

CITY OF ALBUQUERQUE



City of Albuquerque Stormwater Construction Site Inspection Report



General Information

Project Name and Location	FAIRFIELD SUITES 4875 PAN AMERICAN		
Site Contact Name & Agency	KEU MOORE	ESC File No.	F17E006B
Date of Inspection	12-20-17	Start/End Time	1:50 / 2:00
Inspector Name, COA Dept.	Stanice "Totten" Elliott, Stormwater Quality		
Describe Present Phase of Construction	COMPLETE stabilized		
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: ~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 _____"

Erosion & Sediment Control Inspection

Entrance / Track-Out _____

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. _____

Erosion Controls _____

Housekeeping/Pollutant Controls _____

Debris/Pollutants/Sediment in MS4 _____

Notes _____

STABILIZED

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

Signature: J. Elliott Date: 12-20-17

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, August 16, 2017 3:09 PM
To: Verhage, Kathleen M.
Cc: Chavez, Patrick (pchavez@amafca.org); Daggett, Kevin; ken@wriighthospitality.com
Subject: RE: Construction debris at Vineyard Water Quality feature

Kathy/Patrick,

I just got back from the site.

I met with Ken, Site Supervisor, and explained to him why I was there. The material in the channel is Styrofoam. It is being blown into the channel from the hotel project.

The Styrofoam is installed on top of the plywood, then "rasped" or roughened up so it will hold the stucco and it is also "rasped" as the framing isn't necessarily flush, so they work it so there is a flush surface. The small particles are from this process.

Ken called the subcontractor foreman (Dominic) who arrived on the jobsite in about 15 minutes. I explained to him that we want only water entering the river.

I told the foreman, Dominic, that the Styrofoam pieces are to be removed from the ground (they vacuum it) and I expect a 95% removal rate. We also agreed that they would vacuum at the end of each day. I also relayed this info to the Site Supervisor, Ken.

As far as the Vineyard channel goes, I told them that it is an AMFCA facility so I cannot direct any work in the channel. Patrick, please let Ken know (and please copy me) on what AMAFCA would like for them to do as far as mitigation.

They are also to send me pictures once this initial batch of material is removed from the ground at the site.

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."

From: Verhage, Kathleen M.
Sent: Wednesday, August 16, 2017 1:16 PM
To: Cherne, Curtis
Cc: Chavez, Patrick (pchavez@amafca.org); Daggett, Kevin
Subject: Construction debris at Vineyard Water Quality feature

Curtis-

Is this hotel construction site on your list? Or should I ask one of our IDDE inspectors to check it out?

Thanks,
Kathy



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

General Information

Project Name and Location	FAIRFIELD SUITES		
Site Contact Name & Agency	KEN MOORE	ESC File No.	F17E006B
Date of Inspection	8-29-17	Start/End Time	9:23 / 9:55
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	PREPPING TO STUCCO BLDG.		
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: ~ 70 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	N/A
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	OK
Erosion Controls	PAVED PARKING AREA
Housekeeping/Pollutant Controls	CONC. WASHOUT S. END, CONC. POLLUTANT W. SIDE @ INLET
Debris/Pollutants/Sediment in MS4	NO
Notes	

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

Signature: Curtis Cherne Date: 8-29-17

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, August 29, 2017 2:54 PM
To: ken@wrighthospitality.com
Subject: Farifiled Suites Construction Site Inspection
Attachments: cement_pollution.jpg; cement_pollution2.jpg; cement_pollution3.jpg

Ken,
Good afternoon.
I couldn't find you when we finished the inspection.

There were a couple new wash-outs on the out-lot with the trailer. Please remove.
The wash-out behind the building was old, but still needs to be removed.

Dominic's crew got busy picking up trash and said he would clean-up the wash-out behind the building.

The wash-out bin had recent additions to it, which is good to see.

