



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Broad Stone Northpoint San Mateo and Modesto		
Site Contact Name & Agency	Lee Riley Alliance	ESC File No. NPDES ID No.	B18E001C NMR10007T
Date of Inspection	10-10-18	Start/End Time	9:45 / 10:30
COA Inspector Name	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stabilized		

Type of Inspection:

☒ Regular • ☐ During storm event • ☐ Post-storm event (> 0.25 inch) • ☐ 311 / Complaint Response • ☐ 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 _____

24 hrs mths Inspection cedar 18 mths

	BMP / Activity	Maintenance Required? (1)	Corrective Action Required? (2)	Location and Notes
1.5	Post a Notice	• Yes <input checked="" type="radio"/> No	• Yes <input checked="" type="radio"/> No	cc stabilized
2.2.1	Provide and maintain Natural buffer when Waters of the US < 50 ft	• Yes • No	• Yes • No	No track-out
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.3	Sediment control along any perimeter	• Yes • No	• Yes • No	
2.2.4	Minimize sediment track-out	<input checked="" type="radio"/> Yes <input type="radio"/> No	• Yes • No	
2.2.5	Manage stockpiles	• Yes • No	• Yes • No	

2.2.6	Minimize Dust	• Yes • No	• Yes • No	
2.2.10	Protect Storm Drain Inlets	• Yes • No	• Yes • No	
2.2.10	Protect Storm Drain Inlets	• Yes • No	• Yes • No	
2.2.11	Minimize erosion of conveyance channels	• Yes • No	• Yes • No	
2.2.12	Sediment Basins	• Yes • No	• Yes • No	
2.2.14	Stabilize exposed portions of the site.	• Yes • No	• Yes • No	
2.2.14	Stabilize exposed portions of the site.	• Yes • No	• Yes • No	
2.2.14	Stabilize exposed portions of the site.	• Yes • No	• Yes • No	
2.2.14	Stabilize exposed portions of the site.	• Yes • No	• Yes • No	
2.3.1	Equipment and Vehicle Fueling	• Yes • No	• Yes • No	stabilized
2.3.2	Equipment and Vehicle Washing	• Yes • No	• Yes • No	
2.3.3	Building Material Storage	• Yes • No	• Yes • No	
2.3.3	Fuel, oil, hydraulic fluid, petroleum products and chemical storage	• Yes • No	• Yes • No	
2.3.3	Construction and Domestic Wastes	• Yes • No	• Yes • No	
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.	• Yes • No	• Yes • No	
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.	• Yes • No	• Yes • No	
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.	• Yes • No	• Yes • No	
2.4	Dewatering	• Yes • No	• Yes • No	
2.1	Discharge to MS4?		• Yes • No	
4	Self-Inspection Reports		• Yes • No	Latest Report Date:

Notes: (City Inspector Use) For inspection items with numerous rows, additional/unused rows may be left blank.

(1) Maintenance is to be complete by the end of the next business day.

(2) Corrective Actions are to be complete within 7 days.

Notes:

City of Albuquerque Stormwater Inspector Signature and Date:

Ante C. Shaw
Signature

10-10-18
Date



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Broad street northpoint San Mateo & Modesto		
Site Contact Name & Agency	Lee Riley Alliance	ESC File No.	B10E001C
Date of Inspection	6-8-18	Start/End Time	3:05/3:10
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 type="checkbox"/> Snowing <input checked="" 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 _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	
Inspection Reports	post storm 5-22-18 c/c
Erosion Controls	
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	
Notes	
Is site being maintained in compliance with the Drainage Ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signature	Curtis Cherne
Date	6-8-18

Date: 05/22/18

After Rain Event Construction Compliance Inspection For

Contractor: North I-25 Corporation Center, LLC / Salls

Site: Broadstone Northpoint & South La Cueva Arroyo Channel

Conducted By: Jeff Hart

Time of visit: 10:15 am

Part 1: Walk through the facility and look for signs of erosion control measures that may have failed or been damaged from the recent rainfall event.

a. Site Inspection	Y	N	Notes
1. Are there any erosion control structures damaged from the rain event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cut back at curb requires maintenance: San Mateo and Modesto. Wattle at inlet on San Mateo and Modesto requires maintenance.
2. Are there signs of new ruts or gullies from the rain event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Are there signs of significant amounts of mud in the street or outfalls from the rainfall event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sand/ gravel washout over the sidewalk to street corner: San Mateo and Modesto.
4. Are there any conditions that need immediate attention?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street/ curb sweeping at San Mateo and Modesto. Cut back at curb requires depth of 4" at San Mateo and Modesto.

Part 2: Inspection report summary.

b. Inspection Report Summary	Information/Comments
1. Name of Inspector	Jeff Hart
2. Qualifications of Inspector	Training and work experience – see inspector qualification page in the SWPPP
3. Measures/Areas Inspected	Entire site perimeter.
4. Observed Conditions.	Cut back at curb, wattle at inlet and street sweeping required: San Mateo and Modesto.
5. Changes Necessary to the SWPPP.	No
6. Were there any discharges?	No
What did the water look like at the time of the discharge?	N/A
7. Clear <input type="checkbox"/> Partly sandy <input type="checkbox"/> Very sandy	
8. Was Inspection Conducted Within 24 Hours of Last Rainfall Over 1/4"? How much did it rain?	Yes 0.42" Rain guage and Weather Underground.

