



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	McMahon Market Place McMahon Center		
Site Contact Name & Agency	Doug Peterson JMD-McMahon LLC	ESC File No.	AME011G
Date of Inspection	6-14-18	Start/End Time	1:45
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stabilized		

Type of Inspection:

- ☒ Regular • During storm event • Post-storm event (> 0.5 inch) • 311 / Complaint Response • Follow-Up

Weather Information

Weather at time of this inspection?

Temperature: ~100 F°

- ☒ Clear • Cloudy • Rain • Sleet • Fog • Snowing • Windy

Has there been a storm event since the site was Permitted? ☒ Yes • No

Amount: • < 1/4" • 1/4" to 3/4" • > 3/4" • Snow _____"

Erosion & Sediment Control Inspection

Entrance / Track-Out	NA
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	Stabilized
Inspection Reports	
Erosion Controls	gravel, asphalt, gravel
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	

Notes

~~area south of building disturbed from staging and~~
~~area south of development not stabilized~~

Is site being maintained in compliance with the Drainage Ordinance? ☒ Yes • No

Signature

Date

Curtis Cherne 6-14-18

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, June 14, 2018 4:19 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace For Informational Purposes only
Attachments: facing_south.jpg; facing_south2.jpg

Doug,
Good afternoon.

I went out to McMahon Market Place for a last inspection as the project is essentially complete. The City has to perform a last inspection to deem the site "stabilized", which I did.

I think you are going to get dirt draining/blowing into the newly built areas as they are downhill from a large dirt area. See attached pics.

If you constructed a compacted berm probably 2 feet high (I didn't do any calculations) that would help with the drainage. For windblown, silt fence may help a little. A berm or silt fence also helps prevent illegal dumping. This suggestion may help minimize maintenance.

A response is not requested or required.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	McMahon Market Place McMahon & Unser		
Site Contact Name & Agency	Doug Peterson JMD-McMahon LLC	ESC File No.	AHE0116
Date of Inspection	3-27-18	Start/End Time	8:55/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Office Review of inspection Records		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ _____ F°
<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> Windy	N/A
Has there been a storm event since the site was Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____"	N/A

Erosion & Sediment Control Inspection

Entrance / Track-Out	_____
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	_____
Inspection Reports	post storm 0.8", last 3-9-18
Erosion Controls	_____
Housekeeping/Pollutant Controls	_____
Debris/Pollutants/Sediment in MS4	_____
Notes	_____

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Signature <u>Curtis A. Cherne</u>	Date <u>3-27-18</u>
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Cherne, Curtis

From: Doug Peterson <Doug@petersonproperties.net>
Sent: Tuesday, March 20, 2018 11:53 AM
To: Cherne, Curtis
Cc: jeffdh@inspectionsplusinc.com; Caitlin Hamilton; Kyle Kimberlain; Cassandra@inspectionsplusinc.com; Fred Arfman; Grant Morrison; Jeff Kubisak
Subject: Re: McMahon Marketplace Construction Site Inspection

Hi all. Please see the email from Curtis below, provide him the requested reports and copy me. Thanks.

Sent from my iPhone

On Mar 20, 2018, at 11:04 AM, Cherne, Curtis <CCherne@cabq.gov> wrote:

Doug,
Please provide self-inspection reports. I am following-up from the e-mail sent March 5th, 2018.

Thanks,

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

From: Cherne, Curtis
Sent: Monday, March 05, 2018 3:49 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace Construction Site Inspection

Doug,
Good afternoon.
I went by the above referenced site today for a follow-up inspection.

All items were mitigated. Thanks.

Please provide self-inspection reports since 1-30-18

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

=====

This message has been analyzed by Deep Discovery Email Inspector.

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	McMahon Taproom and Shell station		
Owners/Operators Name	JMD McMahon LLC		
Date of Inspection	03/09/18	Start Time	9:20 am
Inspector's Name(s)	Jeff Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-344-9410 Bookkeeping@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? No If yes, provide: Storm Start Date: 02/15/18 Approximate Amount of Precipitation (in): 0.30"			
Weather at time of this inspection? <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: n/a What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? 2. Has the Rain Event page been filled out? No n/a 3. Are there MSDS sheets on site? Yes Where are they located? Construction trailer. 4. Has the SWPPP been signed on the certification page? No What companies have signed? 5. Have the delegation letters been signed? No What companies have signed? 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? 7. Has the "Chemical On Site" form been filled out? Yes Construction trailer. 8. Is there a spill kit on site? Yes Where is it located? Construction trailer. 9. Have they done any training for the supervisors or others? No 10. Was the inspector able to train any one on this visit? No Who did you speak with?			
Are the SWPPP and inspections available on site?		Yes	The SWPPP book and inspections are located at Cpnstruction trailer .
Notes			
1. e mail inspections to: doug@petersonproperties.com			
2.			
3.			