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	Fairfield Suites 4875 Pan American Frwy NE		
Site Contact Name & Agency	Ken Rowe	ESC File No.	FM E0063
Date of Inspection	8-16-17	Start/End Time	1:55/2:40
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	installing form Ext bldg		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input checked="" type="checkbox"/> 311/Complaint Response <input type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection? Temperature: ~ 80 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, Inlet Protection, Wattles, etc. ok

Dominic

Ext ASP *may go down w/ bucket and try to remove*

Erosion Controls _____

Housekeeping/Pollutant Controls *cream pollutant behind bldg*
styro foam blown into channel from sanding Bboard

Bboard goes on bldg outside of wood panel cut under the stucco

Debris/Pollutants/Sediment in MS4 _____

Notes _____

Is site being maintained in compliance with the Drainage Ordinance ? * Yes * No _____

Signature _____ Date _____



Bboard
Styrolfoam
how to
Sand
board

8-16-07

Spoke to Ken more. He called as
he is having standing problems and the inlet
protection is raising his WSE.

~~I~~

~~He~~ His pavement section is 6", I told
him to grade his site so it is 6"
below the grate and he can remove
the inlet protection

Curt. M



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Fairfield Suites 4875 Pan American Freeway NE		
Site Contact Name & Agency	Ken Mome The Wright Group	ESC File No.	F17E0060
Date of Inspection	8-7-17	Start/End Time	0:55 / 9:35
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		

Describe Present Phase of Construction: birds weather in

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: ~ 75 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, Inlet Protection, Wattles, etc. have to re-install new inlet protection in SW inlet

drainage problem due to storm blockage
inlet protection in back near manhole

Erosion Controls: pond

Housekeeping/Pollutant Controls: OK

Debris/Pollutants/Sediment in MS4

Notes: raise trailer up 3" and move dirt pile
will install silt fence along entire southern boundary
add silt fence behind curb when jumper into a chn 8-7-17

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

Signature: Curtis Cherne Date: 8-7-17

North Station 1969

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, August 07, 2017 2:33 PM
To: 'ken@wriighthospitality.com'
Subject: Construction site and drainage inspection
Attachments: NW_inlet.jpg

Ken,
Thanks for taking the time to speak with me at the site today.
In addition to the items we spoke about, the inlet in the NW corner could use a different BMP. Rather than covering it, I think more of a double-stacked filter sock and leave the grate uncovered would work. You should dig it out a bit first.

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	Fairfield Suites 4875 Pan American Frwy NE		
Site Contact Name & Agency	Ken Moore The Wright Group	Contact Phone #/ E-mail	See Job
Date of Inspection	4-19-17	Start/End Time	10:15/10:25
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	Constructing walls		
Type of Inspection:	<input checked="" type="radio"/> Regular <input type="radio"/> During storm event <input type="radio"/> Post-storm event (> 0.5 inch) <input type="radio"/> 311 / Complaint Response <input type="radio"/> Follow-Up		

Weather Information

Weather at time of this inspection? Temperature: ~ 75 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. _____ ok
- Erosion Controls / Mulch, Seed, _____ walls
- Housekeeping/Pollutant Controls _____ ok
- Debris/Pollutants/Sediment in MS4 _____ NO
- Notes _____

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

Signature: Curtis C Cherne Date: 4-19-17



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Fairhill Suis YORS Pan America Frwy NE		
Site Contact Name & Agency	Ken Moore The Wright Group	Contact Phone #/ E-mail	Ken@wrighthospitality.com
Date of Inspection	3-6-17	Start/End Time	1:30/2:00
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	foundation poured		
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: ~ 60 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 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
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	need to improve inlet protection at SW inlet
Erosion Controls / Mulch, Seed,	walks
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	ND
Notes	

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Signature: <u>Curtis Cherne</u> Date: <u>3-6-17</u>
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City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	<u>Fairfield Suites</u>		
Site Contact Name & Agency	<u>Deepush</u>	Contact Phone #/ E-mail	
Date of Inspection	<u>2-21-17</u>	Start/End Time	<u>10:50/11:05</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>Placing steel for sunlath's</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>60</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 OK
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, NO
- Housekeeping/Pollutant Controls OK - NO recent pollution on site
- Debris/Pollutants/Sediment in MS4 NO
- Notes Did not see washout on site

Is site being maintained in compliance with the Drainage Ordinance ? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Curtis C. Cherne</u> Signature	<u>2-21-17</u> Date
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**City of Albuquerque
Stormwater Construction Site
Inspection Report**