"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."

Signature: _____

J Hart

Printed Name: Jeff Hart

Date: 05/22/18

Title: Inspector

SWPPP Management Signature _____

Date: _____



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Brookside Northpoint San Mateo & Modish		
Site Contact Name & Agency	Lee Riley Alliance	ESC File No.	B12E001C
Date of Inspection	6-9-18	Start/End Time	1:05/1:46
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing bldgs		
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: ~ 85 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 type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input checked="" type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____"	

Erosion & Sediment Control Inspection

Entrance / Track-Out	part ok - no track-out
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	still need to address north side of channel along southern edge Lee called Grant when I was there
Inspection Reports	yes
Erosion Controls	gravel
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	NO
Notes	Rock placed in north ditch

Is site being maintained in compliance with the Drainage Ordinance ?	Yes <input checked="" type="checkbox"/> No	Signature	Ante C. Ch...	Date	6-9-18
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Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, May 22, 2018 3:29 PM
To: Iriley@allresco.com; Brian Patterson (bpatterson@Titan-Development.com)
Subject: Broadstone Northpointe channels and construction site inspection
Attachments: channel_tiles.jpg; channel_tiles2.jpg; material_for_check_dams.jpg; ditch_erosion.jpg; ditch_erosion3.jpg; channel_high_water_mark.jpg; silt_fence_not_buried.jpg; mulch_sock_undercut.jpg; sediment_street.jpg

Brian/Lee,
Good afternoon.

Brian, I am including you on this since you are a drainage guy and could help advise on the ditch running to the north.

I went out to check on the "tiles" in the channel to the south. Looks like a good part of the basin received about 0.6 to 0.7 inches or so yesterday. It appeared that the tiles are holding up well.

1. The ditch that drains to the north is eroding a little bit. There is a pile of aggregate sitting adjacent to it and I was hoping that you could put a large portion (if not all of it) of it into the ditch at the following locations:
 - a. Where the culvert daylights at upstream end.
 - b. At the north end just before the channel.
 - c. Downstream of the erosion locations in the ditch. Looked like there were three locations. In general, the top of the check dam should be at the elevation of the bottom of the check dam upstream of it. Top of the check dam in the middle should be lower than the top of the check dam at the side so that the water doesn't go around it.
 - d. Wherever you think it will help.
2. The silt fence is not buried in a couple locations on the northern edge of the arroyo along the southern edge of the project. Seems to be a reoccurring issue. Maybe it is because it is on a slope. Maybe mulch sock along the whole thing like you have on a portion of it would work well.
3. The drainage at the north end of the ditch cut under the mulch sock at the channel. Requires maintenance and maybe staking it down would help.
4. There was sediment in San Mateo/Modesto at the north curb return. There was no sediment BMP behind the sidewalk along San Mateo, but I figured it was going to get landscaping rock soon.
5. Please send post-storm self-inspection report.

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

Cherne, Curtis

From: Jeff Hart <Jeffdh@inspectionsplusinc.com>
Sent: Monday, May 28, 2018 3:02 PM
To: Cherne, Curtis
Cc: 'Grant Morrison'
Subject: FW: Broadstone Northpointe post-storm self-inspection report
Attachments: 052218 N. I-25 Corp - Broadstone Northpoint Rain Event.doc

Good morning Mr. Cherne,

Please find the post storm self inspection report you requested. I know you are a very busy man but I appreciate any feedback you may provide.

Thank you,

Jeff Hart

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Thursday, May 24, 2018 7:57 AM
To: jeffdh@inspectionsplusinc.com; 'Grant Morrison' <grant@inspectionsplusinc.com>
Subject: Broadstone Northpointe post-storm self-inspection report

Jeff/Grant,
I was out at the above referenced project on Tuesday for an inspection.
Please send the post-storm self-inspection report.

Thanks,

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

=====
This message has been analyzed by Deep Discovery Email Inspector.

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, May 24, 2018 7:57 AM
To: jeffdh@inspectionsplusinc.com; 'Grant Morrison'
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Please send the post-storm self-inspection report.

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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	Broadstone Northpoint San Mateo & Modesto		
Site Contact Name & Agency	Lee Riley	ESC File No.	B18E001C
Date of Inspection	5-22-18	Start/End Time	8:30/9:10
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing Units		

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: ~65°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 Pad OK - no track-out

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. New corner - silt fence under which sock
Silt fence across just up stream of outfall
check dam / armor w/ aggregate next to ditch