Final Stabilization/Termination Checklist.

1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	Entire site being worked.
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.

Construction Phasing

Activity	Current Status	Activity Started / Completed
Installed BMPs	installed	Started: 01/11/18 Completed:
Site Clearing and Grading	Complete on North end of site.	Started: 01/11/18 Completed:
Installing Utilities	In progress	Started: 01/18/18 Completed:
Building Structure	In place.	Started: 02/23/18 Completed:
Paving and Walks	In place at Starbucks only.	Started: 02/23/18 Completed:
Final Grading/ Stabilize Site		Started: Completed:
Other		Started: Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1 Staging Area	Yes	No	
2 Portable Toilet	Yes	No	
3 Silt Fence	Yes	No	
4 Concrete Washout	Yes	Yes	See the corrective action log
5 Cut-back at Curb	Yes	No	
6			
7			
8			
9			
10			

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	

	New BMPs needed	Notes
1	Concrete Washout	See the corrective action log
2		
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	See the corrective action log
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	Yes	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	No	Yes	NOI Posting Location:
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	See the corrective action log N/A at this time. First inspection.
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 03/09/18

SWPPP Management Signature: _____ Date: _____

Date: 03/09/18

Project: McMahon Taproom and Shell station

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
01	Install a stabilized rock pad entrance.	11/16/17		11/30/17
02	Silt fence required per ECP plan in SWPPP book.	11/16/17		12/29/17
03	Post SWPPP board with NOI and install rain gauge.	11/16/17		
04	Sign the certification page at the front of the swppp book. See " sign here" in SWPPP book.	11/16/17		
05	Sign the delegation page for the delegated super on site. See " sign here" in SWPPP book.	11/16/17		
06	Sign the delegation page for Inspecttions plus. See " sign here" in SWPPP book.	11/16/17		
07	The delegated super needs to sign the 30 day swppp training page and date it 11/16/17 in tab 7 of the swppp book.	11/16/17		
08	No additional site BMP corrective actions noted at this time.	11/30/17		11/30/17
09	Cut back at curb and/ or silt fence required on lot at curb along McMahon entrance.	12/14/17		12/29/17
10	No additional site BMP corrective actions noted at this time.	12/29/17		12/29/17
11	Replace removed silt fence at North entrance. Block off improvised entrance at NW corner.	01/11/18		01/25/18
12	Trackout being created at East end of site near Mcdonalds. Swept	01/11/18		02/23/18
13	Trackout being created at West end of site behind taco bell.Swept	01/25/18		02/23/18
14	Sediment being tracked out to roads between the MVD and CVS. Swept.	02/08/18		02/23/18
15	Concrete washout at debris pile on South Parcel (near connex) needs removed.	02/23/18		
16	No additional site BMP corrective actions noted at this time.	03/09/18		03/09/18

Date: 03/09/18

Project: **McMahon Taproom and Shell station**

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector

SWPPP Management Signature: _____ **Date:** _____

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, March 20, 2018 11:04 AM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Cc: 'jeffdh@inspectionsplusinc.com'
Subject: FW: McMahon Marketplace Construction Site Inspection

Doug,
Please provide self-inspection reports. I am following-up from the e-mail sent March 5th, 2018.

Thanks,

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

From: Cherne, Curtis
Sent: Monday, March 05, 2018 3:49 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace Construction Site Inspection

Doug,
Good afternoon.
I went by the above referenced site today for a follow-up inspection.

All items were mitigated. Thanks.

Please provide self-inspection reports since 1-30-18

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, March 05, 2018 3:49 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace Construction Site Inspection

Doug,
Good afternoon.
I went by the above referenced site today for a follow-up inspection.

All items were mitigated. Thanks.