General Information

Project Name and Location	Far Hill Swales 4875 Pan American Freeway NE		
Site Contact Name & Agency	Deepesh Dream Catcher ABQ North	Contact Phone #/ E-mail	deepesh@ syncapital.com
Date of Inspection	2-6-17	Start/End Time	10:00/10:15
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	retaining wall built		
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: 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
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, NO → a little trashy - no trash receptacle
- Housekeeping/Pollutant Controls put in concrete waddles
1 concrete pollution - didn't use it → less
draying
- Debris/Pollutants/Sediment in MS4 NO
- Notes _____

Is site being maintained in compliance with the Drainage Ordinance ? * Yes No Curtis Cherne 2-6-17

Signature Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, February 06, 2017 4:08 PM
To: deepesh@suncapitalhotels.com
Cc: 'Grant Morrison'
Subject: Fairfield Suites Follow-up inspection
Attachments: cement_pollution.jpg; trash.jpg

Deepesh,
Good afternoon.

I went out to your site for a follow-up in hopes of closing the previous violation(s).

I saw that an acceptable concrete wash-out pit was installed, that's good.

However, someone failed to use it. I figure since you are making progress, I will not issue another fine as stated in the previous letter, but will give you this one. I scheduled a follow-up for ten days from now. That gives you plenty of time to clean-up the latest cement pollution and talk to concrete subs.

In addition, the site is getting a little trashy in the northeast corner.

If you would like to schedule a day/time for the follow-up inspection please let me know. Most folks find it beneficial as there should be no surprises.

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	Fairhills Suites 4075 Pan American Fwy NB		
Site Contact Name & Agency	Deepak Dream Catcher ABE north, LLC	Contact Phone #/ E-mail	deepak@ sun-capital-holdings.com
Date of Inspection	1-17-17	Start/End Time	9:00/9:15
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			

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 nice track-out pad
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. no drain check
- Erosion Controls / Mulch, Seed, _____
- Housekeeping/Pollutant Controls still has concrete wash-out residue - was less than 30 days - return or eq ?
- Debris/Pollutants/Sediment in MS4 _____
- Notes expect checking for drain into TMM - not ESC, can't tell

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

Signature Curtis Cherne Date 1-17-17



**City of Albuquerque Planning Department
One Stop Shop-Development and Building Services
Drainage Control Ordinance
Violation Invoice
Date 12-22-16**

Permit Number: 2016 000 005 **Category Code: 971**

Project: Fairfield Suites **account string: 110 441011 4961000**

Property Legal Description/Address: Lot A1C1A3A Blk 0000 Cryer Property

Property Owner: Dreamcatcher ABQ North, LLC

**Property Contact/Invoice sent to: Deepesh Kholwadwala @
deepesh@suncapitalhotels.com**

Description of Violation: Drainage onto adjacent property not per approved drainage plan.

Date(s) of Violation: 12-22-16

Fine:

\$500/day	\$500.00
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Number of days:	1
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Total due:	\$500.00
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Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non- payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. The most convenient may be at Plaza del Sol, 600 2nd St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2nd St. NW, or e-mail to ccherne@cabq.gov.



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Fairhill Suites 4875 Pan American Blvd NE		
Site Contact Name & Agency	Deepak Ocean Catcher ABQ North, LLC	Contact Phone #/ E-mail	deepak @ sun capital hotels .com
Date of Inspection	1-23-17	Start/End Time	11:30 / 11:45
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	Constructing retaining wall		
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		

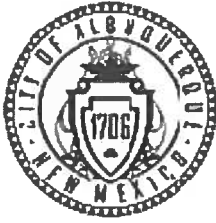
Weather Information

Weather at time of this inspection?	Temperature: ~ <u>45</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 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	<u>OK</u>
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	<u>missing sediment trap SW corner - sediment discharging off site</u>
Erosion Controls / Mulch, Seed,	<u>numerous instances cement pollutants</u>
Housekeeping/Pollutant Controls	<u>no wash-out</u>
Debris/Pollutants/Sediment in MS4	<u>no</u>
Notes	

Is site being maintained in compliance with the Drainage Ordinance ? * Yes No Curtis Cherne 1-23-17
 Signature Date



