



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 14, 2001

Thomas B. Ponder, P.E.
Chavez-Grieves
5639 Jefferson Street NE
Albuquerque, NM 87109

Attn: James D. Kelley

***RE: LOS ALTOS GOLF COURSE PRO SHOP & CLUB HOUSE (K20-D8). Revised
GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL.
ENGINEER'S STAMP DATED MAY 9, 2001.***

Dear Mr.Ponder:

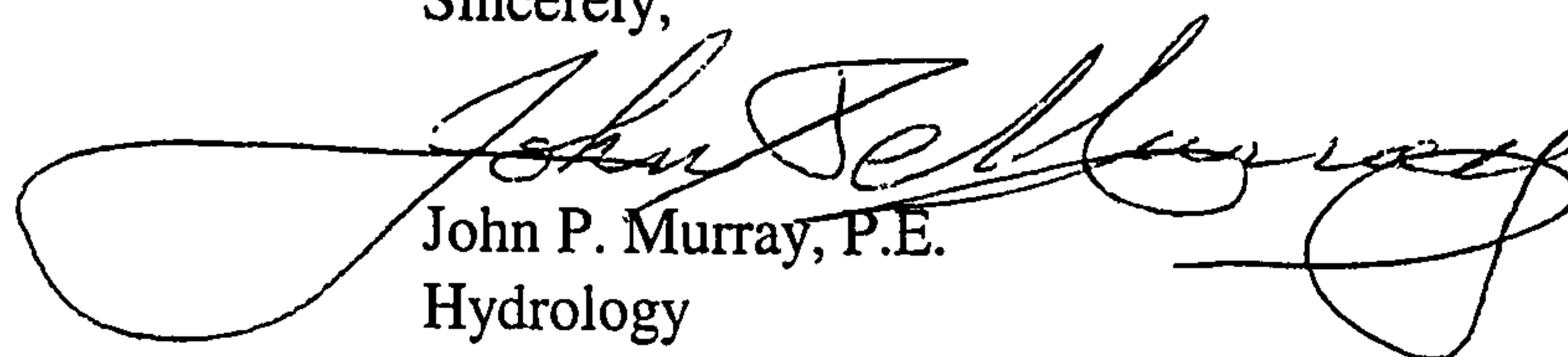
Based on the information provided on your May 10, 2001 submittal, the above referenced project is approved for Building Permit. The parking plan scheme was revised.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
File

DRAINAGE INFORMATION

PROJECT TITLE: LOS ALTOS GOLF COURSE - Prosth ZONE ATLAS/DRNG. FILE #: K-20/18
DRB#: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: T10N R4E SEC.20
CITY ADDRESS: _____
ENGINEERING FIRM: Chavez-Grieves CONTACT: James Kelley
ADDRESS: 5639 Jefferson NE PHONE: 344-4080
OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN (REVISED)
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