Please provide self-inspection reports since 1-30-18

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	McMahon Market place McMahon L Under		
Site Contact Name & Agency	Doug Peterson JMD-McMahon LLC	ESC File No.	AI1E0116
Date of Inspection	3-5-18	Start/End Time	11:10/11:25
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Starbucks 90%, Tavern 60%		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ 45 F°
<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input checked="" type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input checked="" type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	N/A
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	OK
Inspection Reports	(1-30 or 12) not on site
Erosion Controls	OK
Housekeeping/Pollutant Controls	OK
Debris/Pollutants/Sediment in MS4	NO
Notes	

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Signature: <u>Curtis A. Cherne</u>	Date: <u>3-5-18</u>
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CITY OF ALBUQUERQUE



January 29, 2018

Doug Peterson, JMD-McMahon, LLC., doug@petersonproperties.net

Site: McMahon Market Place

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

Dear Mr. Peterson,

The following violations were observed at today's inspection.

1. Concrete wash-out.
2. No acceptable wash-out facility on-site.
3. No sediment BMP along McMahon Blvd at access drive.
4. Oil on pavement.

Photos are shown below:



Large area of concrete wash-out.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



No sediment BMP along McMahon Blvd at access drive.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Oil on pavement near McMahon.

CITY OF ALBUQUERQUE

**Required Mitigation:**

1. Remove concrete wash-out and dispose of properly.
2. Provide an acceptable wash-out facility on-site and contractors use it.
3. Install a sediment BMP along McMahon Blvd at access drive. Since area is paved, a filter/mulch sock at the toe of the fence would work.
4. Remove oil from pavement.

If violations are not mitigated within 30 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 30 days from the date of this letter please let me know.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality
Planning Dept.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	McMahon Market place McMahon & UNM		
Site Contact Name & Agency	Doug Peterson JMD - McMahon LLC	ESC File No.	AUE0116
Date of Inspection	1-30-18	Start/End Time	1130/1140
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Office Review of inspection Report		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: - _____ F°
<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input checked="" type="checkbox"/> Snowing <input type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Amount: <input type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	N/A

Erosion & Sediment Control Inspection

Entrance / Track-Out	
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	
Inspection Reports	Reports provided OK 1-25-18, 1-11-18, 12-29-17, 12-19-17,
Erosion Controls	
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	
Notes	

Is site being maintained in compliance with the Drainage Ordinance? ☒ Yes ☐ No

Signature

Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, January 30, 2018 9:43 AM
To: 'Kyle Kimberlain'
Cc: Doug Peterson (Doug@petersonproperties.net); Martin Grummer (mgrummer@centurylink.net)
Subject: RE: McMahon Marketplace self-inspection reports

Doug/Kyle,
Thank you.

The report states they are kept in the construction trailer. This should make it easier next time.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

From: Kyle Kimberlain [<mailto:Kyle@retailstoreconstruction.com>]
Sent: Monday, January 29, 2018 5:43 PM
To: Cherne, Curtis
Cc: Doug Peterson (Doug@petersonproperties.net); Martin Grummer (mgrummer@centurylink.net)
Subject: RE: McMahon Marketplace self-inspection reports

Curtis:

Please find attached inspection reports per your request. These are being performed by Inspections Plus.....Call me if you have any questions, or need anything additional.

Thank you,
Kyle

Retail Store Construction, Inc.

Kyle Kimberlain
23150 N. Pima Rd. #2C
Scottsdale, AZ 85255
Ph: 262-886-9800
Fax: 262-886-9814
Cell: 262-331-3829
<mailto:kyle@retailstoreconstruction.com>
Website: www.retailstoreconstruction.com

From: Doug Peterson [<mailto:Doug@petersonproperties.net>]
Sent: Monday, January 29, 2018 5:00 PM
To: Martin Grummer (mgrummer@centurylink.net); Kyle Kimberlain; Fred Arfman; Cassandra Durkin
Subject: FW: McMahon Marketplace self-inspection reports

Hi all. Do you know which reports Curtis is looking for?

Douglas H. Peterson
President of Peterson Properties, LLC
2325 San Pedro NE #2A
Albuquerque, NM 87110
P: 505.884.3578
F: 505.884.6793
Doug@PetersonProperties.net

From: Doug Peterson
Sent: Monday, January 29, 2018 3:42 PM
To: 'Cherne, Curtis'
Subject: RE: McMahon Marketplace self-inspection reports

Will do. Thanks, Curtis.

