



**City of Albuquerque Stormwater Construction Site Inspection Report**

**General Information**

ESC File No.	B14E010C	Project Name:	Take 5 Car Wash Coors
NPDES Id. No.	NMRT005E5	Location:	10084 Coors Blvd NW
7/10/2024	Owner	Contractor	
Operator	Boing US Holdco, Inc.	Spinoff Construction	
Contact name & title	Jorge Primo Planta	Zane Dirksen	
e-mail	<a href="mailto:Jorge.planta@drivenbrands.com">Jorge.planta@drivenbrands.com</a>	<a href="mailto:zdirksen@Spinoffconstruction.com">zdirksen@Spinoffconstruction.com</a>	
Contact Phone #	919-699-7198	623-432	
<b>COA Inspector</b>	<b>James Hughes</b>	Start/End Time:	10AM
Construction Phase:	verticals, concrete/perimeter walls		
Type of Inspection:	<b>Regular</b>	Storm Event	Post Storm Event >0.25"   311/Complaint   Follow Up
Weather at time of inspection?	Clear	Temperature:	~ 85
Estimated date of last storm 0.25" or greater	6/29/2024		

Item Number	Deficiency/ Corrective Action
1	<b>NOI</b> - Take 5 Car Wash construction support activities were no longer taking place on Lot 5 of Cottonwood Crossing Phase 2, except for one Portable Toilet, and the disturbed areas weren't stabilized; however, the owner of lot 5 doesn't have CGP coverage in violation of CGP 1.4, and the ESC Plan and NOI for the activities on lot 5 had not been submitted to the City for approval in violation of Ordinance § 14-5-2-11. <b>Required Mitigation:</b> You must either provide an ESC Plan and NOI per CGP 1.4 to the City's Storm Water Quality (SWQ) Section for approval for Gourmet Investors, LLC, the owner of Lot 5 per ordinance § 14-5-2-11, or you must remove all construction support activity and stabilize the disturbed portion of Lot 5 with "Native Seed and Aggregate Mulch" per City Std Spec 2012 or equivalent, to comply with the Final Stabilization Criteria in the CGP ay Part 2.2.14.c.
2	<b>SWPPP</b> - The SWPPP wasn't up-to-date in violation of CGP 7.1 because the construction support activities and limits of land disturbing activities on Lot 5 were not indicated on the SWPPP Map in violation of 7.2.4.b.vii. <b>Required mitigation:</b> You must keep the SWPPP Up-to-date per CGP 7.1 including a SWPPP map of the area of construction support activities at offsite locations per CGP 7.2.4.b.vii. You 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	<b>BMPs</b> - The stormwater controls (BMPs), including silt fence and construction exit, had been removed in violation of CGP Parts 2.1.4. <b>Required mitigation:</b> If at any time you find that a stormwater control needs routine maintenance, you must immediately initiate the needed maintenance work and complete such work by the close of the next business day. When the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational or complete the repair by no later than seven (7) calendar days from the time of discovery per CGP 5.2.1.
4	<b>Washout</b> - The concrete washout was on the ground, and there were no lined containers on site. <b>Required Mitigation:</b> 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)      yes
4	Self Inspection Reports      ok      Latest report Date:      7/1/2024

**Notes:**  
 The SWPPP is in the building. The Owner of lot 5 is Gourmet Investors, LLC, Ray Trombino Member at 505-480-5974 - Ray@trombinos.com. Chris Wagner at 505-550-1225 Chris@Trombinos.com is on his stormwater team. Some Erosion was evident at the outfall in the northeast corner of Lot 5. Mitigation was discussed with Zane the DA for Mr Planta.

City of Albuquerque Stormwater Inspector Signature and date: 7/12/24  
 Contact information: James Hughes (505) 924-3420  
[jhughes@cabq.gov](mailto:jhughes@cabq.gov)  