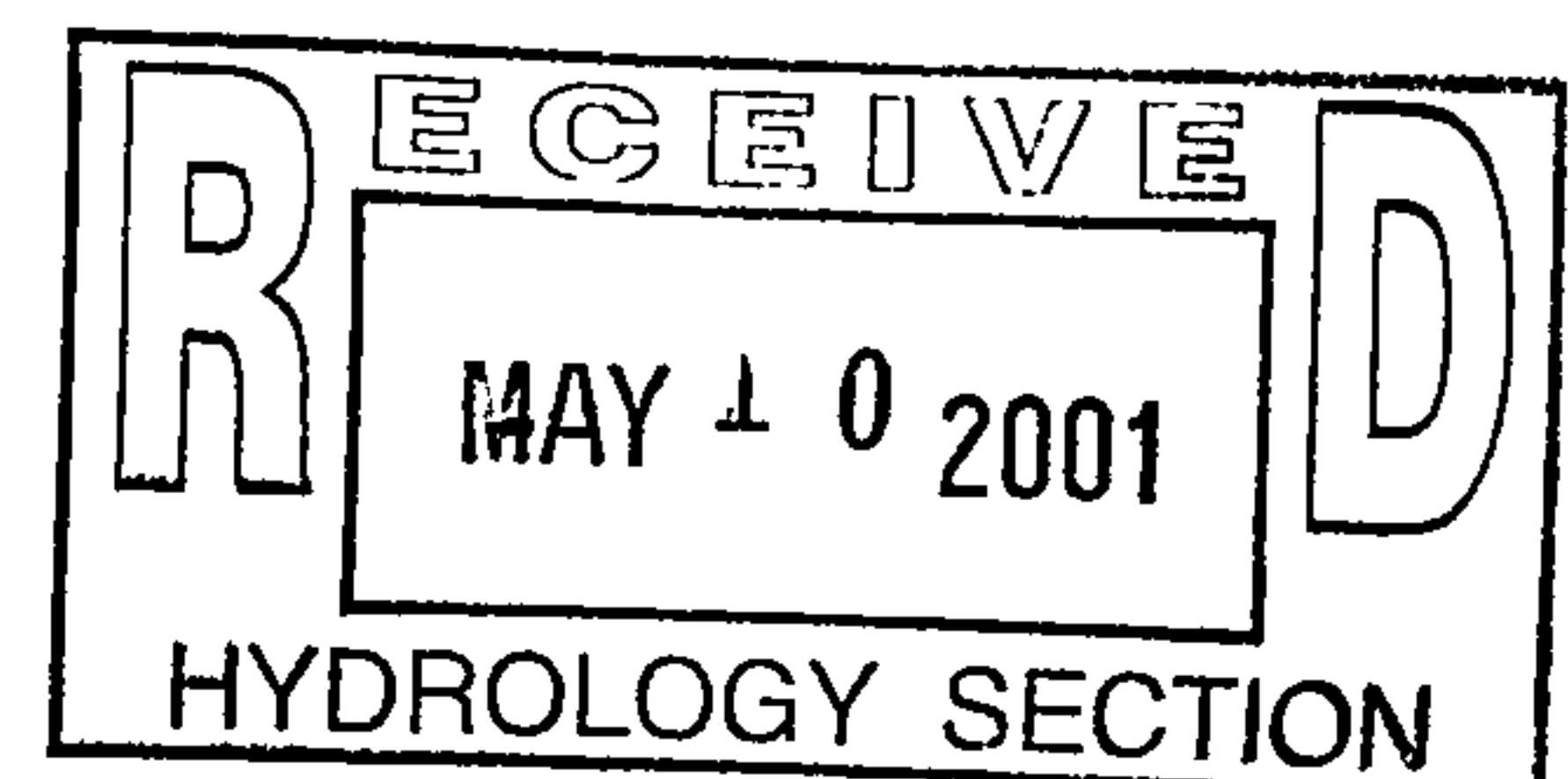
☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PRMT. APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL (REVISED)
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER

DATE SUBMITTED: May 10, 2001

BY: James Kelley





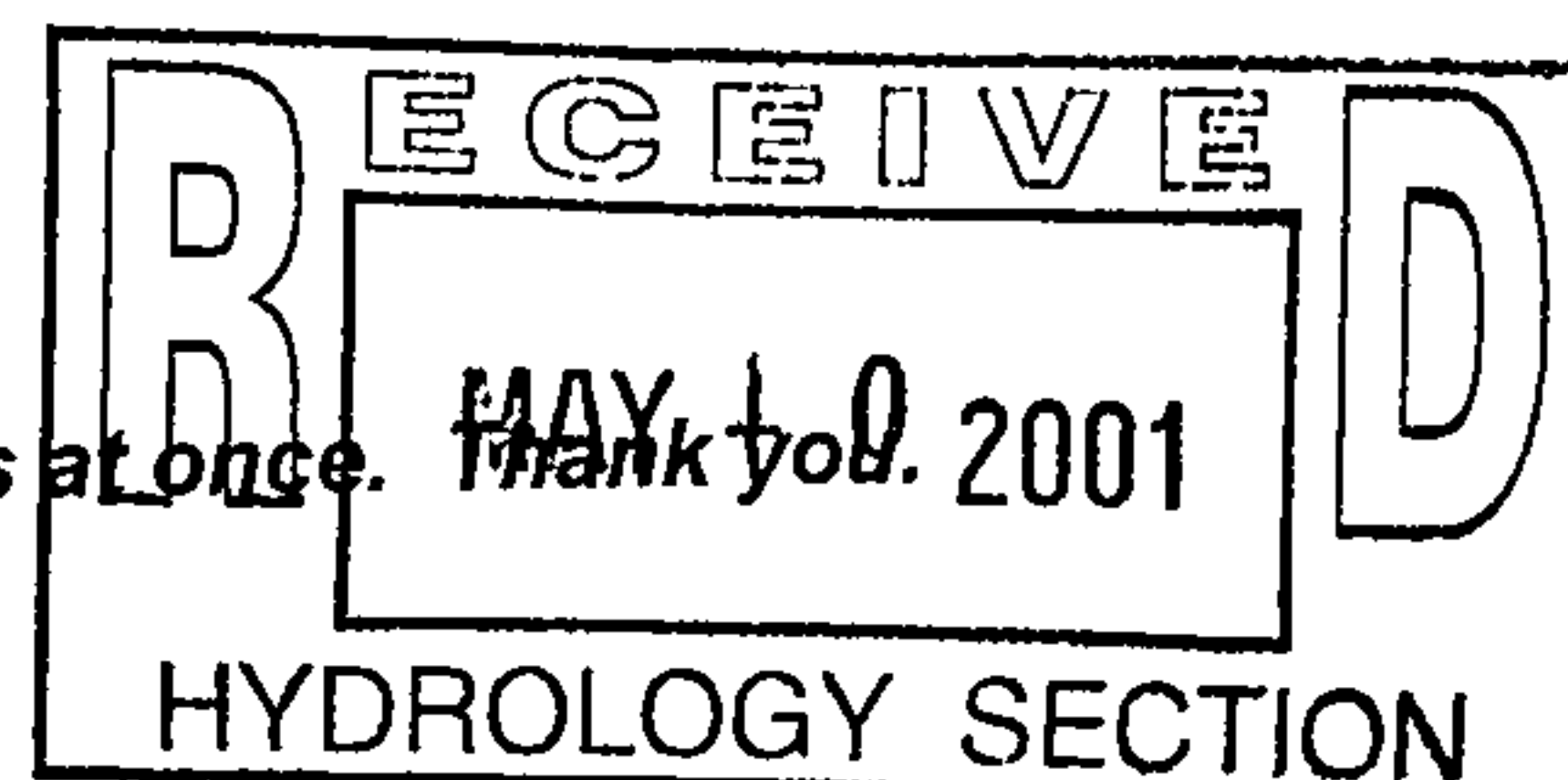
5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

LETTER OF TRANSMITTAL

DATE: 05/10/01		PROJECT: LOS ALTOS GOLF COURSE																	
TO: BRAD BINGHAM / JOHN MURRAY		PROJECT NO.: N02-155-99																	
COMPANY / ADDRESS / PHONE: HYDROLOGY DIVISION PLAZA DEL SOL		SENT BY: James D. Kelley																	
<p>We are sending you the following items <input checked="" type="checkbox"/> attached: <input type="checkbox"/> under separate cover:</p> <table style="width: 100%;"><tr><td><input type="checkbox"/> Shop Drawings</td><td><input checked="" type="checkbox"/> Plans</td><td><input type="checkbox"/> Specifications</td><td><input type="checkbox"/> Other:</td></tr><tr><td><input type="checkbox"/> Change Order</td><td><input type="checkbox"/> Prints</td><td><input type="checkbox"/> Diskette</td><td>1.</td></tr><tr><td><input checked="" type="checkbox"/> Copy of Letter</td><td><input type="checkbox"/> Report</td><td><input checked="" type="checkbox"/> Calculations</td><td>2.</td></tr><tr><td><input type="checkbox"/> Samples</td><td></td><td></td><td>3.</td></tr></table>				<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Other:	<input type="checkbox"/> Change Order	<input type="checkbox"/> Prints	<input type="checkbox"/> Diskette	1.	<input checked="" type="checkbox"/> Copy of Letter	<input type="checkbox"/> Report	<input checked="" type="checkbox"/> Calculations	2.	<input type="checkbox"/> Samples			3.
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<input type="checkbox"/> Samples			3.																
COPIES:	DATE:	SUBMITTAL NO.	DESCRIPTION:																
1			REVISED GRADING & DRAINAGE PLAN																
1			ORIGINAL LETTER OF APPROVAL																
1			DRAINAGE INFORMATION SHEET																
<p>These items are transmitted for the purposes indicated below:</p> <table style="width: 100%;"><tr><td><input checked="" type="checkbox"/> For Your Use</td><td><input checked="" type="checkbox"/> For Review & Comment</td><td><input type="checkbox"/> As Requested</td></tr><tr><td><input type="checkbox"/> Returned After Loan to Us</td><td><input type="checkbox"/> Please Correct & Resubmit</td><td><input type="checkbox"/> Submit () Copies</td></tr><tr><td><input type="checkbox"/> Resubmittal not Required Corrections Noted</td><td><input type="checkbox"/> Return () Corrected Prints for Distribution</td><td>Other: 1. 2.</td></tr></table>				<input checked="" type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan to Us	<input type="checkbox"/> Please Correct & Resubmit	<input type="checkbox"/> Submit () Copies	<input type="checkbox"/> Resubmittal not Required Corrections Noted	<input type="checkbox"/> Return () Corrected Prints for Distribution	Other: 1. 2.							
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Comments:																			