Douglas H. Peterson
President of Peterson Properties, LLC
2325 San Pedro NE #2A
Albuquerque, NM 87110
P: 505.884.3578
F: 505.884.6793
Doug@PetersonProperties.net

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, January 29, 2018 2:33 PM
To: Doug Peterson
Subject: McMahon Marketplace self-inspection reports

Doug,
I didn't run into the site supervisor today. So I couldn't determine if there were any self-inspection reports.

Please e-mail, hand-deliver or have reports on-site within 7 days. If on-site, please let me know the location.

Thanks,
Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	McMahon Taproom and Shell station		
Owners/Operators Name	JMD McMahon LLC		
Date of Inspection	12/14/17	Start Time	10:50 AM
Inspector's Name(s)	Jeff Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-344-9410 Bookkeeping@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? No If yes, provide: Storm Start Date: n/a Approximate Amount of Precipitation (in):			
Weather at time of this inspection? <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: n/a What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? 2. Has the Rain Event page been filled out? No n/a 3. Are there MSDS sheets on site? No Where are they located? 4. Has the SWPPP been signed on the certification page? No What companies have signed? 5. Have the delegation letters been signed? No What companies have signed? 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? 7. Has the "Chemical On Site" form been filled out? No 8. Is there a spill kit on site? No Where is it located? 9. Have they done any training for the supervisors or others? No 10. Was the inspector able to train any one on this visit? No Who did you speak with?			
Are the SWPPP and inspections available on site?	Yes	The SWPPP book and inspections are located at Cpnstruction trailer .	
Notes			
1. e mail inspections to: doug@petersonproperties.com			
2.			
3.			

Final Stabilization/Termination Checklist.

1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	Entire site being worked.
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.

Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Not installed	Started: 11/16/17 Completed:
Site Clearing and Grading	In progress	Started: 11/16/17 Completed:
Installing Utilities	In progress	Started: 11/30/17 Completed:
Building Structure		Started: Completed:
Paving and Walks		Started: Completed:
Final Grading/ Stabilize Site		Started: Completed:
Other		Started: Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Staging Area	Yes	No	
2	Portable Toilet	Yes	No	
3	Silt Fence	Yes	Yes	See the corrective action log
4				
5				
6				
7				
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	See the corrective action log
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	n/a

	New BMPs needed	Notes
1	Silt Fence	
2	Concrete Washout	
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	No	Yes	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	No	No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	No	Yes	NOI Posting Location:
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	No	No	See the corrective action log N/A at this time. First inspection.
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.

1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 12/14/17

SWPPP Management Signature: _____ Date: _____

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	McMahon Taproom and Shell station		
Owners/Operators Name	JMD McMahon LLC		
Date of Inspection	01/25/18	Start Time	11:20 AM
Inspector's Name(s)	Jeff Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-344-9410 Bookkeeping@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? No If yes, provide: Storm Start Date: n/a Approximate Amount of Precipitation (in):			
Weather at time of this inspection? <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: n/a What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? 2. Has the Rain Event page been filled out? No n/a 3. Are there MSDS sheets on site? Yes Where are they located? Construction trailer. 4. Has the SWPPP been signed on the certification page? No What companies have signed? 5. Have the delegation letters been signed? No What companies have signed? 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? 7. Has the "Chemical On Site" form been filled out? Yes Construction trailer. 8. Is there a spill kit on site? Yes Where is it located? Construction trailer. 9. Have they done any training for the supervisors or others? No 10. Was the inspector able to train any one on this visit? No Who did you speak with?			
Are the SWPPP and inspections available on site?	Yes	The SWPPP book and inspections are located at Cpnstruction trailer .	
Notes			
1. e mail inspections to: doug@petersonproperties.com			
2.			
3.			