Gap under silt fence north side of channel

Sediment north curb return San Mateo & Modesto
NO BMP SW corner of site

Inspection Reports ~~see electronic~~ - ask for past storm

Erosion Controls need check dam / armor in north channel

Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NO

Notes

more sediment north side of channel at pipe

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

Signature

Date

Curtis C. Cherne 5-22-18



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Brookstone Northpoint San Mateo & Modesto		
Site Contact Name & Agency	Lee Riley	ESC File No.	B10E011
Date of Inspection	3-6-18	Start/End Time	10:40/11:05
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing unit		
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 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 type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	pad ok - no track-out
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	ok
Inspection Reports	ok
Erosion Controls	erosion in center channel fixed to concrete channel
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: Curtis Cherne	Date: 3-6-18
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Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, February 26, 2018 2:52 PM
To: Iriley@allresco.com
Subject: Broadstone Northpoint Construction site Inspection
Attachments: san_mateo.jpg; filter_sock_north.jpg; silt_fence_south.jpg; silt_fence_south.jpg

Lee,
Circling back:
The following issues were observed:

1. Sediment and debris in San Mateo. Just the few gutter stones as shown in pic.
2. Filter sock requires maintenance north end. May have to stake it down as it snuck under the construction fence. Also consider a "Pyramid" of three socks.
3. The silt fence along the channel on the south side of the project needs to be redone so that it is buried.

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

Cherne, Curtis

From: Grant Morrison <grant@inspectionsplusinc.com>
Sent: Friday, February 16, 2018 10:28 AM
To: Cherne, Curtis
Cc: Iriley@allresco.com
Subject: Street sweeping at Broadstone Northpoint

Curtis

The street sweeping at Broadstone Northpoint is scheduled but one of the street sweeper is damaged and has backed up work in that department. Hopefully it will be next week.

Street sweeping is done by Superior.

Thanks

Grant Morrison, CPESC

Inspections Plus, Inc
805 Nikanda Rd NE
Albuquerque, NM 87107
Cell 505-489-5077
Off 505-344-9410

Cherne, Curtis

From: Grant Morrison <grant@inspectionsplusinc.com>
Sent: Saturday, February 17, 2018 8:13 AM
To: Cherne, Curtis
Subject: RE: Street sweeping at Broadstone Northpoint

Curtis

Appreciate it if you would reschedule. Mike said he would try for this next week but might be 10 days from yesterday before he can get it.

Grant Morrison, CPESC

Inspections Plus, Inc
805 Nikanda Rd NE
Albuquerque, NM 87107
Cell 505-489-5077
Off 505-344-9410

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Friday, February 16, 2018 11:15 AM
To: 'Grant Morrison' <grant@inspectionsplusinc.com>
Cc: riley@allresco.com
Subject: RE: Street sweeping at Broadstone Northpoint

Grant,

Should I check back before "day 8" (8 days after issues were presented to the Operator)?
If it won't be done until day 9 or 10, I can reschedule the follow-up inspection.

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

From: Grant Morrison [<mailto:grant@inspectionsplusinc.com>]
Sent: Friday, February 16, 2018 10:28 AM
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Thanks

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805 Nikanda Rd NE
Albuquerque, NM 87107



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Broadstone Northpoint San Mateo & Modesto		
Site Contact Name & Agency	Lee Riley	ESC File No.	B10E001C
Date of Inspection	2-26-10	Start/End Time	1:25/2:10
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Construction Units		
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: ~ 55 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 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 _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	OK - no track-out
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	Sediment & debris San Mateo gutter Silt fence north of Hwy 4 Silt fence north of Hwy 4 Silt fence north of Hwy 4
Inspection Reports	OK
Erosion Controls	pond
Housekeeping/Pollutant Controls	OK
Debris/Pollutants/Sediment in MS4	NO
Notes	gutter w/ Lee

Is site being maintained in compliance with the Drainage Ordinance ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Signature: <u>Curtis Cherne</u>	Date: <u>2-26-10</u>
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City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Broadstone Northpoint San Mateo & Montano		
Site Contact Name & Agency	Lee Riley Brian Patterson	ESC File No.	B18E061C
Date of Inspection	2-14-18	Start/End Time	9:45/10:40
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	3/4 built out		

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: ~ 50 °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 OK - no track-out

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. Silt fence not buried - north side of Arroyo east end

Sediment in gutter / entrance on Montano - remove
Sediment & debris in gutter San Mateo south of guest entrance - remove
Sediment in sink drains to San Mateo at guest entrance

Silt fence NW corner at Arroyo requires maintenance

Inspection Reports OK

Erosion Controls

Housekeeping/Pollutant Controls trash in Arroyo east end
trash in NW corner - 2 2 ft in

Debris/Pollutants/Sediment in MS4

Notes Nathan, Arturo, Lee

Is site being maintained in compliance with the Drainage Ordinance ? • Yes • ☒ No Curtis Cherne 2-14-18
Signature Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, February 20, 2018 8:19 AM
To: 'Grant Morrison'
Cc: Iriley@allresco.com
Subject: RE: Street sweeping at Broadstone Northpoint
Attachments: sediment_drivepad.jpg; sediment_ramp.jpg

Grant/Lee,

There are a couple areas where the sweeping will have to be done by hand.

The ada ramp along San Mateo is behind the construction fence so will have to be done by hand.

The drivepad area on Modesto a portion of it is behind the construction fence and the west side is probably too tight for a machine so they will have to be done by hand.