Sent via: ☐ Fax ☐ Mail ☒ Runner ☐ Call for Pick-up ☐ Other:
Copy To: ☐ Client ☐ Owner ☒ Contractor ☒ File

If enclosures are not as noted, please notify us at once. Thank you.



RECEIVED APR 11 2000



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 7, 2000

Victor Chavez, P.E.
Chavez-Grieves
5639 Jefferson Street NE
Albuquerque, NM 87109

Attn: James D. Kelley, E.I.

**RE: LOS ALTOS GOLF COURSE PRO SHOP (K20-D8). GRADING AND DRAINAGE
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED
MARCH 29, 2000.**

Dear Mr. Chavez:

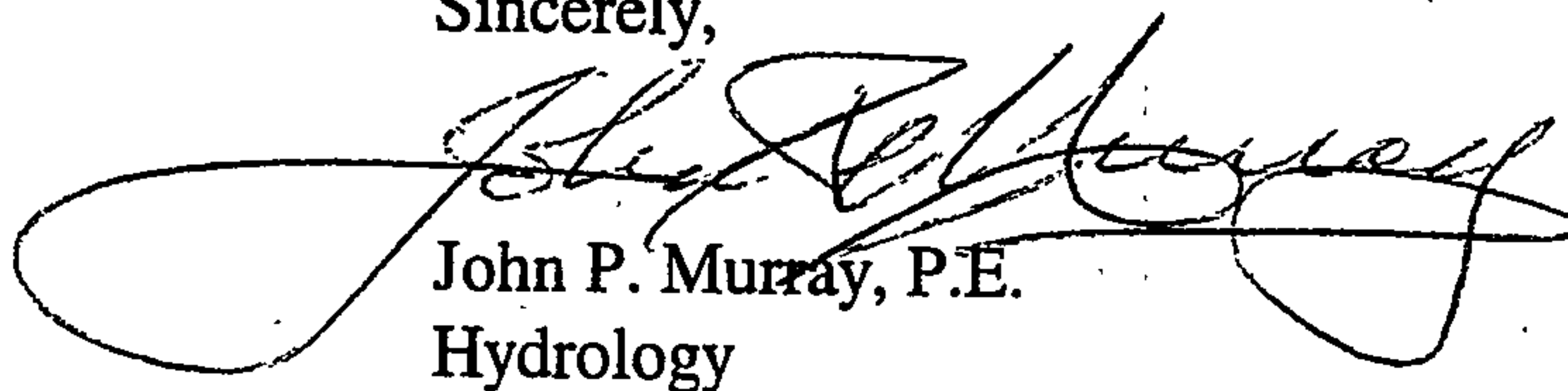
Based on the information provided on your March 29, 2000 resubmittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

