HYDROLOGY

H16/D45

MENAUL OFFICE
WAREHOUSE BIDG.

H16 - D45

1 PLAN

City of Albuquerque FILE COPY
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 21, 1983

Chris Weiss, PE
Consultants Terra Sol, Inc.
P.O. Box 142 Sandia Park
New Mexico 87047

REF: Menaul Office Warehouse Building (H16-D45) - Dated 5/83

Dear Mr. Weiss:

The referenced plan and proposed covenant is approved, please provide this office with a copy of the filed covenant for our records.

If you have any questions, please contact this office.

Sincerely,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA:mrk

INFORMATION SHEET

PROJECT TITLE Genaire Off Wilson TYPE OF SUBMITTAL FS Bldg PLAN

ZONE ATLAS PAGE NO. H-16 CITY ADDRESS

LEGAL DESCRIPTION Lot 2 unit 5 - Bernalillo Ind. Park

ENGINEERING FIRM Christopher Weiss CONTACT

ADDRESS 1100-B Alvarado N.E PHONE 266-3444

OWNER Dave Walker CONTACT

ADDRESS Montgomery Plaza Ott. PHONE 881-7957

ARCHITECT John Vandervoll CONTACT

ADDRESS PHONE

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR Dean Construction CONTACT Don Dean

ADDRESS 10300 Constitution NE PHONE 296-9428

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 3-23-84

BY: Don Dean

RECEIVED
MAR 23 1984
HYDROLOGY SECTION

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

March 28, 1984

Mr. Chris Weiss
CTS, Inc.
1100 Alvarado NE
Albuquerque, New Mexico 87110

REF: CERTIFICATION OF LOT 2 UNIT 5 BRUNACINI IND. PARK (H16-D45)

Dear Chris:

Based on the information provided on your certification submittal of March 23, 1984, listed below you will find certain items that will need to be addressed before final approval is granted.

1. Based on your as-built spot elevations, the invert of the outlet of the 4" pipe is shown to be at 85.7 with a spot elevation a few feet away of 85.96. In view, that the adjacent site to the North has never received a final approval from Hydrology, we will need verification of the adequacy of the paved private drainage access down to Vassar Street.

2. I will also need a copy of the compaction test performed on the pond berm for our records.

If you have any questions regarding the above comments, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Hydrologic Engineering Technician

BJM/ca

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 19, 1984

Mr. Chris Weiss
CTS, Inc.
1100 Alvarado NE
Albuquerque, NM 87110

REF: CERTIFICATION OF LOT 2 UNIT 5 BRUNACINI INDUSTRIAL PARK (H16-D45)

Dear Chris:

Based on the information provided on your April 12, 1984 resubmittal, the above referenced certification is acceptable.

If you have any questions, feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech, C.E.

BJM:mrk

FOX

FOX & ASSOCIATES OF NEW MEXICO, INC.
CONSULTING ENGINEERS AND GEOLOGISTS
ALBUQUERQUE OFFICE 3412 BRYN MAWR DRIVE, NE
ALBUQUERQUE, NEW MEXICO 87107
(505) 834-0900

April 10, 1984

Job No. 434220

Dean Construction
10300 Constitution, N. E.
Albuquerque, NM 87112

Subject: Density compaction test data for Warehouse at 2437 Menaul, N. E.

Gentlemen:

Transmitted herein is the detailed test data for the subject project.

FOX & ASSOCIATES OF NEW MEXICO, INC.

Kelly Caudle
Engineering Technician

MARTIN D. VINYARD
NEW MEXICO
8261
REGISTERED PROFESSIONAL ENGINEER

Reviewed by:

Martin D. Vinyard, P. E.
Project Geotechnical Engineer

Copies: Addressee (2)

Attached: Daily Report #1

jcg

FOX

FOX & ASSOCIATES OF NEW MEXICO, INC.
CONSULTING ENGINEERS AND GEOLOGISTS
ALBUQUERQUE OFFICE 3412 BRYN MAWR DRIVE, NE
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0900

DENSITY-COMPACTION TEST RESULTS

PROJECT: Warehouse at 2437 Menaul, N. E.
PROJECT NO. 434220
DATE 4/10/84
LOCATION
REPORT NO. 1
TIME
SOURCE
SAMPLE NO.
ENGINEERING TECHNICIAN Kelly Caudle

TEST NO.	LOCATION	DEPTH OR ELEVATION	PROCTOR DENSITY PCF	OPTIMUM MOISTURE CONTENT %	DRY DENSITY PCF	MOISTURE CONTENT %	COMPACTION ACT. %	COMPACTION REQ. %	SOIL TYPE
1	East side of berm, 2437 Menaul, N.E.	FSG	114.5	13.0	113.6	5.0	99.0	90	SAND, very silty, trace gravel, brown (SM)
2	West side of berm, 2437 Menaul, N.E.	FSG	114.5	13.0	110.7	5.4	96.8	90	SAND, very silty, trace gravel, brown (SM)

EQUIPMENT: None on Site

COMMENTS: Area to be tested was ready upon arrival on job site. Job foreman was informed of test results.

