



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

ESC File No.	D09E006	Project Name:	Quivera Estates		
NPDES Id. No.	NIMR1004B0	Location:	6700 Quivera Dr. NW		
4/20/2022	Owner	Contractor			
Operator	Quivera Land, LLC	Twilight Homes			
Contact name & title	Tim McNaney	Tim McNaney			
e-mail	<a href="mailto:tmcnaney@twilighthomes.com">tmcnaney@twilighthomes.com</a>	<a href="mailto:tmcnaney@twilighthomes.com">tmcnaney@twilighthomes.com</a>			
Contact Phone #	322-6027	322-6027			
COA Inspector	Doug Hughes			12:20 to 1:00 PM	
Construction Phase:	Infrastructure nearly complete, waiting on dry utility and pond completion				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?	Clear		Temperature: ~	88	
Estimated date of last storm 0.25" or greater	3/23/2022				

Item Number	Deficiency/ Corrective Action
1	The <b>SWPPP</b> and self-inspection reports were not available on-site during the inspection. Tim McNaney, the owner/operator, was called from the site at the beginning of the inspection, and then members of his stormwater team called and said they were too busy to bring the SWPPP to the site during the inspection. <b>Required Mitigation:</b> The SWPPP, including the SWPPP Map, Self Inspection Reports, and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site per CGP 4.7.3, 5.4.3 and 7.3. If an on-site location is unavailable to keep the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance of your construction site CGP 7.3.
2	<b>Sediment</b> There is nothing stopping sediment from being discharged from the pond, nothing stopping sediment from going into the inlet, and nothing stopping sediment from leaving the lots and going into the street, then into the inlet, then into the pond, then into the City's downstream storm drain. <b>Required mitigation:</b> Remove sediment deposited in the streets by the end of the same business day. Remove the sediment by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping sediment per CGP 2.2.4.d.
3	<b>BMPs</b> are missing and need to be maintained in violation of CGP 2.1. There were no perimeter controls on the lots to keep sediment and other pollutants out of the street in violation of CGP 2.2.3. The inlet protection was missing and the pond didn't have any retention to serve as a temporary sediment basin (SB) in violation of CGP 2.2.10 and 2.2.12. <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. Provide either curb cutbacks or a silt fence between the lots and the street per CGP 2.2.3, inlet protection per CGP 2.2.10, and a temporary sediment basin per CGP 2.2.12 The SB outlet structure must temporarily withdraw water from the surface of the sediment basin until construction and stabilization is complete.
2.1	Discharge off site? (Y/N) no
4	Self Inspection Reports requested Latest report Date: ?

Notes:	
The SWPPP was not on site.	

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

4/1/24  
*James D. Hughes*