**City of Albuquerque Planning Department
One Stop Shop-Development and Building Services
Drainage Control Ordinance
Violation Invoice
Date 1-24-17**

Permit Number: 2017 000 006 **Category Code:** 971
Project: Fairfield Suites **account string:** 110 441011 4961000
Property Legal Description/Address: Lot A1C1A3A Blk 0000 Cryer Property
Property Owner: Dreamcatcher ABQ North, LLC
Property Contact/Invoice sent to: Deepesh Kholwadwala @
deepesh@suncapitalhotels.com

Description of Violation: Cement Pollution

Date(s) of Violation: 1-23-17

Fine:	
\$500/day	\$500.00
Number of days:	1
Total due:	\$500.00

Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non- payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. The most convenient may be at Plaza del Sol, 600 2nd St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2nd St. NW, or e-mail to ccherne@cabq.gov.

CITY OF ALBUQUERQUE



January 24, 2017

Deepesh Kholwadwala, Dreamcatcher ABQ North, LLC: deepesh@suncapitalhotels.com
Fairfield Suites: 4875 Pan American Frwy NE

**Re: Drainage Control Ordinance (14-5-2-1) and NPDES CGP Violations for
Cement Pollution and Erosion and Sediment Control- Fairfield Suites**

Dear Mr. Kholwadwala,

On December 22nd, the City issued a Violation Letter (Order) to remove the cement pollution and provide an acceptable concrete/mortar/stucco wash-out receptacle.

You were also notified that "In addition, if the violations are not mitigated within 30 days or are found again after 30 days, the property owner is subject to a fine up to \$500/day per the City's Drainage Control Ordinance."

At yesterday's inspection:

1. Numerous instances of cement pollution were observed on the site and an acceptable concrete/mortar/stucco receptacle was not on-site.

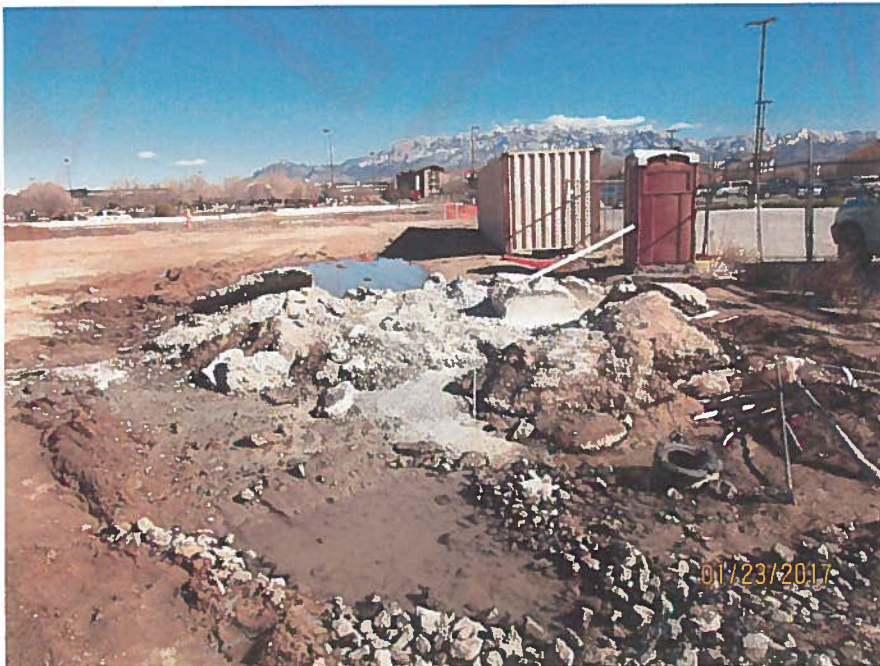
See photos below:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Cement pollution.



Cement pollution.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Cement pollution.

In addition, the sediment BMP (silt fence) had a gap along the southern boundary and sediment has entered the site to the south.



Gap in silt fence and sediment on adjacent property.

PO Box 1293

Required Mitigation:

1. Remove the cement pollution and provide an acceptable concrete/mortar/stucco wash-out receptacle.
2. Provide a sediment BMP(s) to prevent sediment from migrating offsite.