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

From: Grant Morrison [<mailto:grant@inspectionsplusinc.com>]
Sent: Saturday, February 17, 2018 8:13 AM
To: Cherne, Curtis
Subject: RE: Street sweeping at Broadstone Northpoint

Curtis

Appreciate it if you would reschedule. Mike said he would try for this next week but might be 10 days from yesterday before he can get it.

Grant Morrison, CPESC

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805 Nikanda Rd NE
Albuquerque, NM 87107
Cell 505-489-5077
Off 505-344-9410

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Cc: Iriley@allresco.com
Subject: RE: Street sweeping at Broadstone Northpoint

Grant,

Should I check back before "day 8" (8 days after issues were presented to the Operator)?
If it won't be done until day 9 or 10, I can reschedule the follow-up inspection.

Cherne, Curtis

From: Lee Riley <lriley@allresco.com>
Sent: Tuesday, February 20, 2018 8:51 AM
To: Cherne, Curtis; 'Grant Morrison'
Subject: RE: Street sweeping at Broadstone Northpoint

Curtis,

I have my labors working on it today.

Thank you,

Lee Riley
Superintendent
Alliance Residential Builders LLC.
(505)264-7022
lriley@allresco.com

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Tuesday, February 20, 2018 8:19 AM
To: 'Grant Morrison'
Cc: Lee Riley
Subject: RE: Street sweeping at Broadstone Northpoint

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Grant Morrison, CPESC



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Brooksline Northpoint San Mateo & Modesto		
Site Contact Name & Agency	Lee Riley San Mateo	ESC File No.	B10/E011C
Date of Inspection	12-1-17	Start/End Time	10:20/10:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	All units vertical		
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 checked="" 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 type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	ok - no track-out
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	ok
Erosion Controls	N/A
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	N/A
Notes	North area drain north to a pond South area drain south to MS4
Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signature	Curtis Cherne
Date	12-1-17

CITY OF ALBUQUERQUE



November 15, 2017

Brian Patterson, North I25 Corporate Center, LLC, bpatterson@titan-development.com
Copy: Lee Riley, Alliance Residential Company, lriley@allresco.com

Site: Broadstone Northpoint

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

Dear Mr. Patterson,

The following violations were observed at today's inspection.

1. Concrete wash-out in the gutter/street on Modesto Ave.
2. Concrete wash-out in valley gutter on-site.
3. Numerous instances of wash-out throughout the site.
4. Unprotected inlet next to dirt road with construction traffic.

Photos are shown below:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Concrete wash-out in City Street.

CITY OF ALBUQUERQUE



Wash-out in on-site valley gutter.



One of numerous wash-outs through-out the site.

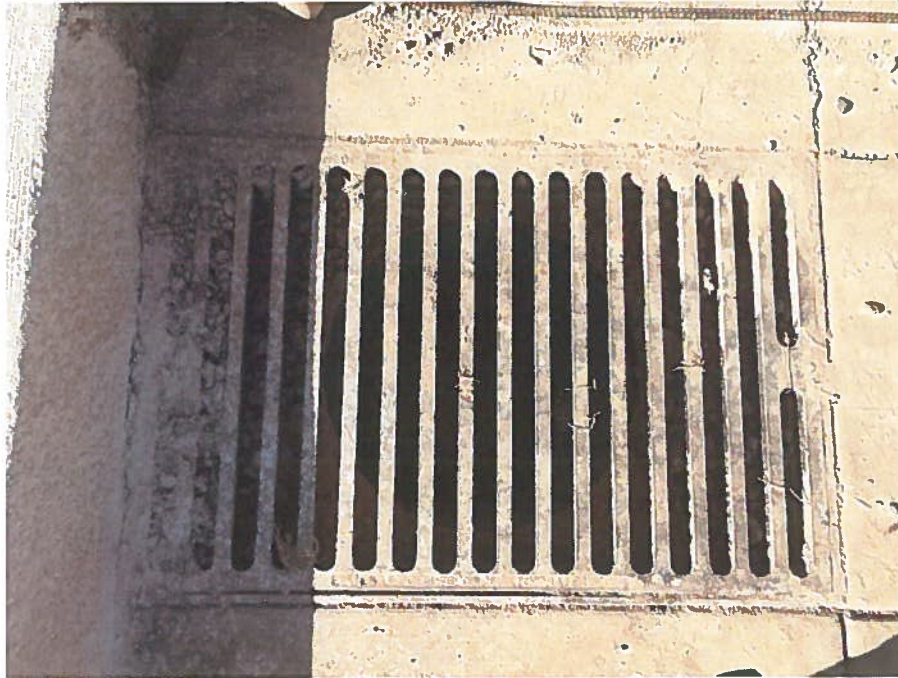
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Unprotected inlet next to dirt road with construction traffic.

Required Mitigation:

1. Remove concrete wash-out from the gutter and street in Modesto Ave.
2. Remove wash-out from on-site valley gutter.
3. Remove the numerous instances of wash-out throughout the site.
4. Provide a wash-out facility close enough to work areas and have contractors use it. Portable wash-out facilities (e.g. Outpak or similar) may be the solution.
5. Provide inlet protection for the inlet next to the dirt road with construction traffic.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

Cherne, Curtis

From: Brian Patterson <bpatterson@Titan-Development.com>
Sent: Wednesday, November 15, 2017 9:42 PM
To: Cherne, Curtis
Cc: 'Irriley@allresco.com'; Ryan McCulloch; Josh Rogers
Subject: RE: Broadstone Northpoint Violation Letter

Curtis,

Thank you for bringing this to my attention. We are going to have our team jump on this ASAP and get you out early next week for a follow up inspection.