TYPE OF TEST: AG
TEMPERATURE: 55 to 60 degrees
WIND: 0 to 5 mph
PRECIPITATION:

ATT: BERNIE

COPY

2437 Menaul N.E
Brunacini Ind Park

2A

SPECIAL

COVENANTS, CONDITIONS AND RESTRICTIONS

These Special Covenants, Conditions and Restrictions are made and imposed upon that real property described as Lot #2A and Lot #2B of Brunacini Industrial Park, Unit 5, Albuquerque, New Mexico, (hereinafter the "Property") as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference, by DAVID WALKER and JUDY WALKER, husband and wife, of Albuquerque, New Mexico, as "Seller", and HAROLD GARDENSWARTZ and ARTHUR GARDENSWARTZ, individuals of Albuquerque, New Mexico, as "Purchaser", for the purpose of documenting certain covenants and agreements between the parties concerning the sale, development and use of Lot #2A of the Property, which covenants are intended to benefit both lots of the Property. These Covenants, Conditions and Restrictions are to be, and shall be construed as, covenants running with the land, binding upon Seller and Purchaser and all heirs, executors, assigns, transferees and successors in interest to all or any portion of the title to the Property.

Purchase and Seller understand and agree that Lot #2A comprises a portion of planned development of Seller on the entire property consisting of two lots. In consideration of Purchaser's agreement to purchase Lot #2A and, further, in consideration of the benefits to be derived by Purchaser and Seller from the development of both lots, Seller agrees that title to Lot #2A, as shown in Exhibit "A", as conveyed, shall be subject to these Special Covenants, Conditions and Restrictions; and Purchaser covenants and agrees to comply with, keep and perform all of such Covenants, Conditions and Restrictions as follows:

A. Purchaser and Seller grant to the other a reciprocal, non-exclusive easement over, through and across its parcel and appurtenant to the parcel of the other party for use by each for providing access dirveway for ingress and egress pedestrian traffic and vehicle parking and areas for vehicle driving on the property designated, from time to time, by the other of the parcel, for such purposes. This reciprocal non-exclusive easement shall include an easement for drainage and ponding as required by a drainage report which may be required for the development of lot 2A.

Copy
By DA

B. Seller agrees to provide easements for utilities to be placed, at Seller's discretion, upon Lot #2B for the purpose of providing utilities to Lot #2A.

C. Any deed, lease, conveyance, encumbrance, mortgage or contract made by either Purchaser or Seller in violation of these Special Covenants, Conditions and Restrictions shall be void and may be set aside on petition of the other party, and all successors in interest, heirs, executors, administrators, or assigns of Seller or Purchaser all of whom shall be deemed parties to the same effect as the original parties hereto. And, if any such conveyance or instrument is set aside by decree of a court of competent jurisdiction, all costs and expenses of such proceedings shall be taxed against the offending party or parties and shall be declared by the Court to constitute a lien against the real property described herein.

D. These Special Covenants, Conditions and Restrictions may only be modified or amended by a subsequent written document executed by the then-current owner(s) of the Property described herein.

IN WITNESS WHEREOF, Seller and Purchaser have executed these Special Covenants, Conditions and Restrictions at Albuquerque, New Mexico, on this 1st day of February, 1983.

SELLER

David Walker
DAVID WALKER

Judy Walker
JUDY WALKER

PURCHASERS

Harold Gardenswartz
HAROLD GARDENSWARTZ

Arthur J. Gardenswartz
ARTHUR GARDENSWARTZ

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 10th day of ~~February~~ June, 1983 by David and Judy Walker, as Sellers.

Gordon L. Sharpe
NOTARY PUBLIC

My Commission Expires:
3-14-86

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1st day of February, 1983 by Harold Gardenswartz and Arthur Gardenswartz, as Purchasers.

Donna S. Hargreaves.
NOTARY PUBLIC

My Commission Expires:
1-25-86