



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name:	Entertainment Facility				
Location:	3930 Pan American Frwy				
Site Contact Name & Agency	Max Krubichak - Jaynes	ESC File No.	G16E145A		
		NPDES Id. No.	NMR1001MP		
Inspection Date:	06/05/19	Start/End Time:	hrs		
CoA Stormwater Inspector:	Timothy E. Sims				
Construction Phase:	STABILIZED				
Type of Inspection:	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Storm Event	<input type="checkbox"/> Post Storm Event >0.25"	<input type="checkbox"/> 311/Complaint	<input type="checkbox"/> Follow Up

Weather at time of inspection?	Cloudy	Temperature: ~	66*
Estimated date of last storm 0.25" or greater	5/11/2019		

Item Number	Deficiency/ Corrective Action		
	STABILIZED		
2.1	Discharge off site? (Y/N)	No	
4	Self Inspection Reports		Latest report Date:

Notes:	

City of Albuquerque Stormwater Inspector Signature and date: **Timothy E. Sims**
Contact information: Timothy E. Sims - (505) 803-6155
tsims@cabq.gov 06/05/19

Digitally signed by Timothy E. Sims
DN: cn=Timothy E. Sims, o=Stormwater Inspections, ou=Planning, email=tsims@cabq.gov, c=US
Date: 2019.06.05 14:22:00 -06'00'

SWPPP Inspection Report

Gile E145A

Project Information			
Project	Urban Air		
Operator #1	Brendon Hollier	Operator #2	Max Kruichak
SWPPP Contact	ABQ Comanche Retail, LLC	SWPPP Contact	Jaynes Corp
Inspection Information			
Inspector	Brad Frosch		
Inspection Date	2/18/19	Start/End Time	1:00- 1:45
Inspection Type <input checked="" type="checkbox"/> Bi-Weekly <input type="checkbox"/> Initial Inspection <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event <input type="checkbox"/> 7 Day Follow Up			
Weather Information			
Rain Gauge or Weather Station: KNMALBU31- KOAT-TV-Comanche and Carlisle			
Last Rain Event- (Snow) Date: 1/01/19 Duration (hrs): 48 hrs Approximate Rainfall (in): 0.33" 3.3" of snowfall was recorded over a the snowstorm duration			
Current Weather at time of this inspection: Partially cloudy, windy, 40 degrees			
Weather Forecast at time of this inspection: Precipitation is forecasted for the overnight and into the morning. Additional precipitation is forecasted for Thursday 2/20			

Certification Statements		
Inspector: (check one) <input checked="" type="checkbox"/> I, as the designated SWPPP Compliance Inspector, certify that this site has been inspected and is in compliance with the site-specific SWPPP. <input type="checkbox"/> I, as the designated SWPPP Compliance Inspector, certify that this site has been inspected and I have made the determination that the site requires corrective actions before it will be compliant with the site-specific SWPPP. The required corrective actions are noted within this inspection report.		
Brad Frosch	Signature: <i>Brad Frosch</i>	Date: 2/18/19
Operator: I, the designated project owner's representative, acknowledge the receipt of this SWPPP inspection report, and understand the requirements set forth regarding the implementation and maintenance of erosion and sedimentation controls.		
Brendon Hollier	Signature:	Date:
Operator: I, the designated contractor representative, acknowledge the receipt of this SWPPP inspection report, and understand the requirements set forth regarding the implementation and maintenance of erosion and sedimentation controls.		
Max Kruichak	Signature:	Date:

GOOD HOUSEKEEPING		Installed & Operating correctly?	Corrective Action or Maintenance Required	Observations or Recommendations
	Are site methods and practices used effectively controlling potential site pollutants ?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		Solid waste and concrete wash out containers are presently in use.
	Is trash/litter from work areas collected and placed in covered containers regularly?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		A solid waste container is onsite.
	Is on-site equipment free from leaks?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		No leaking equipment was observed
	Are materials that have the potential to release stormwater contaminants stored inside or under cover?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		All materials are stored properly
	Are stockpiles that have not been disturbed for 14 days, covered (either with temporary vegetation or tarps), protected as required?	<input type="checkbox"/> Yes <input type="checkbox"/> No X N/A		No stockpiles were observed.
	Are washout facilities (e.g. paint, concrete) available, clearly marked and maintained and located at least 50-feet away from storm drains?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		A vendor supplied washout container is onsite.
	Is dust being <u>controlled</u> on-site?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		A water wagon was observed onsite.
	Is construction exit adequate to control sediment	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		Track out to be swept clean at the end of each business day.