Brian

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Wednesday, November 15, 2017 4:21 PM
To: Brian Patterson <bpatterson@Titan-Development.com>
Cc: 'Irriley@allresco.com' <Irriley@allresco.com>
Subject: Broadstone Northpoint Violation Letter

Brian,
See Letter.

In addition there was quite a bit of trash throughout the site. From the photos taken by my inspector I could not tell how high the potential was for the waste to leave the site so it was not included in the Violation Letter, but it does appear that trash could be managed better at the site. See attached pictures.
There is also some inlet protection that requires maintenance. Please look at every one.

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

Cherne, Curtis

From: Lee Riley <lriley@allresco.com>
Sent: Thursday, November 16, 2017 7:22 AM
To: Cherne, Curtis
Cc: 'bpatterson@titan-development.com'
Subject: RE: Broadstone Northpoint Violation Letter

Curtis,

I see my Email address wrong There was an extra R in it. My correct email is lriley@allresco.com.
I'm embarrassed that I have let my site get this dirty, I have guys working on reminding the issues today. Can we set up a re-inspect for early next week at your convince.

Thank you,

Lee Riley
Assisant Superintendent
Alliance Resindential Builders LLC.
(505)264-7022
lriley@allresco.com

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Wednesday, November 15, 2017 4:31 PM
To: Lee Riley
Subject: FW: Broadstone Northpoint Violation Letter

From: Cherne, Curtis
Sent: Wednesday, November 15, 2017 4:21 PM
To: Brian Patterson (bpatterson@Titan-Development.com)
Cc: 'lriley@allresco.com'
Subject: Broadstone Northpoint Violation Letter

Brian,
See Letter.

In addition there was quite a bit of trash throughout the site. From the photos taken by my inspector I could not tell how high the potential was for the waste to leave the site so it was not included in the Violation Letter, but it does appear that trash could be managed better at the site. See attached pictures.
There is also some inlet protection that requires maintenance. Please look at every one.

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

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, November 15, 2017 4:21 PM
To: Brian Patterson (bpatterson@Titan-Development.com)
Cc: 'Irriley@allresco.com'
Subject: Broadstone Northpoint Violation Letter
Attachments: B18E001C_Violation_Letter.pdf; Trash #3.JPG; Trash #4.JPG

Brian,
See Letter.

In addition there was quite a bit of trash throughout the site. From the photos taken by my inspector I could not tell how high the potential was for the waste to leave the site so it was not included in the Violation Letter, but it does appear that trash could be managed better at the site. See attached pictures.
There is also some inlet protection that requires maintenance. Please look at every one.

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	BROADSTONE NORTHPOINT SAN MATEO & MODESTO		
Site Contact Name & Agency	LEE RILEY ALLIANCE	ESC File No.	B18D001C
Date of Inspection	11-15-17	Start/End Time	
Inspector Name, COA Dept.	Stanice "Totten" Elliott Stormwater Quality		
Describe Present Phase of Construction	MULTIPLE BLDGS. FRAMED - STUCCO IN PROGRESS & BLDG COMPLETE		
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: ~ 65 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	INLET PROTECTION NEEDS PLACING AT DOUBLE LOCATION SOUTH SIDE. INLET PROTECTION MISSING NEXT TO SWITCHING YARD. INLET PROTECTION NEEDS REPLACING AT SW STREET CORNER.
Erosion Controls	
Housekeeping/Pollutant Controls	WASHOUT MULTIPLE LOCATIONS WHERE STUCCOING AND POURING CONCRETE. WASHOUT POURED INTO CURB AND GUTTER
Debris/Pollutants/Sediment in MS4	NO
Notes	

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

Signature

Date



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	BROADSTONE NORTH POINT SAN MATEO & MODESTO		
Site Contact Name & Agency	LEE RILEY ALLIANCE	ESC File No.	BICEBoul C
Date of Inspection	10-4-17	Start/End Time	9:00 / 10:15
Inspector Name, COA Dept.	Stanice "Totten" Elliott, Stormwater Quality		
Describe Present Phase of Construction	MAIN OFFICE 90% COMPLETE MULTIPLE BLDGS FRAMED STARTING STUC		
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: ~ 68 F°
<input type="checkbox"/> Clear <input checked="" 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 type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	REMOVE SEDIMENT BOTH SIDES OF TRACK OUT PAD
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	INLET PROTECTION - MAT NEEDS REPAIR N. BLDG. 21 FILT WATTLE NEEDS REPLACING @ SE CORNER MOVE FILTER SOCK INSIDE CONSTRUCTION FENCE - MODESTO

Erosion Controls

Housekeeping/Pollutant Controls	CONC. WASHOUT N. BLDG. 21. TILE CUTTING POLLUTANT BETWEEN BLDG. 15 & 20. PROVIDE SMALLER CLOSE WASHOUT FOR STUCCO
---------------------------------	---

Debris/Pollutants/Sediment in MS4	NO
Notes	

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

Signature

Date



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name
and Location

Broadstone Northpoint

Site Contact Name & Agency

Contact Phone #/
E-mail

Date of Inspection

4-25-17

Start/End
Time

12:30/1:00

Inspector Name, COA Dept.

