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Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, May 31, 2013 4:13 PM
To: 'Steve Kraemer'
Subject: RE: Lot 2B Broadway Industrial Follow Up

Steve,
 This grading plan is 14 years old. Per the DPM Chapter 17, grading plans are good for one year. Berms and other earthen drainage features tend to erode with time.

What is needed from you:
 Submit a grading and drainage plan prepared by a New Mexico Professional Engineer to Hydrology for review and approval. The plan should be submitted seeking Building Permit approval.

Curtis

From: Steve Kraemer [mailto:SKraemer@bergerbriggs.com]
Sent: Thursday, May 16, 2013 3:41 PM
To: Cherne, Curtis
Cc: Sean Gilligan; Rich Kraemer
Subject: Lot 2B Broadway Industrial Follow Up

Curtis,

I have cc'd Sean Giligan, the prospective tenant for this land, as well as the principal owner, Rich Kraemer.

Sean and I met today and reviewed the recorded documents regarding the Unit 3 Revision to the Grading and Drainage Plan as well as the Broadway Industrial Center Unit 2, Lot 2A thru Lot 2D Grading and Drainage Plan, which are attached.

In my previous conversation with you I took away that you needed to know the assumptions made by the engineer regarding the impervious percentage of the lots that are to drain in to the retention pond (Lot 2A) to be sure that the current retention pond was properly sized. In speaking with Doug Hughes from Mark Goodwin and Associates, P.A. Consulting Engineers he pointed me to the table on the Master Drainage plan which shows that lots 2B, 2C and 2D were all assumed to have 90% impervious coverage. (Please review and tell me if you concur)

Does this table showing the 90% impervious satisfy your requirement from us? If not, can you please provide me a detailed explanation of what is needed from us so we can finalize the lease of this land and get Sean's business up and running? In other words, what are the current issues with the site that would prevent Sean from getting approval from your department, and what do we need to do to fix them?

Sean has started taking orders for his modular homes, and we need to know if this site will work for him or not.

Sincerely,

Steve Kraemer
 Associate Broker
 Berger Briggs Real Estate and Insurance, Inc.
 4333 Pan American Fwy NE
 Albuquerque, NM 87107

505-247-0444 (o)
 505-417-5214 (c)
 505-243-1505 (f)
 skraemer@bergerbriggs.com

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