Final Stabilization/Termination Checklist.			
1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	Entire site being worked.
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.		
Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	installed	Started: 01/11/18 Completed:
Site Clearing and Grading	Complete on North end of site.	Started: 01/11/18 Completed:
Installing Utilities	In progress	Started: 01/18/18 Completed:
Building Structure	In progress.	Started: 12/29/17 Completed:
Paving and Walks		Started: Completed:
Final Grading/ Stabilize Site		Started: Completed:
Other		Started: Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Staging Area	Yes	No	
2	Portable Toilet	Yes	No	
3	Silt Fence	Yes	No	
4	Concrete Washout	Yes	No	
5				
6				
7				
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	See the corrective action log
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	n/a

	New BMPs needed	Notes
1	Stabilized Construction Er	See the corrective action log
2		
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	Yes	See the corrective action log
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	No	Yes	NOI Posting Location:
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	See the corrective action log N/A at this time. First inspection.
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 01/25/18

SWPPP Management Signature: _____ Date: _____

Date: 01/25/18

Project: **McMahon Taproom and Shell station**

Corrective Action Log

[illegible]

Date: 01/25/18

Project: **McMahon Taproom and Shell station**

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector

SWPPP Management Signature: _____ **Date:** _____



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	McMahon Market place McMahon & UNR		
Site Contact Name & Agency	Doug Peterson OMD - McMahon, LLC	ESC File No.	A11E0116
Date of Inspection	1-29-18	Start/End Time	9:35/9:50
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing bldg, curbs pour		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: - 48 F°
<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input checked="" type="checkbox"/> < 1/8" <input type="checkbox"/> 1/8" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	no yes OK - asphalt
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	no sediment BMD on north side of McMahon
Inspection Reports	none
Erosion Controls	
Housekeeping/Pollutant Controls	large wash-out S. south of bldg oil in paint can near McMahon no wash-out bucket on-site
Debris/Pollutants/Sediment in MS4	
Notes	Alfred grade pour checked trailer for silt spill
Is site being maintained in compliance with the Drainage Ordinance ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Signature	Curtis C. Cherne
Date	1-29-18



City of Albuquerque

Planning Department

Stormwater Control Permit for Erosion and Sediment Control

Project Title McMahon Market Place Lots 9C&D

Project Location (Major Cross Streets/Arroyo
or address) 5720 McMahon Blvd NW Albuquerque, NM 87114

Property Owner: (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: JMD-McMahon, LLC.

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Doug Peterson

Phone Number: 505-884-3578

E-mail: doug@petersonproperties.net

Site Contact: (if different than Property Owner info above.)

Name: Fred Rivera Jr.

Phone: 505-244-3800

e-mail: frivera354@aol.com

For City personnel use only:

City Personnel Signature: *Ante C. Chue* Date 11-27-17

(Rev June 2017)



Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, December 14, 2017 3:21 PM
To: kyle@retailstoreconstruction.com
Cc: 'Grant Morrison'
Subject: McMahon starbucks and taproom construction site inspection
Attachments: access_drive_.jpg; access_drive2_.jpg; concret_washout.jpg; concret_washout2.jpg

Kyle,
Good afternoon.

I'm following up on our conversation earlier today concerning BMPs at the above referenced project(s). Our goal of BMPs here is to keep sediment and construction site waste(s) out of McMahon Blvd and the City's drainage system.

The following issues were observed at yesterday's inspection:

1. No sediment BMP at the north edge of the Starbucks and the taproom. I understand there was direction to keep it open as much as possible after Inspections Plus installed the BMPs. So please install a sediment BMP (e.g. silt fence) behind the curb in the area shown in the attached picture access_drive.jpg.
2. Folks are also leaving the site in this location and there is no track-out pad. I recommend closing it off with silt fence and having folks enter from the south as it is the high side of the site and further from McMahon Blvd.
3. My inspector saw instances of concrete wash-out and no wash-out facility onsite. Please remove wash-out and have an acceptable wash-out facility onsite close enough so people will use it.
4. The plan shows a pond at the northern edge of the taproom site and the pond was not observed at yesterday's inspection. It hasn't rained in a while, but in general the most common source of water at a construction site is contractor induced water (e.g. flushing fire-hydrants, over-watering for dust control, etc.).

Please have issues addressed in 7 days.

If you have any questions, please let me know.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

From: Doug Peterson <Doug@petersonproperties.net>
Sent: Monday, January 29, 2018 4:00 PM
To: 'Kyle Kimberlain'
Cc: Cherne, Curtis; Michelle Ortega; Caitlin Hamilton
Subject: FW: McMahon Marketplace Violation Letter
Attachments: A11E011G_Violation Letter.pdf

Kyle and Caitlin,

Please see the attached violation letter and work together to correct. Michelle, please print this email and the attachment and file in the McMahon gov corr file for the City of Albuquerque. Thanks, all.

