

## Elliott, Stanice

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**From:** Hughes, James D.  
**Sent:** Friday, February 02, 2018 12:54 PM  
**To:** 'David Soule'  
**Cc:** Peterson, Dana M.; Adeeb, Muhanned W; Wolfenbarger, Jeanne; Elliott, Stanice  
**Subject:** RE: Sunset K12D003

David,

Apparently someone changed the street grades, and this sort of change must be made by formal request to hydrology before it is constructed. It seems to me that whoever made the decision to make that change without informing hydrology is the one responsible for the cost now, to include any infrastructure we find unacceptable and needing to be replaced. The missing property corner elevations are required by the DPM as part of the engineer's certification, so please provide a complete certification. The certification should identify the deviations from the approved plan and include a statement as to whether or not they follow the design intent of the plan.

Totten,

Please do not issue any more building permits in this subdivision until this is resolved

Jeanne,

Please do not release financial guarantees or accept the closeout until hydrology gets a complete certification and accepts the changes.

Sincerely

Doug Hughes PE CFM  
Principal Engineer Planning Dept.  
[jhughes@cabq.gov](mailto:jhughes@cabq.gov) 924-3986

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**From:** David Soule [<mailto:david@riograndeengineering.com>]  
**Sent:** Thursday, February 01, 2018 2:38 PM  
**To:** Hughes, James D.  
**Cc:** Peterson, Dana M.; Adeeb, Muhanned W; Wolfenbarger, Jeanne  
**Subject:** RE: Sunset

After receiving this email i went thru the files and did another site walk. I dont see what the city is seeing. All the pads are atleast a foot higher than the curbs. The sideyard swales are in (some have blow sand since i certified). I can provide the additional spots as requested, but I believe my certification was appropriate at the time i certified. The site is in substantial compliance to the grading plan. If its not too much trouble a site visit may save my client a few thousand dollars for the additional survey work. I can meet you, or i feel a simple drive thru would be helpfull, Im sorry i dont see the site the same way as the email states. That being said, i always appreciate the opportunity to revisit things, i make mistakes and would prefer to correct them prior to there being an issue.

David Soule

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**From:** Hughes, James D. [<mailto:jhughes@cabq.gov>]  
**Sent:** Wednesday, January 31, 2018 12:56 PM  
**To:** 'David Soule'; 'David Soule'  
**Cc:** Peterson, Dana M.; Adeeb, Muhanned W; Wolfenbarger, Jeanne  
**Subject:** FW: Sunset

David,

The attached letter approving the Engineer's certification for release of Financial Guarantee may have been premature. The Certification shows the pads were constructed at the planned elevations and further states that the lots drain according to plan, but if the street was constructed higher than planned then I don't see how the lots can drain to the street. The easiest way to resolve this issue is to add the property corner elevations to the certification and resubmit it. Is that something that you can do?

Sincerely

Doug Hughes PE CFM  
Principal Engineer Planning Dept.  
[jhughes@cabq.gov](mailto:jhughes@cabq.gov) 924-3986

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**From:** Wolfenbarger, Jeanne  
**Sent:** Wednesday, January 31, 2018 9:22 AM  
**To:** Hughes, James D.  
**Cc:** Adeeb, Muhanned W  
**Subject:** FW: Sunset

We were not aware until yesterday that the road elevations are typically much higher than what was shown in the design after first submittal of as-builts. (generally a foot higher, some locations are 2 feet higher).

In briefly looking at the FP elevations shown in the attachment, it looks like the FP Elevations are barely higher than roadway grade as opposed to being approximately 2-3 feet higher.

*Jeanne Wolfenbarger, P.E.*  
*Manager for Design Review & Construction*  
*City of Albuquerque*  
*(505)924-3993*

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**From:** Adeeb, Muhanned W  
**Sent:** Wednesday, January 31, 2018 8:51 AM  
**To:** Wolfenbarger, Jeanne  
**Subject:** FW: Sunset

**Muhanned Adeeb**  
Senior Construction Engineer  
City of Albuquerque  
Design Review and Construction  
Office: (505) 924-3421  
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Email:[madeeb@cabq.gov](mailto:madeeb@cabq.gov)

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**From:** Hughes, James D.  
**Sent:** Wednesday, January 31, 2018 8:32 AM  
**To:** Adeeb, Muhanned W  
**Subject:** Sunset

Sincerely  
Doug Hughes PE CFM  
Principal Engineer Planning Dept.  
[jhughes@cabq.gov](mailto:jhughes@cabq.gov) 924-3986