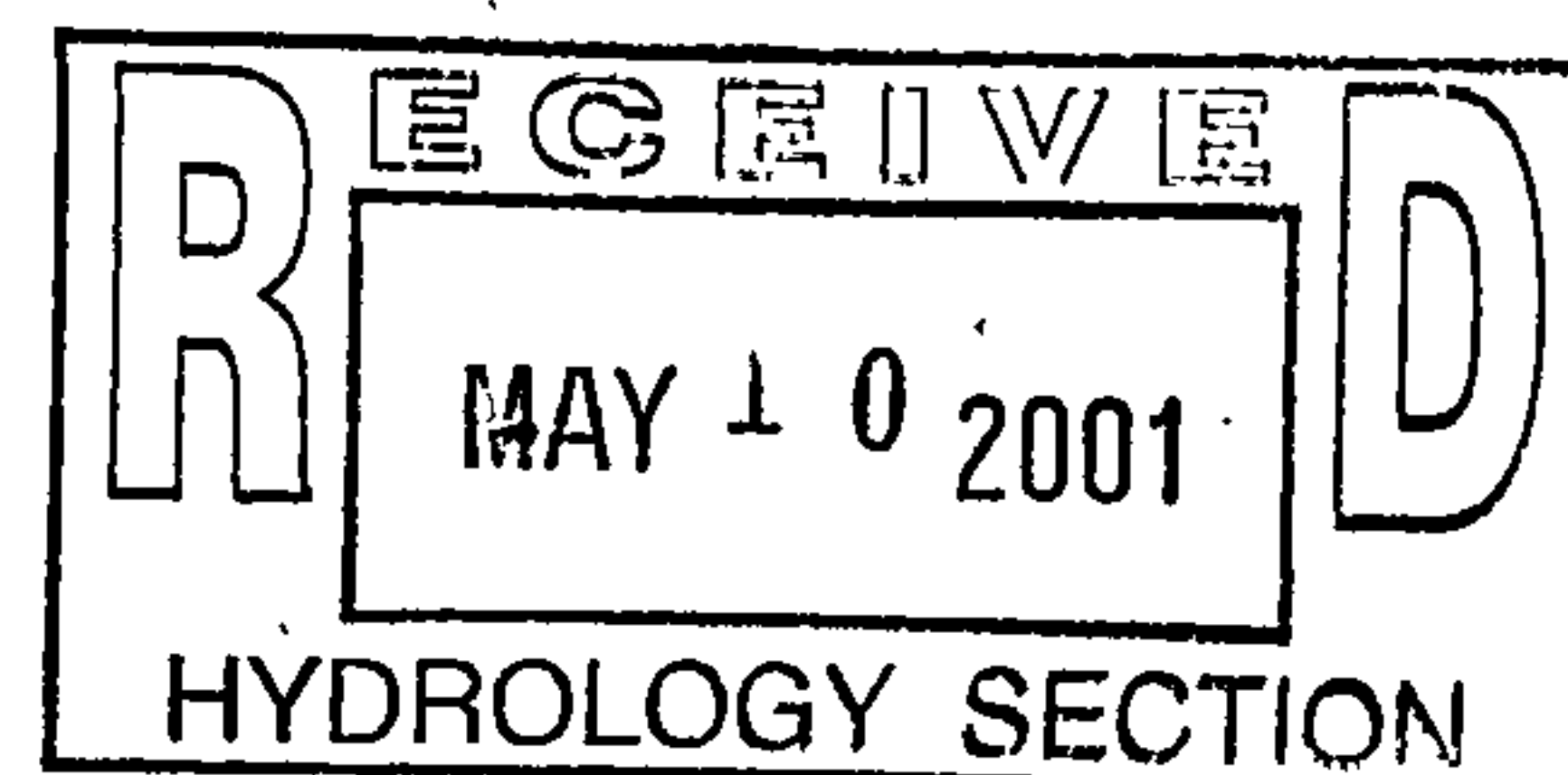
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: Whitney Reiersen
File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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5639 Jefferson Street NE
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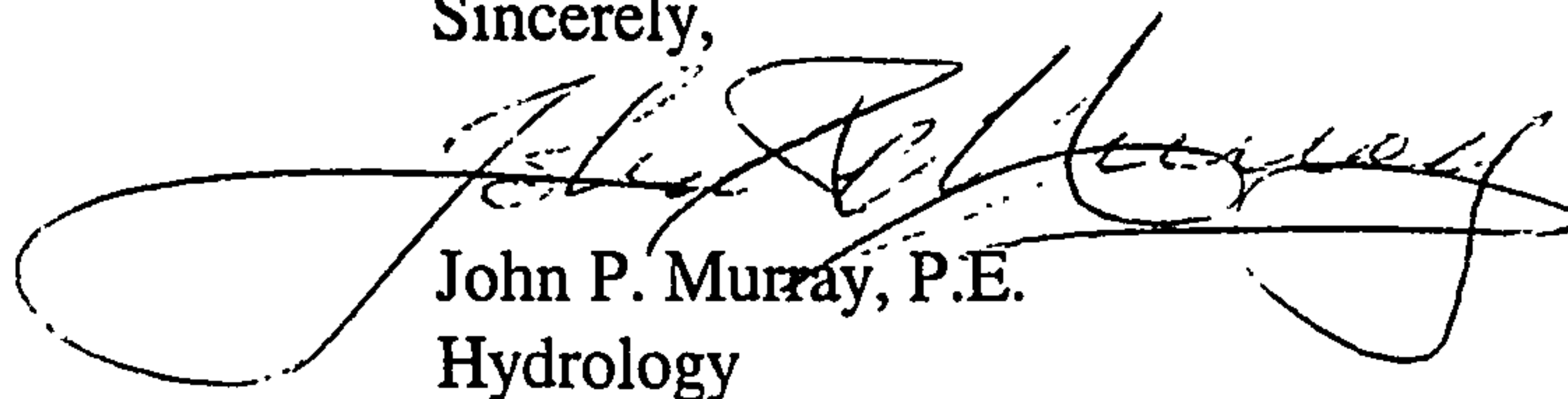
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John P. Murray, P.E.
Hydrology