Albuquerque

For the Cement Pollution:

Per the previous Violation letter, the City is assessing a fine of \$500. This fine is for one day. Additional days may be added if the violations are not mitigated upon a follow-up inspection in ten days or violations are observed in future inspections.

New Mexico 87103

For the sediment BMP:

The violations are to be mitigated within 30 days or the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

www.cabq.gov

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: Grant@inspectionsplusinc.com



December 22, 2016

Deepesh Kholwadwala, Dreamcatcher ABQ North, LLC: deepesh@suncapitalhotels.com
Fairfield Suites: 4875 Pan American Frwy NE

Re: Drainage Control Ordinance (14-5-2-1) and NPDES CGP Violations for Erosion and Sediment Control- Fairfield Suites

Dear Mr. Kholwadwala,

On November 21st, the City issued a Violation Letter (Order) to provide a temporary drainage solution to prevent flows from entering the PNM substation

You were also notified that "In addition, if the violations are not mitigated within 30 days or are found again after 30 days, the property owner is subject to a fine up to \$500/day per the City's Drainage Control Ordinance."

At today's inspection:

1. Drainage was observed leaving your site and entering the PNM substation. The photos were taken at 12:00 PM and it was still raining.
2. Numerous instances of cement pollution were observed and an acceptable concrete wash-out was not onsite.
3. Dirt was piled-up against the silt fence higher than halfway.

PO Box 1293

See photos below:

Albuquerque

NM 87103

www.cabq.gov



Drainage leaving site.



PO Box 1293

Albuquerque

Drainage onto PNM site.

NM 87103

www.cabq.gov



Cement Pollution

CITY OF ALBUQUERQUE



Dirt piled-up against silt fence.

Required Mitigation:

PO Box 1293

1. Provide a temporary drainage solution that prevents drainage from entering the PNM substation.
2. Remove the cement pollution and provide an acceptable concrete/mortar/stucco wash-out receptacle.
3. Remove soil from the silt fence so it is below halfway up the silt fence.

Albuquerque

For the Drainage entering the PNM substation:

NM 87103

Per the previous Violation letter, the City is assessing a fine of \$500. This fine is for one day. Additional days may be added if the violations are not mitigated upon a follow-up inspection in ten days or violations are observed in future inspections.

www.cabq.gov

For the cement pollution and silt fence:

The violations are to be mitigated within 30 days or the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you have any questions, you can contact me at 924-3420.

Sincerely,

A handwritten signature in black ink that reads "Curtis Cherne".

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

C: Grant@inspectionsplusinc.com

Cherne, Curtis

From: Deepesh Kholwadwala <deepesh@suncapitalhotels.com>
Sent: Monday, November 21, 2016 2:06 PM
To: Cherne, Curtis
Cc: Carrillo, Abiel X.; 'Moye, Laurie'
Subject: RE: Fiarfiled Suites Violation Letter

Curtis –

Thank you for the note. We're working to get a retaining wall permitted. Work will start as soon as permit is in hand. We hit a short delay with Century Link but that resolved last Friday. Meanwhile, I forwarded this notice to our engineer and supervisor to make comments and take action while we wait for the permit.

Deepesh

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Monday, November 21, 2016 1:53 PM
To: deepesh@suncapitalhotels.com
Cc: Carrillo, Abiel X. <acarrillo@cabq.gov>; 'Moye, Laurie' <Laurie.Moye@pnm.com>
Subject: Fiarfiled Suites Violation Letter

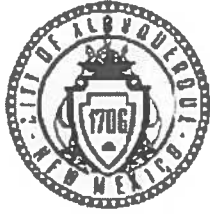
Deepesh,

Good afternoon.

The drainage problem at Fairfield Suites was not mitigated. Please see attached letter.

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 Treasury
Date:1/26/2017 Office:ANNEX
Stat ID:WS000008 Cashier:TRSRMS
Batch: 7759 Trans #:33
Permit: 2016000005
Receipt Num 00399921
Payment Total:\$500.00
0910 Drainage Non Complai \$500.00
VISA Tendered : \$500.00

**City of Albuquerque Planning Department
One Stop Shop-Development and Building Services
Drainage Control Ordinance
Violation Invoice
Date 12-22-16**

Permit Number: 2016 000 005 Category Code: 971
Project: Fairfield Suites account string: 110 441011 4961000
Property Legal Description/Address: Lot A1C1A3A Blk 0000 Cryer Property
Property Owner: Dreamcatcher ABQ North, LLC
**Property Contact/Invoice sent to: Deepesh Kholwadwala @
deepesh@suncapitalhotels.com**

Description of Violation: Drainage onto adjacent property not per approved drainage plan.

