



City of Albuquerque Stormwater Construction Site Inspection Report

General Information									
ESC File No.	B14E010C		Project Name:		Take 5 Car Wash Coors				
NPDES Id. No.	NMRI005E5		Location:		10084 Coors Blvd NW				
6/17/2024		Owner			Contractor				
Operator		Boing US Holdco, Inc.			Spinoff Construction				
Contact name & title		Jorge Primo Planta			Zane Dirkson				
e-mail		Jorge.planta@drivenbrands.com			zdirksen@Spinoffconstruction.com				
Contact Phone #		919-699-7198			623-432				
COA Inspector		James Hughes			Start/End Time:		1pm		
Construction Phase:		verticals, concrete/perimeter walls							
Type of Inspection:		Regular		Storm Event		Post Storm Event >0.25"		311/Complaint	
Follow Up									
Weather at time of inspection?		Clear			Temperature: ~		96		
Estimated date of last storm 0.25" or greater		4/1/2024							
Item Number	Deficiency/ Corrective Action								
1	NOI - Take 5 Car Wash construction support activities were not shown on the SWPPP map as required by in progress on Lot 5 of Cottonwood Crossing Phase 2 including Washout, Waste, Portable Toilets, and parking construction vehicles without permit coverage for the property owner in violation of CGP 1.4 and city ordinance § 14-5-2-11. Required Mitigation: You must either provide an NOI per CGP 1.4 for Gourmet Investors, LLC, the owner of Lot 5, or remove all construction support activity and stabilize the disturbed portion of Lot 5 with "native seed and aggregate mulch" per Std Spec 2012 or equivalent.								
2	SWPPP The SWPPP wasn't up-to-date in violation of CGP 7.1 because the construction support activities were not indicated on the SWPPP Map in violation of 7.2.4.b.vii. May 17 was the most recent self-inspection report available onsite at the time of the inspection in violation of the city ordinance§ 14-5-2-11(C)(1) and none of the operators had signed any of the reports in violation of CGP 2.7.2 and Appendix G11.2. Required mitigation: You must keep the SWPPP Up-to-date per CGP 7.1 including showing the construction suport activities at offsite locations per CGP 7.2.4.b.vii. Your must keep a copy of your up-to-date SWPPP and all inspection reports at the site or at an easily accessible location so that it can be made available at the time of an on-site inspection per CGP Parts 4.7.3 and 7.3.								
3	BMPs - The stormwater controls (BMPs) including silt fence and construction exit, had been removed in violation of CGP Parts 2.1.4. Required mitigation: Install sediment controls along any perimeter areas of the site that are downslope from any exposed soil or other disturbed areas per CGP Part 2.2.3. and provide a stabilized construction exit per CGP 2.2.4. Ensure that all stormwater controls are maintained and remain in effective operating condition during permit coverage and are protected from activities that would reduce their effectiveness per CGP Part 2.1.4.								
4	Sediment - Sediment has spread into the parking lot south and into the driveway north of this site in violation of CGP 2.2.4. Required Mitigation:as The concrete washout was on the ground on the adjacent lot, and there were not any lined containers onsite. Required Mitigation: Where sediment has been tracked from your site onto paved roads and sidewalks, remove the deposited sediment by the end of the same business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out per CGP 2.2.4.d.								
5	Washout - The concrete washout was on the ground on the adjacent lot, and there were not any lined containers onsite. Required Mitigation: Remove and dispose of contaminated soils and hardened concrete with other waste 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.								
2.1	Discharge off site? (Y/N)		no						
4	Self Inspection Reports		old		Latest report Date:		5/17/2024		
Notes:									
The SWPPP is in the building.									

City of Albuquerque Stormwater Inspector Signature and date: 6/21/24

Contact information: James Hughes (505) 924-3420

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James D. Hughes