



Alan Varela, Director

February 5, 2025

Rachel Barnett, CPESC
Eight14 Solutions
5750 Pino Ave NE
Albuquerque, NM 87109



Mayor Timothy M. Keller

Re: Twilight Homes at Montage Unit 5 at MDS (Block 3 Lots 14-24 and 29-33 only)
Erosion and Sediment Control Plan
Engineer's Stamp Date 2/3/2025 (R16E006C_T)

Mrs. Barnett,

Based on the information in your submittal received on 1/15/25, the ESC Plan can't be approved until the following comments are addressed.

1. The owner information, Twilight Homes, as shown on the ESC Plan, Information Sheet, and the NPDES documentation, does not agree with the available Bernalillo County records which show Titan Montage 5, LLC as the property owner. The property owner's NOI is required by City Ordinance § 14-5-2-11. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ESC Plan. The Property Owner's name must match the property records exactly.
2. The Operator Point of Contact's name and email address don't agree. Correct the point of contact information on the NOI.
3. The coordinates on the NOI are for a point located about 500' north of these lots. Correct the coordinates on the NOI.
4. Include the lot and block numbers of every lot covered by the ESC Plan in the Title of the ESC Plan and on the SWQ Info Sheet.
5. Street names are missing from the adjacent streets on the ESC Plan. Label all street names on the map.
6. Block numbers are missing from the map. Label lot and block numbers on the map. Include lot and block numbers of adjacent lots also.
7. Parimeter controls are missing on portions of all of the lots. Parimeter controls are required adjacent to all streets, allies, and HOA landscape tracts, and may consist of either Curb Cutback swales or Silt Fence. Curb Cutbacks are acceptable on all types of curbs including role curb, however they are not allowed where the sidewalk has already been constructed.
8. Street and alley longitudinal slopes are required on all G&D Plans and ESC Plans, so where slopes were omitted they must be added on the ESC Plan. Check dams or silt fences are required at each side lot line next to the parimeter controls where street slopes exceed 2.5%.

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

Sincerely,

A handwritten signature in black ink that reads "James D. Hughes".

James D. Hughes, P.E. CPESC.
Principal Engineer, Planning Dept.
Development and Review Services