Date(s) of Violation: 12-22-16

Fine:

\$500/day	\$500.00
Number of days:	1
Total due:	\$500.00

Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non- payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. The most convenient may be at Plaza del Sol, 600 2nd St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2nd St. NW, or e-mail to ccherne@cabq.gov.

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, January 24, 2017 2:04 PM
To: deepesh@suncapitalhotels.com
Cc: Biazar, Shahab; 'Grant Morrison'; Sandoval, Darlene M.
Subject: Fairfiled Suites Violation Letter and Fine Invoice
Attachments: Fairfield_Suites_Violation_Fine2.pdf; Fairfield_Suites_Violation_Letter_Fine2.pdf

Deepesh,
Please see attached for most recent violation(s) and fine.

This is the second fine the City has sent you.
You are past due on the first fine. A hold has been placed on your project to not allow any inspections or permits to be processed. The hold will be removed when the fine is paid.

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."

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, December 22, 2016 2:56 PM
To: deepesh@suncapitalhotels.com
Cc: 'Grant Morrison'
Subject: Violation(s) and fine Fairfield Suites
Attachments: F17D006B_Violation_Fine_letter.pdf; F17D006B_Fine_Invoice.pdf

Deepesh,
The violation letter and fine invoice are attached.

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: Cherne, Curtis
Sent: Monday, January 23, 2017 9:06 AM
To: Sandoval, Darlene M.
Subject: Stop inspections and all permitting on 4875 Pan American Frwy NE

Darlene,
Good morning.

The property owner at 4875 Pan American Frwy is past due on paying his Drainage Ordinance Fine.

In KIVA, I used to put a Hard Hold on the project. This is what I wish to do at above referenced project, but it is not that obvious in POSSE.

I think I put a "stop" on the retaining wall permit, but in "Event" screen, there is no selection for "inspections", so I picked "Findings".

IS this where your employees would look to not schedule an inspection?

I guess I'll put in another one for no new permits.

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	<u>Fairfield Suites</u> <u>4875 Pan American Pkwy NE</u>		
Site Contact Name & Agency	<u>Deepak Khosrawadwala</u> <u>Dreamcatcher BBQ, LLC</u>	Contact Phone #/ E-mail	<u>deepak@</u> <u>SunCapitalHotels</u> <u>.com</u>
Date of Inspection	<u>12-22-16</u>	Start/End Time	<u>8:30 / 8:40</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>Construction for wall southeast</u>		
Type of Inspection:	<input type="checkbox"/> Regular <input checked="" type="checkbox"/> <u>During storm event</u> <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> <u>Follow-Up</u>		

Weather Information

Weather at time of this inspection? Temperature: ~ 40 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 Track-out pad needs maintain
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. 0 too much dirt on silt fence southern edge
- Erosion Controls / Mulch, Seed, _____
- Housekeeping/Pollutant Controls numerous instances of animal p. pollution
no wash-out on site
- Debris/Pollutants/Sediment in MS4 _____
- Notes first previous drainage "Nope" - beam may not hold
change concrete come back

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

Curtis C. Cherne 12-22-16
 Signature Date



November 21, 2016

Deepesh Kholwadwala, Dreamcatcher ABQ North, LLC: deepesh@suncapitolhotels.com
Fairfield Suites: 4875 Pan American Frwy NE

Re: Drainage Control Ordinance Violation

Dear Mr. Kholwadwala,

On November 10th, 2016, you were informed of the following issue:

1. The inlet that drains Bubba's, Cheddar's and this site has been removed. The grades along the channel will divert flows in the PNM substation. Please contact your engineer to provide a temporary drainage solution until proposed inlets are installed and proper drainage is restored.

