



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	A12E008D	Project Name:	Wintergreen Apartments		
NPDES Id. No.	NMR1004LL	Location:	10800 Golf Course Rd NW		
9/25/2023	Owner	Contractor			
Operator	Wintergreen Apartments, LLC	Snyder Construction			
Contact name & title	K P Stalland	Ben Sepehriour			
e-mail	peterstalland@stalland.net	bsepehriour@snyder-const.com			
Contact Phone #	651-433-0155				
COA Inspector	Chancellor English	Start/End Time:	10:30am		
Construction Phase:	vertical, partially paved				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?	Clear	Temperature:	~	80	
Estimated date of last storm 0.25" or greater	9/13/2023				
Item Number	Deficiency/ Corrective Action				
1	Washout was observed on bare ground in violation of CGP Part 2.3.4. Required mitigation: Direct wash water into a leak-proof container or leak-proof and lined pit and do not allow liquid wastes to be disposed of through infiltration or to otherwise be disposed of on the ground as per CGP Part 2.3.4. Remove and dispose of hardened concrete waste consistent with handling of other construction wastes.				
2	The current NOI for the owner included with the SWPPP contains incorrect information. The operator name for the current NOI, K. Peter Stalland, needs to be changed to Wintergreen Apartments LLC to match with the owner of the property listed in Bernalillo County tax records and to match the approved but expired NOIs. This is a violation of the City Ordinance 14-5-2-11. Required mitigation: Amend or file a new NOI with the correct operator name, Wintergreen Apartments LLC. If filing a new NOI is required, terminate the incorrect NOI. Email the corrected/new NOI to the City Stormwater Team to update the files.				
2.1	Discharge off site? (Y/N)	no			
4	Self Inspection Reports	Yes	Latest report Date:	9/13/2023	

Notes:	
Erosion observed starting at an inundated stormwater drain inlet that is spreading past the perimeter silt fence.	
In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is "determined as stabilized by the city." The property owner/operator is responsible for determining when the "Conditions for Terminating CGP Coverage" per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.	

City of Albuquerque Stormwater Inspector Signature and date: 9/27/2023
 Contact information: Chancellor English (505) 924-3325
cenglish@cabq.gov

Chancellor English