Curtis Cherne, Stormwater Quality

Inspector Phone / E-mail

505-924-3420/ccherne@cabq.gov

Inspector Qualifications

Qualified Compliance Inspector of Stormwater- Stormwater One

Describe Present
Phase of Construction

6 bugs noticed in different storm

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: ~95 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 OK
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. require sediment BMP northside of channel
- Erosion Controls / Mulch, Seed, OK
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NO
- Notes _____

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

Curtis Cherne
Signature

4-25-17
Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, April 26, 2017 1:58 PM
To: Brian Patterson (bpatterson@Titan-Development.com)
Subject: Broadstone Northpoint SWPPP inspection

Brian,

Good afternoon.

You probably saw the BMP issue in the channel pics I sent earlier. Lee is going to take care of it. Other than that, the place looked really good.

Curtis Cherne, PE, QCIS

Principal Engineer

Stormwater Quality

COA

505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Brookstone Northpark San water & modern		
Site Contact Name & Agency	Brian and Leo	Contact Phone #/ E-mail	
Date of Inspection	2-21-17	Start/End Time	11:20/12:15
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	grading, constructing, Bypass, removing channel		
Type of Inspection:	<input checked="" type="radio"/> Regular • During storm event • Post-storm event (> 0.5 inch) • 311 / Complaint Response • Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ <u>60</u> F°
<input checked="" type="radio"/> 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	<u>etc changed entrance - no track-out pad - show San water</u>		
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	<u>Require Silt Fence BMP west end of shoe cut</u> <u>Require BMP for channel work</u>		
Erosion Controls / Mulch, Seed,	<u>NO</u>		
Housekeeping/Pollutant Controls	<u>OK</u>		
Debris/Pollutants/Sediment in MS4	<u>1 guy cutting concrete, 1 on high</u>		
Notes	<u>nobody working channel - fill socks back-up by</u> <u>channel saw-cut ESC plan e-e-b</u> <u>some bags</u>		
Is site being maintained in compliance with the Drainage Ordinance? • Yes • No		<u>Curtis Cherne</u> <u>2-21-17</u> Signature Date	
<u>Spoke w/ Leo and Brian</u>			

put fill sock in bottom of channel
for low-flow

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, February 21, 2017 3:41 PM
To: Brian Patterson (bpatterson@Titan-Development.com)
Cc: 'grant@inspectionsplusinc.com'
Subject: Broadstone Northpoint

Brian,

Thanks for taking the time to discuss the BMP for the channel work today.

Synopsis:

1. BMP at downstream end of channel-filter sock and I recommended sand bags to hold it in place.
2. Entrance was changed and folks currently leaving the site and there is no track-out pad. Please remove sediment from San Mateo.
3. Sediment BMP at downhill end of utility work in street south of the project.

Thanks,

Curtis Cherne, PE, QCIS

Principal Engineer

Stormwater Quality

COA

505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	<u>Broadstone Northpoint</u> <u>San Mateo and Niles</u>		
Site Contact Name & Agency	<u>Brian Patterson</u> <u>North I-25 Corporate Center</u>	Contact Phone #/ E-mail	<u>b.patterson@</u> <u>titan-development</u> <u>.com</u>
Date of Inspection	<u>12-19-16</u>	Start/End Time	<u>1:00/1:45</u>
Inspector Name, COA Dept.	<u>Curtis Cherne, Stormwater Quality</u>		
Inspector Phone / E-mail	<u>505-924-3420/ccherne@cabq.gov</u>		
Inspector Qualifications	<u>Qualified Compliance Inspector of Stormwater- Stormwater One</u>		
Describe Present Phase of Construction	<u>grading</u>		
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: ~ <u>40</u> 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 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 _____	

Erosion & Sediment Control Inspection

- Entrance / Track-Out no formal entrance - have a two sheets of gravel
thru - track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. need sediment BMP southern edge SW corner
at old arroyo site inlet
- Erosion Controls / Mulch, Seed, wetting silt
- Housekeeping/Pollutant Controls ok
- Debris/Pollutants/Sediment in MS4 no
- Notes showed gabe, silt supervisor saw area of concern

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

Signature

Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, December 20, 2016 8:07 AM
To: Brian Patterson (bpatterson@Titan-Development.com)
Cc: 'Grant Morrison'
Subject: Broadstone Northpoint Follow-up inspection
Attachments: channel_side_inlet.jpg; contributing_basin.jpg

Brian,
Good morning.

I went out to the site for a follow-up yesterday.

I saw the mulch sock in the northwest corner and the sort-of berm in the southwest corner along the channel. Thanks.

However, grades have changed along the arroyo in the southwest corner and there is a relatively large basin that appears to discharge via an asphalt side inlet that does not have a sediment BMP.