A site visit was performed this morning. The temporary drainage solution was not provided and drainage left the site and drained into the PNM substation. In addition, there is considerable erosion where the water comes off the parking lot.

Photos are shown below:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Arroyo draining into PNM substation. Area is also eroding.

CITY OF ALBUQUERQUE



Location where drainage leaves the parking lot.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Portion of drainage basin draining to PNM substation.

CITY OF ALBUQUERQUE



The above listed violation is to be mitigated within 30 days or the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you have any questions, you can contact me at 924-3420.

Sincerely,

A handwritten signature in black ink that reads 'Curtis C. Cherne'.

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
Planning Dept.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

copy: Hydrology, Laurie Moyer - PNM



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	<u>Fairfield Suites 4075 Pan American Frwy NE</u>		
Site Contact Name & Agency	<u>Deepesh Kholwadwala Dream catcher ADD north, LLC</u>	Contact Phone #/ E-mail	<u>deepesh @ sunceptal hotels.com</u>
Date of Inspection	<u>11-21-16</u>	Start/End Time	<u>8:15/8:35</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>graded</u>		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" type="checkbox"/> Post-storm event (^{0.1} > 0.5 in.) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection? Temperature: ~45 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	<u>ok</u>
▪ Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	<u>ok</u>
▪ Erosion Controls / Mulch, Seed,	<u>need erosion control SE corner for water draining off of babbler - did not provide solution</u>
▪ Housekeeping/Pollutant Controls	<u>ok</u>
▪ Debris/Pollutants/Sediment in MS4	<u>No</u>
▪ Notes	<u>wrote violation letter</u>

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

Signature: Curtis Cherne Date: 11-21-16

Cherne, Curtis

From: David Soule <david@riograndeengineering.com>
Sent: Thursday, November 10, 2016 7:27 AM
To: Cherne, Curtis; deepesh@suncapitalhotels.com
Cc: Biazar, Shahab
Subject: RE: Fairfield Suites SWPPP inspection

Thank you i will provide direction as to how we keep the flow on our site. It will involve a berm i anticipate

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Wednesday, November 09, 2016 2:13 PM
To: deepesh@suncapitalhotels.com
Cc: David Soule (david@riograndeengineering.com); Biazar, Shahab
Subject: Fairfield Suites SWPPP inspection

Deepesh,
Good afternoon.

I stopped by the Fairfield Suites site today at 4875 Pan American for a SWPPP inspection.

The mulch sock along the west side and stabilized entrance looked good.

The silt fence was being installed along the southern boundary while I was there. The silt fence will be a good sediment BMP, but it should be installed prior to earth disturbance activities.

The inlet that drains Bubba's, Cheddar's and this site has been removed. The grades along the channel will divert flows into the PNM substation if there is a source of water (rain/contractor/other).

Please contact your engineer to provide a temporary drainage solution until proposed inlets are installed and proper drainage is restored. I will propose that the southern boundary is bermed-up to direct flows into the AMAFCA channel and a sediment BMP acceptable to AMAFCA is in the channel.

Let me know if you need contact info for AMAFCA.

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: Cherne, Curtis
Sent: Wednesday, November 09, 2016 2:13 PM
To: deepesh@suncapitalhotels.com
Cc: David Soule (david@riograndeengineering.com); Biazar, Shahab
Subject: Fairfield Suites SWPPP inspection
Attachments: grades_west_bndry.jpg; existing_inlet_location.jpg; existing_inlet.jpg

Deepesh,
Good afternoon.

I stopped by the Fairfield Suites site today at 4875 Pan American for a SWPPP inspection.

The mulch sock along the west side and stabilized entrance looked good. The silt fence was being installed along the southern boundary while I was there. The silt fence will be a good sediment BMP, but it should be installed prior to earth disturbance activities.

The inlet that drains Bubba's, Cheddar's and this site has been removed. The grades along the channel will divert flows into the PNM substation if there is a source of water (rain/contractor/other).

Please contact your engineer to provide a temporary drainage solution until proposed inlets are installed and proper drainage is restored. I will propose that the southern boundary is bermed-up to direct flows into the AMAFCA channel and a sediment BMP acceptable to AMAFCA is in the channel.

Let me know if you need contact info for AMAFCA.

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

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