Douglas H. Peterson
President of Peterson Properties, LLC
2325 San Pedro NE #2A
Albuquerque, NM 87110
P: 505.884.3578
F: 505.884.6793
Doug@PetersonProperties.net

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, January 29, 2018 2:22 PM
To: Doug Peterson
Subject: McMahon Marketplace Violation Letter

Doug,
See attached letter.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

From: Doug Peterson <Doug@petersonproperties.net>
Sent: Monday, January 29, 2018 3:42 PM
To: Cherne, Curtis
Subject: RE: McMahon Marketplace self-inspection reports

Will do. Thanks, Curtis.

Douglas H. Peterson
President of Peterson Properties, LLC
2325 San Pedro NE #2A
Albuquerque, NM 87110
P: 505.884.3578
F: 505.884.6793
Doug@PetersonProperties.net

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, January 29, 2018 2:33 PM
To: Doug Peterson
Subject: McMahon Marketplace self-inspection reports

Doug,
I didn't run into the site supervisor today. So I couldn't determine if there were any self-inspection reports.

Please e-mail, hand-deliver or have reports on-site within 7 days. If on-site, please let me know the location.

Thanks,
Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, January 29, 2018 2:22 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace Violation Letter
Attachments: A11E011G_Violation Letter.pdf

Doug,
See attached letter.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, January 29, 2018 2:33 PM
To: 'Doug Peterson' (Doug@petersonproperties.net)
Subject: McMahon Marketplace self-inspection reports

Doug,

I didn't run into the site supervisor today. So I couldn't determine if there were any self-inspection reports.

Please e-mail, hand-deliver or have reports on-site within 7 days. If on-site, please let me know the location.

Thanks,
Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	Yes	

	New BMPs needed	Notes
1		
2		
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	No	Yes	NOI Posting Location:
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff D. Hart Title: Inspector

Signature:  Date: 03/13/18

SWPPP Management Signature: _____ Date: _____



Al E. H.
G, E, A

Stormwater Quality

ESC Plan Information Sheet

Project Name: McMahon Taproom and Shell Building

Project Location: (address or major cross streets/arroyo)

5720 McMahon Blvd NW Albuquerque, NM 87114

Plan Preparer Information:

Company: Inspections Plus Inc

Contact: Grant Morrison

Address: 4382 Alexander Blvd NE Albuquerque, NM 87107

Phone Number: (O) 505-344-9410 (Cell (optional)) _____

e-Mail: grant@inspectionsplusinc.com

Owner Information:

Company: JMD-McMahon, LLC.

Contact: Doug Peterson

Address: 2325 San Pedro NE Albuquerque, NM 87106

Phone: 505-884-3578

e-Mail: doug@petersonproperties.net

I am submitting the ESC plan to obtain approval for:

☒ ESC Permit-Grading

☒ ESC Permit-Building Permit

☒ Work Order Construction Plans

Note: More than one item can be checked for a submittal

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev April 2016



City of Albuquerque

Planning Department

Stormwater Control Permit for Erosion and Sediment Control

Project Title McMahon Taproom and Shell Building

Project Location (Major Cross Streets/Arroyo or address)

5720 McMahon Blvd NW Albuquerque, NM 87114

Property Owner: (or authorized agent provided in writing)

~~eNOI Number:~~ CC

Attach 2012 Construction General Permit eNOI Detail sheet.

Property Owner: JMD-McMahon, LLC.

Site Contact Name Kyle Kimberlain

Site Contact Phone 262-331-3829

Site Contact e-mail kyle@retailstoreconstruction.com

Applicant: Print Name Kyle Kimberlain Date 10/25/17

For City personnel use only:

Check boxes if plans/permit are approved:

All E0114

☒ ESC Plan ☐ ~~Grading Plan~~ ☐ ~~Flood Plain Permit~~ (strike if not required)

~~The Project is approved for grading (enter date):~~ CC

City Personnel Printed Name: Ante C. Chavez 11-3-17

(Rev January 2016)