c: Whitney Reiersen
✓ File



5639 Jefferson NE, Albuquerque, NM 87109
Phone (505) 344-4080 Fax (505) 343-8759

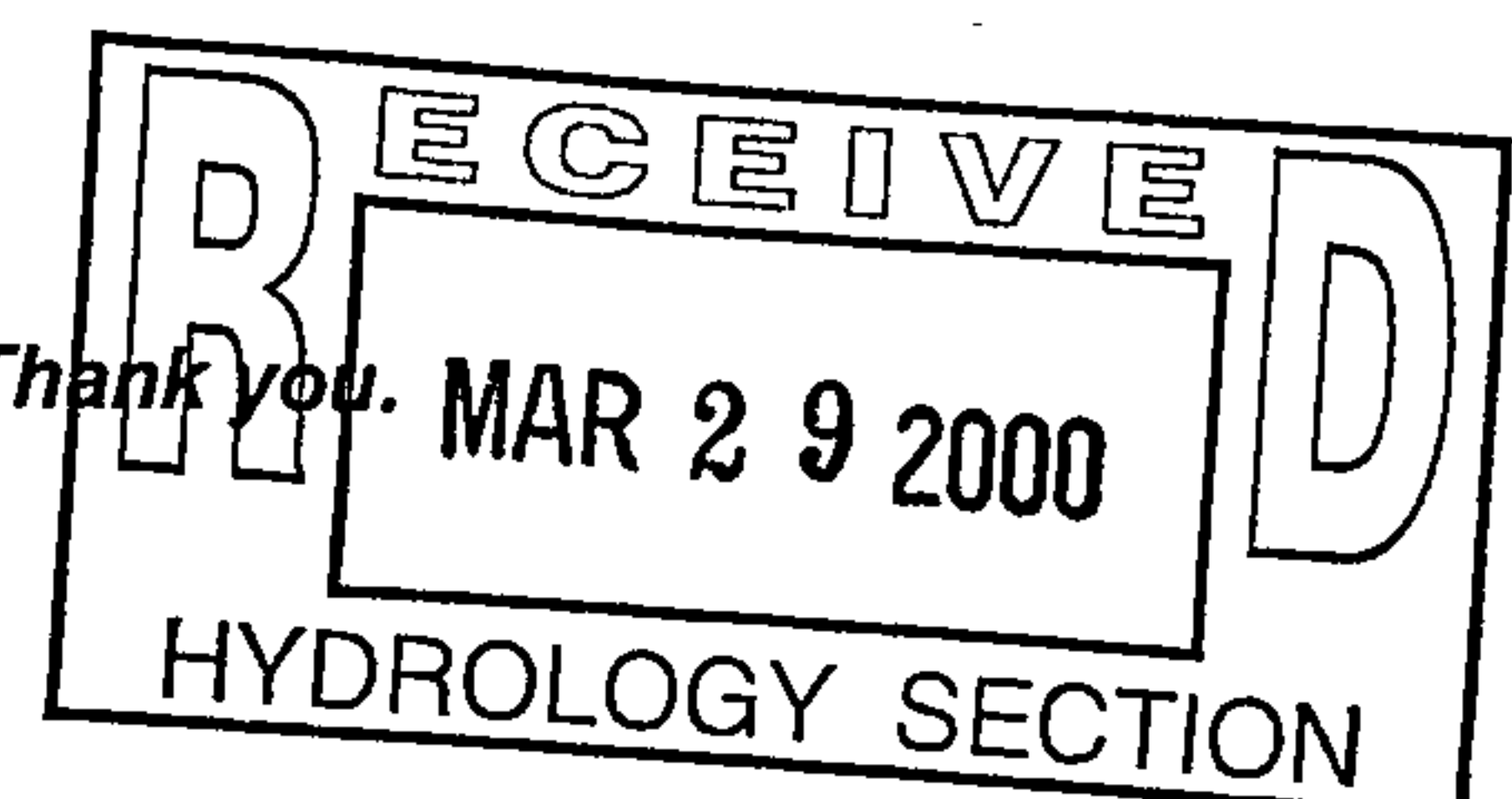
K-20/0008

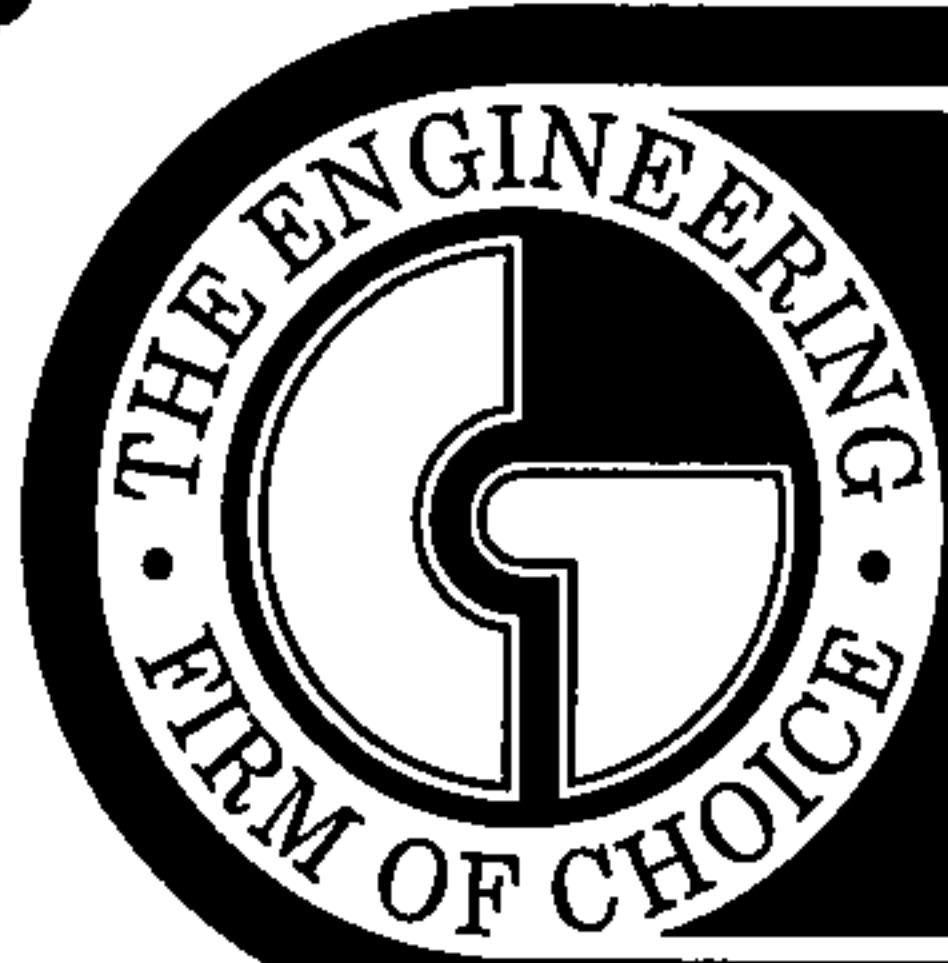
LETTER OF TRANSMITTAL

DATE: 3/29/00		PROJECT: LOS ALTOS GOLF COURSE																	
TO: BRAD BINGHAM		PROJECT NO.: N02-155-99																	
COMPANY / ADDRESS / PHONE: HYDROLOGY DIVISION PLAZA DEL SOL		SENT BY: James D. Kelley																	
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COPIES:	DATE:	SUBMITTAL NO.	DESCRIPTION:																
1			GRADING & DRAINAGE PLAN																
1			RESPONSE LETTER WITH CALCULATIONS																
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Comments:																			

Sent via: ☐ Fax ☐ Mail ☒ Runner ☐ Call for Pick-up ☐ Other:
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If enclosures are not as noted, please notify us at once. Thank you.





