

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

March 31, 2020

Twilight Homes of New Mexico LLC,
Tim McNaney – tmcnaney@twilighthomesnm.com

Site: Sunset Villa Subdivision – K12E003_T

Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control

The following violations were observed at Monday's inspection.

1. Stormwater controls (BMPs) are missing and in need of repair, specifically in the front yards of the new houses under construction. The grade behind the curb is higher than the street allowing sediment to easily enter the street.
2. Sediment associated with new house construction is in the adjacent street.
3. The site is littered with washout in association with the new homes under construction.
4. Construction waste is not in acceptable container.

Photos are shown below.





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Required Mitigation:

1. Install and maintain perimeter BMP's, such as cut-back (see attached detail). Prevent sediment and other pollutants from entering the adjacent streets.
2. Where sediment from the lots enters the adjacent streets remove the deposited sediment by the end of the same business day in which the it occurs
3. Direct wash water from stucco, paint and concrete into a leak-proof container or lined pit. Remove and properly dispose of existing washouts.
4. Dispose of construction and domestic waste in acceptable containers daily and use lids or tarps to cover waste containers when not in use.

If the violations are not mitigated within 7 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.