City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	McMahon Market place McMahon & Unser		
Site Contact Name & Agency	Doug Peterson JMP - McMahon LLC	ESC File No.	A11E0116
Date of Inspection	1-18-18	Start/End Time	1:10/1:40
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	poured curbs, bldgs ^{weather in} constructed		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection? Temperature: ~ 56 F°
☒ Clear ☐ Cloudy ☐ Rain ☐ Sleet ☐ Fog ☐ Snowing ☐ Windy
Has there been a storm event since the site was Permitted? ☐ Yes ☒ No
Amount: ☐ < 1/4" ☐ 1/4" to 3/4" ☐ > 3/4" ☐ Snow _____

Erosion & Sediment Control Inspection

Entrance / Track-Out no track-out pad
need track-out pad(s) when exiting
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. no to inspect BMP north edge - sediment in this
Remove

Erosion Controls no
Housekeeping/Pollutant Controls remove hydraulic fluid, wash-out N.P. cone

Debris/Pollutants/Sediment in MS4 _____
Notes Alfred - washed site and explained BMP Erosion

Is site being maintained in compliance with the Drainage Ordinance? • Yes • ☒ No
Signature Curtis Cherne Date 1-18-18



CITY OF ALBUQUERQUE



City of Albuquerque Stormwater Construction Site Inspection Report



General Information

Project Name and Location	MCMAHON MARKETPLACE		
Site Contact Name & Agency	RSC ALRED JONES	ESC File No.	A11E011 G/H
Date of Inspection	12-13-17	Start/End Time	2:12/3:02
Inspector Name, COA Dept.	Stanice "Totten" Elliott, Stormwater Quality		
Describe Present Phase of Construction	FOUNDATION GOING IN, FRAMING		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection? Temperature: ~ 55 F°

☒ Clear
 ☐ Cloudy
 ☐ Rain
 ☐ Sleet
 ☐ Fog
 ☐ Snowing
 ☐ Windy

Has there been a storm event since the site was Permitted? ☐ Yes ☒ No

Amount: ☐ < 1/4" ☐ 1/4" to 3/4" ☐ > 3/4" ☐ Snow _____

Erosion & Sediment Control Inspection

Entrance / Track-Out NO TRACK-OUT PADS. NEEDS 3-4 TRACK
OUT PADS

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. PERIMETER MODIFIED BUT NO SILT FENCE
MODIFICATION. SILT FENCE NEEDS TO
BE INSTALLED AROUND NEW PERIMETER.

Erosion Controls POND NOT BUILT

Housekeeping/Pollutant Controls NO WASHOUT CONTAINMENT. WASHOUT
DUMPED ON GROUND FACILITY

Debris/Pollutants/Sediment in MS4

Notes CLEANING DIRT FROM STREET WHILE I WAS THERE

Is site being maintained in compliance with the Drainage Ordinance? ☐ Yes ☒ No

S. Elliott 12-13-17
Signature Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, November 03, 2017 4:09 PM
To: cassandra@inspectionsplusinc.com
Subject: McMahon Taproom-incorrect contact info

Cassandra,

The ESC permit application , that is on the old form, for the McMahon taproom does not have Doug listed on it. Owner info is required.

On revised ESC permit application include the Owner contact info and if you wish to list Kyle under Site Contact that is OK.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
505-924-3420

CITY OF ALBUQUERQUE



October 31, 2017

David Soule, P.E.
Inspections Plus Inc.
4382 Alexander Blvd NE
Albuquerque, NM 87107

**Re: McMahon Taproom and Shell Building
Erosion and Sediment Control Plan
Engineer's Stamp Date 10-25-17 (A11E011H)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-25-17, the above referenced plan is not approved to be included in the SWPPP or to apply for an ESC Permit for grading and Building Permit until the following comments are addressed:

1. A sediment BMP should be proposed at the north end and along the western edge of the access road along the western side of the project (BMP on PB).
2. Grading is proposed south of the Project Boundary and silt fence. Should a sediment BMP be proposed along the western edge of this disturbed area?
3. Propose a BMP for the construction (storm drain to inlet and sidewalk culverts) adjacent to McMahon Blvd.
4. The silt fence and Project Boundary should be adjusted in the northeast corner to include the grading on the adjacent lot.
5. Consider moving the track-out pad to the southeast corner of the site. It is currently proposed at a relative low-spot on the site.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Stormwater Quality

ESC Plan Information Sheet

Am E0114
G, E, A

Project Name: McMahon Taproom and Shell Building

Project Location: (address or major cross streets/arroyo)

5720 McMahon Blvd NW Albuquerque, NM 87114

Plan Preparer Information:

Company: Inspections Plus Inc

Contact: Grant Morrison

Address: 4382 Alexander Blvd NE Albuquerque, NM 87107

Phone Number: (O) 505-344-9410 (Cell (optional)) _____

e-Mail: grant@inspectionsplusinc.com

Owner Information:

Company: JMD-McMahon, LLC.