CHAVEZ • GRIEVES

CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE • SUITE 1 • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

March 28, 2000

Bradley L. Bingham, PE
Hydrology Review Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Los Altos Golf Course Pro Shop & Clubhouse Grading and Drainage Comments

Dear Mr. Bingham:

The following letter is in response to your comments in a letter dated 2-21-00.

1. Please show your existing and proposed drainage basins. Please include any "offsite" basins (especially from the north where the existing pro shop is). It appears that the new parking lot is in the existing driving range, which is grassed. This basin should be treated as type 'B.' Also, please show approximate limits of the flood plain, designated 'AO', 1-foot depth. You will need to determine what the base flood elevation is to be certain that the finish floor is 1 foot above that.

The land treatment for the area has been recalculated as type 'B'. The revised hydrology calculations are attached.

The flood plain boundary has been identified and placed within the drawing. The finish floor elevation for the new building is approximately 1.5 feet above the existing contour on the site. The existing area has been built up to accommodate the buildings already on site. Floodwaters are currently being diverted through the culvert under the street and will continue to flow through this culvert under developed conditions. If this culvert should plug the overflow will move across the parking lot to an inlet at the Westside of the parking lot.

2. Please double check that all sidewalks have a maximum cross slope of 2%. It appears that the sidewalk north of the building has cross slopes much greater than that.

The cross slopes have been checked throughout the site and corrected as needed.

If you have any further questions or require additional information, please don't hesitate to call me at 344-4080.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC



James D. Kelley, EI
c.c. Project File

PROJECT TITLE

100-YEAR HYDROLOGIC CALCULATIONS FOR FULLY DEVELOPED CONDITIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
D-1	1.03	0.00	100.00	0.00	0.00	0.92	0.08	3,453	0.08	3,453	2.69
						0.00	0.00		0.00		0.00
TOTAL	1.03						0.08	3,453	0.08	3,453	2.69
PROPOSED CONDITIONS											
D-1	1.03	0.00	0.00	0.00	100.00	2.36	0.20	8,858	0.40	17,491	5.19
						0.00	0.00		0.00		0.00
TOTAL	1.03						0.20	8,858	0.40	17,491	5.19
EXCESS PRECIP. 0.66 0.92 1.29 2.36 E _i (in)											
PEAK DISCHARGE 1.87 2.6 3.45 5.02 Q _{pi} (cfs)											
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)											
V _{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12											
V _{10DAY} (acre-ft) = V _{6-HR} + (A _D)(P _{10DAY} - P _{6-HR})/12											
Q (cfs) = (Q _{PA})(A _A) + (Q _{PB})(A _B) + (Q _{PC})(A _C) + (Q _{PD})(A _D)											
ZONE = 3											
P _{6-HR} (in.) = 2.60											
P _{24-HR} (in.) = 3.10											
P _{10DAY} (in.) = 4.90											



City of Albuquerque

February 21, 2000

Victor Chavez, PE
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

**Re: Los Altos Golf Course Pro Shop & Club House Grading and Drainage Plan
Engineer's Stamp dated 1-6-00 (K20/D08)**

Dear Mr. Chavez,

Based upon the information provided in your submittal dated 1-11-00, the above referenced site cannot be approved for Building Permit until the following minor comments are addressed:

1. Please show your existing and proposed drainage basins. Please include any "offsite" basins (especially from the north where the existing pro shop is). It appears that the new parking lot is in the existing driving range, which is grassed. This basin should be treated as type "B." Also, please show approximate limits of the flood plain, designated "AO", 1-foot depth. You will need to determine what the base flood elevation is to be certain that the finish floor is 1 foot above that.
2. Please double check that all sidewalks have a maximum cross slope 2%. It appears that the sidewalk north of the new building has cross slopes much greater than that.

If you have any questions about my comments, please contact me at 924-3986

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Hydrology Review Engineer



City of Albuquerque

February 21, 2000

Victor Chavez, PE
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

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Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

DRAINAGE INFORMATION

PROJECT TITLE: LOS ALTOS GOLF COURSE

ZONE ATLAS/DRNG. FILE #: K-20 / 10008

DRB#: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: T10N R4E SEC.20

CITY ADDRESS: _____

ENGINEERING FIRM: Chavez-Grieves

CONTACT: James Kelley

ADDRESS: 5639 Jefferson NE

PHONE: 344-4080

OWNER: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

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☒ DRAINAGE PLAN

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☐ FINAL PLAT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ OTHER

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: January 6, 2000

BY: James Kelley

