TO BEGINNING EARTHWORK OPERATIONS. GYPSUM WILL BE APPLIED AT A RATE OF 25 LBS./1000 S.F.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE NORTH DIVERSION CHANNEL.
  - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL EXISTING MILLINGS WITHIN THE GRADING (SLOPE) LIMITS. THE MILLINGS SHALL BE STOCKPILED AS DIRECTED BY THE ENGINEER.

**SPECIFICATIONS FOR EARTHWORK**

A. Scope: These specifications apply to all clearing and grubbing, removal of obstructions, general excavating, grading and filling, and any related items necessary to complete the grading for the entire project in accordance with these specifications.

B. Subsurface Soil Data: Subsurface soil investigations have been made, and the results are available for examination by the contractor. The contractor is expected to examine the site and determine for himself the character of materials to be encountered.

**CLEARING AND GRUBBING**

A. General: Clearing and grubbing will be required for all areas shown on the plans to be excavated, or on which fill is to be constructed.

B. Clearing: Clearing shall consist of removal and disposal of other vegetation as well as brush and rubbish within the area to be cleared.

C. Grubbing: Stumps, roots larger than 2 inches in diameter, and matted roots shall be removed from within 6 inches of the surface of areas on which fills are to be constructed except roadways. Materials as described above within 18 inches of finished subgrade shall be removed. Areas disturbed by grubbing will be fill as specified hereinafter for EMBANKMENT.

D. Grass and Topsoil: Grass, grass roots, and the incidental topsoil shall not be left beneath a fill area, nor shall this material be used as fill material. Grass, grass roots, and topsoil may be stockpiled and later used in the top 6 inches of fills outside parking lots and building pads.

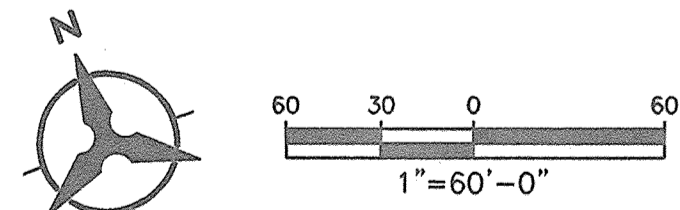
**EARTH EXCAVATION**

A. General: Earth excavation shall consist of the excavation and removal of suitable soils for use as embankment, areas of overexcavation and the satisfactory disposal of all vegetation, debris, and deleterious material encountered within the area to be graded and/or in a borrow area.

B. Surface Maintenance: Excavated areas shall be continuously maintained so that the surface shall be smooth and have sufficient slope to allow water to drain from the surface.

C. Excess Excavation: The contractor shall place excess excavation material at a location directed by the Engineer. The excess material shall be placed as engineered fill and compacted as described in the EMBANKMENT section, C(2).

(CONTINUED ON SHEET 3 OF 3)



**Bohannon & Huston**

Countywide One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DEVELOPMENT GROUP**

**BALLOON FIESTA PARK**  
**GOLF CENTER PHASE I ROUGH GRADING - GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
B-17-Z	B-17-Z	2	3

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL				REVISIONS			
CONTRACTOR	DATE	INSPECTOR'S	DATE	THE STATION IS LOCATED AT THE ALAMEDA BLVD. BRIDGE OVER THE AMAFCA NORTH DIVERSION CHANNEL, 2.5 FEET FROM SOUTHWEST CORNER OF	DATE	NO.	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	NO.	DATE	BY	NO.
SWAYED BY	DATE	FIELD SPACE BY	DATE	HEADWALL. STATION IS AMAFCA BRASS TABLET															
VERIFICATION BY	DATE	CONTRACTOR'S	DATE	STAMPED "NDC 7" SET ON CONCRETE POST															
PROJECTED BY	DATE	PROJECTED BY	DATE	PROJECTING 0.3 FEET ABOVE GROUND															
RECORDED BY	DATE	RECORDED BY	DATE	X=394,094.80 Y=1,522,635.84															
NO.		NO.		GRID TO GROUND FACTOR 0.99967075															
				ELEVATION =															



RICHT SCHNITTEN BL