Contact: Doug Peterson

Address: 2325 San Pedro NE Albuquerque, NM 87106

Phone: 505-884-3578

e-Mail: doug@petersonproperties.net

I am submitting the ESC plan to obtain approval for:

☒ ESC Permit-Grading

☒ ESC Permit-Building Permit

☒ Work Order Construction Plans



Note: More than one item can be checked for a submittal

If you have questions, please contact Curtis Cheme, Stormwater Quality 924-3420, ccheme@cabq.gov

Rev April 2016

CITY OF ALBUQUERQUE



November 3, 2017

David Soule, P.E.
Inspections Plus Inc.
4382 Alexander Blvd NE
Albuquerque, NM 87107

**Re: McMahon Taproom and Shell Building
Erosion and Sediment Control Plan
Engineer's Stamp Date 10-31-17 (A11E011H)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 11-1-17, the above referenced plan is approved to be included in the SWPPP and to apply for an ESC Permit for grading and Building Permit.

Include a copy of the approved plan in the Building Permit set.

PO Box 1293

If you have any questions, you can contact me at 924-3420.

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: email



City of Albuquerque

Planning Department

Stormwater Control Permit for Erosion and Sediment Control

Project Title McMahon Taproom and Shell Building

Project Location (Major Cross Streets/Arroyo

or address) 5720 McMahon Blvd NW Albuquerque, NM 87114

Property Owner: (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: JMD-McMahon, LLC.

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Doug Peterson

Phone Number: 505-884-3578

E-mail: doug@petersonproperties.net

Site Contact: (if different than Property Owner info above.)

Name: Kyle Kimberlain

Phone: 262-331-3829

e-mail: kyle@retailstoreconstruction.com

For City personnel use only:

City Personnel Signature: *Andrew Chow*

Date 11-8-17

(Rev June 2017)

Alf 11/8/17



AM ESG
G, E, A

Stormwater Quality

ESC Plan Information Sheet

Project Name: McMahon Market Place Lots 9C&D

Project Location: (address or major cross streets/arroyo)

5720 McMahon Blvd NW Albuquerque, NM 87114

Plan Preparer Information:

Company: Inspections Plus Inc

Contact: Grant Morrison

Address: 4382 Alexander Blvd NE Albuquerque, NM 87107

Phone Number: (O) 505-344-9410 (Cell (optional))

e-Mail: grant@inspectionsplusinc.com

Owner Information:

Company: JMD-McMahon, LLC.

Contact: Doug Peterson

Address: 2325 San Pedro NE Albuquerque, NM 87106

Phone: 505-884-3578

e-Mail: doug@petersonproperties.net

I am submitting the ESC plan to obtain approval for:

☒ ESC Permit-Grading

☒ ESC Permit-Building Permit

☒ Work Order Construction Plans



Note: More than one item can be checked for a submittal

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev April 2016

CITY OF ALBUQUERQUE



November 27, 2017

David Soule, P.E.
Inspections Plus Inc.
4382 Alexander Blvd NE
Albuquerque, NM 87107

**Re: McMahon Marketplace Lots 9C and 9D
Erosion and Sediment Control Plan
Engineer's Stamp Date 11-9-17 (A11E011G)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 11-9-17, the above referenced plan is approved:

1. To be included in the SWPPP.
2. To apply for an ESC Permit for grading.
3. To apply for an ESC Permit for Building Permit on Lot 4.
4. To apply for an ESC Permit for the wall construction on Lots 9C and 9D

And

5. To modify a portion of the previously approved ESC plan for the McMahon Taproom and Shell Building (A11E011H)

Include a copy of the approved plan in the Wall Permit set on Lots 9C and 9D and in the Building Permit set for the building on Lot 4.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: email