As you can see, sediment has made it to the construction fence adjacent to the channel and has been mostly held back by some old brush.

I think a mulch sock or two would work in this location.

This area of your site is going to see some changes and it would be nice if Gabe could communicate these changes to Grant so he can evaluate and provide appropriate BMPs prior to the site being out of compliance.

Thanks,

Curtis Cherne, PE, QCIS
Stormwater Quality Engineer
COA

505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

Cherne, Curtis

From: Brian Patterson <bpatterson@Titan-Development.com>
Sent: Tuesday, December 20, 2016 8:10 AM
To: Cherne, Curtis
Cc: Grant Morrison
Subject: Re: Broadstone Northpoint Follow-up inspection

Thanks Curtis, I'll get with our team.

Sent from my iPhone

On Dec 20, 2016, at 8:07 AM, Cherne, Curtis <CCherne@cabq.gov> wrote:

Brian,
Good morning.
I went out to the site for a follow-up yesterday.
I saw the mulch sock in the northwest corner and the sort-of berm in the southwest corner along the channel. Thanks.

However, grades have changed along the arroyo in the southwest corner and there is a relatively large basin that appears to discharge via an asphalt side inlet that does not have a sediment BMP. As you can see, sediment has made it to the construction fence adjacent to the channel and has been mostly held back by some old brush.

I think a mulch sock or two would work in this location.

This area of your site is going to see some changes and it would be nice if Gabe could communicate these changes to Grant so he can evaluate and provide appropriate BMPs prior to the site being out of compliance.

Thanks,

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

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

<channel_side_inlet.jpg>

<contributing_basin.jpg>

Cherne, Curtis

From: Grant Morrison <grant@inspectionsplusinc.com>
Sent: Tuesday, December 20, 2016 8:14 AM
To: 'Brian Patterson'; Cherne, Curtis
Subject: RE: Broadstone Northpoint Follow-up inspection

Brian
We took care of this yesterday. Due to delay in the construction of the channel improvements the grades did change significantly in the SW corner.
Merry Christmas

Grant Morrison, CPESC
Inspections Plus, Inc
4382 Alexander Blvd NE
Albuquerque, NM 87107
Cell 505-489-5077
Off 505-344-9410

From: Brian Patterson [<mailto:bpatterson@Titan-Development.com>]
Sent: Tuesday, December 20, 2016 8:10 AM
To: Cherne, Curtis <CCherne@cabq.gov>
Cc: Grant Morrison <grant@inspectionsplusinc.com>
Subject: Re: Broadstone Northpoint Follow-up inspection

Thanks Curtis, I'll get with our team.

Sent from my iPhone

On Dec 20, 2016, at 8:07 AM, Cherne, Curtis <CCherne@cabq.gov> wrote:

Brian,
Good morning.
I went out to the site for a follow-up yesterday.
I saw the mulch sock in the northwest corner and the sort-of berm in the southwest corner along the channel. Thanks.

However, grades have changed along the arroyo in the southwest corner and there is a relatively large basin that appears to discharge via an asphalt side inlet that does not have a sediment BMP.
As you can see, sediment has made it to the construction fence adjacent to the channel and has been mostly held back by some old brush.

I think a mulch sock or two would work in this location.

This area of your site is going to see some changes and it would be nice if Gabe could communicate these changes to Grant so he can evaluate and provide appropriate BMPs prior to the site being out of compliance.

Thanks,

Curtis Cherne, PE, QCIS
Stormwater Quality Engineer

Cherne, Curtis

From: Brian Patterson <bpatterson@Titan-Development.com>
Sent: Monday, December 05, 2016 4:05 PM
To: Cherne, Curtis
Cc: 'Grant Morrison'
Subject: RE: Broadstone Northpoint SWPPP inspection

Thanks Curtis, I will reach out to the construction team and get these issues resolved quickly.

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, December 05, 2016 4:02 PM
To: Brian Patterson <bpatterson@Titan-Development.com>
Cc: 'Grant Morrison' <grant@inspectionsplusinc.com>
Subject: Broadstone Northpoint SWPPP inspection

Brian,
Good afternoon.

I went by Broadstone Northpoint today.

1. In the northwest corner of the borrow pit site the silt fence is not buried because there is a drainage structure. I think a filter sock at the toe of the silt fence would work. See filter sock pics.
2. There is no silt fence around/protecting the PNM site. The silt fence was installed along San Mateo. I think you could leave the silt fence along San Mateo, just add per approved plan. The curb_return.jpg pic was taken at the entrance and you can see where there was a discharge prior to the silt fence being installed.
3. There is some track-out on San Mateo. It's not too bad, just to the point where if you get anymore, it should be swept.
4. There was no stabilized entrance as shown on the plan. I spoke with the Alliance guys, one of them said they would install a "knocks-box" after the construction fencing goes up, which they were doing today.
5. Some silt fence/sediment BMP should be installed in the southwest corner where the disturbed area is higher than the channel. You may need to do more later, but most of the disturbed area along the south edge is lower than the channel and there is an old berm.

