



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	B10E003I	Project Name:	Ventana Square Subdivision		
NPDES Id. No.	NMRT004B6	Location:	9600 Universe Blvd		
3/6/2023	Owner	Contractor			
Operator	Diamond Trail Realty, LLC	Franklins - Terminated 8/25/2022			
Contact name & title	Ryan growney				
e-mail	rgrowney@growney-inc.com				
Contact Phone #	850-2427				
COA Inspector	Doug Hughes	Start/End Time:	2pm		
Construction Phase:	infrastructure complete - Seed and hydro mulch on 50% of disturbed site				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?		Clear	Temperature:	~	62
Estimated date of last storm 0.25" or greater		12/3/2022			

Item Number	Deficiency/ Corrective Action
1	Permit coverage wasn't posted. You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of- way per CGP 1.5
2	SWPPP wasn't available on site at time of inspection, so it couldn't be checked to see if it is up-to-date. - Provide a scanned copy of the up-to-date SWPPP with all reports to the Storm Water Quality Section at 600 2nd St NW suite 400 - Jhughes@cabq.gov - Per CGP 4.8.2 after corrective actions are completed and SWPPP is modified with new limits of disturbance, BMPs, and lot sales.
3	BMPs were missing. Silt fence is required around all disturbed areas. c. Corrective actions must begin immediately per CGP2.1.4d. and it must be completed within 7 days then SWPPP modifications must be completed within 7 more days per CGP 5.2. Provide a complete copy of the SWPPP after the Corrective actions, report,s and SWPPP Modification are complete.
4	Stabilization - seed and Hydromulch is required on all disturbed areas per CGP2.2.14 but it doesn't satisfy the Final Stabelization Criteria of CGP 2.2.14.c until uniform perinnial vegetation is established with no large bare areas. 22. You must continue permit coverage, self-inspections, SWPPP and BMP maintenance until the City determines that the Final Stabilization Criteria CGP2.2.14.c has been satisfied. Then you must remove the BMPs and send documentation of the Final Stabilization to the EPA with a Notice of Termination (NOT) per CGP 8.2 to end your coverage under the CGP. This step is independent of the Work Order. Please copy me with the documentation and the EPA's acceptance of the NOT
5	Concrete washout on Tracts H-5A and H-9A - Remove and dispose contaminated soils and hardened concrete with other waste in per CGP 2.2.3. Direct all future wash water from concrete, paint, and stucco into a leak-proof container per CGP 2.3.4
6	Since there has been some land disturbing activity on all 4 of the remaining lots, prospective buyers must file an NOI for coverage under the CGP a minimum of 14 days before closing. Per CGP 1.4.3
2.1	Discharge off site? (Y/N) no
4	Self Inspection Reports Latest report Date: 3/28/2022

Tracts H-5A, 6B, 9A, 11 and part of the Paseo Del Norte R/W next to the Channel were disturbed during the infrastructure construction and hydromulched in the late summer of 2022 with no growth yet. The pond has been stabelized with rock. Heavy traffic has destroyed the hydromulch on these tracts east of the current development.

City of Albuquerque Stormwater Inspector Signature and date:
 Contact information: Doug Hughes (505) 924-3420
jhughes@cabq.gov

3/7/23
James D. Hughes