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

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Broadstone Northpoint San Mateo and Modesto		
Site Contact Name & Agency	Brian Patterson North I-25 Corporate Ctr W	Contact Phone #/ E-mail	bpatterson@ titan-development .com
Date of Inspection	12-5-16	Start/End Time	1:30/2:05
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	grading, install construction fence		
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: ~ <u>55</u> 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"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____

Erosion & Sediment Control Inspection

- NO "regular" entrance, but have a long gravel Rd
- Entrance / Track-Out _____
 - Sediment Controls / Silt Fence, Check Dams, Waddles, etc. - need filter sock, no corner where channel goes into channel otherwise goes over all silt fence install
 - Erosion Controls / Mulch, Seed, - no BMP east of DNDR site - may be ok - plan
 - Housekeeping/Pollutant Controls - show add - 50' of silt fence SW corner when disturbed area is higher than channel
 - Debris/Pollutants/Sediment in MS4 NO
 - Notes Salls broken
appears had minor sediment discharge to San Mateo prior to installing silt fence,

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

Signature Curtis Cherne Date 12-5-16

Cherne, Curtis

From: Grant Morrison <grant@inspectionsplusinc.com>
Sent: Monday, December 05, 2016 5:48 PM
To: 'Brian Patterson'; Cherne, Curtis
Subject: RE: Broadstone Northpoint SWPPP inspection

Curtis

- 1) My guys were supposed to put mulch sock at the drainage channel. We'll get that tomorrow.
- 2) We'll windrow a berm around the PNM facility. We put silt fence along the curb in front with the assumption the block wall around PNM was going n ASAP. I'll check on the schedule.
- 3) I'll check on the trackout onto San Mateo.
- 4) There are 2 pages to the ECP. Page 1 of 2 shows the trackout. Currently I believe there is an apron of asphalt there.
- 5) We're going to continue using a berm along the channel as that is another project soon to start and silt fence would be removed anyway.

I'll get on it tomorrow.

Grant Morrison, CPESC

Inspections Plus, Inc
4382 Alexander Blvd NE
Albuquerque, NM 87107
Cell 505-489-5077
Off 505-344-9410

From: Brian Patterson [<mailto:bpatterson@Titan-Development.com>]
Sent: Monday, December 05, 2016 4:05 PM
To: Cherne, Curtis <CCherne@cabq.gov>
Cc: 'Grant Morrison' <grant@inspectionsplusinc.com>
Subject: RE: Broadstone Northpoint SWPPP inspection

Thanks Curtis, I will reach out to the construction team and get these issues resolved quickly.

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, December 05, 2016 4:02 PM
To: Brian Patterson <bpatterson@Titan-Development.com>
Cc: 'Grant Morrison' <grant@inspectionsplusinc.com>
Subject: Broadstone Northpoint SWPPP inspection

Brian,
Good afternoon.

I went by Broadstone Northpoint today.

1. In the northwest corner of the borrow pit site the silt fence is not buried because there is a drainage structure. I think a filter sock at the toe of the silt fence would work. See filter sock pics.
2. There is no silt fence around/protecting the PNM site. The silt fence was installed along San Mateo. I think you could leave the silt fence along San Mateo, just add per approved plan. The curb_return.jpg pic was taken at the entrance and you can see where there was a discharge prior to the silt fence being installed.
3. There is some track-out on San Mateo. It's not too bad, just to the point where if you get anymore, it should be swept.
4. There was no stabilized entrance as shown on the plan. I spoke with the Alliance guys, one of them said they would install a "knocks-box" after the construction fencing goes up, which they were doing today.

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, December 06, 2016 8:10 AM
To: 'Grant Morrison'; 'Brian Patterson'
Subject: RE: Broadstone Northpoint SWPPP inspection

Grant,

Have a look at the "issue" (#5) at the SW corner. I don't think a berm will work due to grades in the area. There should not be disturbed/loose dirt adjacent to and above the channel without a sediment BMP. It is not clear why someone was driving/grading there anyway.

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

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

From: Grant Morrison [<mailto:grant@inspectionsplusinc.com>]
Sent: Monday, December 05, 2016 5:48 PM
To: 'Brian Patterson'; Cherne, Curtis
Subject: RE: Broadstone Northpoint SWPPP inspection

Curtis

- 1) My guys were supposed to put mulch sock at the drainage channel. We'll get that tomorrow.
- 2) We'll windrow a berm around the PNM facility. We put silt fence along the curb in front with the assumption the block wall around PNM was going n ASAP. I'll check on the schedule.
- 3) I'll check on the trackout onto San Mateo.
- 4) There are 2 pages to the ECP. Page 1 of 2 shows the trackout. Currently I believe there is an apron of asphalt there.
- 5) We're going to continue using a berm along the channel as that is another project soon to start and silt fence would be removed anyway.

I'll get on it tomorrow.

Grant Morrison, CPESC

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From: Brian Patterson [<mailto:bpatterson@Titan-Development.com>]
Sent: Monday, December 05, 2016 4:05 PM
To: Cherne, Curtis <CCherne@cabq.gov>
Cc: 'Grant Morrison' <grant@inspectionsplusinc.com>
Subject: RE: Broadstone Northpoint SWPPP inspection

Thanks Curtis, I will reach out to the construction team and get these issues resolved quickly.