Notes on Good Housekeeping:

The new contractor laydown yard should be noted on the SWPPP plan. No BMP's are required at this time since non-polluting materials are stored on paving.

BMP INSPECTION		Installed & Operating correctly?	Corrective Action or Maintenance Required	Observations or Recommendations
	Are the overall controls in good working condition?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		Yes, general compliance is indicated
	Are there missing BMP's or BMP's requiring maintenance?	<input type="checkbox"/> Yes X No		No missing BMP's
	Have previous Corrective Actions been <u>initiated, documented & completed</u> by the Operator?	<input type="checkbox"/> Yes <input type="checkbox"/> No X N/A		No Corrective Actions have been issued to date.
	Are the SWPPP plan and activity logs being updated as required?	X Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		Yes, SWPPP Book and plans are to date
	Are there any other issues?	<input type="checkbox"/> Yes X No		None observed

Notes on BMP:

BMP's appear in good working condition

General Inspection Comments:

Current site conditions are viewed as compliant with the SWPPP.



Sims, Timothy E.

From: Sims, Timothy E.
Sent: Monday, February 25, 2019 2:59 PM
To: max.kruichak@jaynescorp.com; hollier@paliopartners.com
Cc: Sims, Timothy E.; Brad Frosch
Subject: G16E154A Entertainment Facility Inspection
Attachments: G16E145AR_Inspection02.25.19S.pdf

Max,

Thanks for the tour of the site today. As discussed attached is the report form today—site looks great. I have I copied Brad on this in requesting the latest self-inspection report.

The City charges a \$100 inspection fee each time an inspector goes out to the site. If you prefer, you can take pictures of the mitigated items and send them to me. If all looks good, I most likely will not return in 8 days for a follow-up inspection.

Thanks,

ONE
AL QUE planning

Stormwater Inspector
stormwater quality
505.803.6155

City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name:	Entertainment Facility		
Location:	3930 Pan American Frwy		
Site Contact Name & Agency	Max Kruichak	ESC File No.	G16E145A
	Jaynes	NPDES Id. No.	NMR1001MP
Inspection Date:	02/25/19	Start/End Time:	1420/1445hrs
CoA Stormwater Inspector:	Timothy Sims, Stormwater Inspector		
Present Phase of Construction:	verticle construction, pre cast.		
Type of Inspection:	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Storm Event	<input type="checkbox"/> Post Storm Event >0.25" <input type="checkbox"/> 311/Complaint <input type="checkbox"/> Follow Up

Weather at time of inspection?
Clear

Temperature: ~ 52*

Has there been a storm event since site was Permitted?

Clarify amount: (i.e.. <1/4" to >3/4"): yes, >1/4"

Inspection

CGP Section	BMP / Activity	Maintenance or Corrective Action Required	Location and Notes
1.5	Post a Notice		
2.2.1	Provide and maintain Natural buffer when Waters of the US <50ft.		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.3	Sediment control along any perimeter		
2.2.4	Minimize sediment track out		

G16 E145A
G, E, A



Stormwater Quality

ESC Plan Information Sheet

Project Name: Entertainment Facility

Project Location: (address or major cross streets/arroyo)

3930 Pan American Fwy.

Plan Preparer Information:

Company: Tierra West, LLC

Contact: Jonathan D. Niski, PE

Address: 5571 Midway Park Pl NE, Albuquerque, NM 87109

Phone Number: (O) 505-858-3100 (Cell (optional)) 361-336-6169

e-Mail: jniski@tierrawestLLC.com

Owner Information:

Company: ABQ Comanche Retail, LLC

Contact: Brendon Hollier

Address: 8350 N. Central Expy., Suite 1313

Dallas, TX 75206

Phone: 214-561-6515

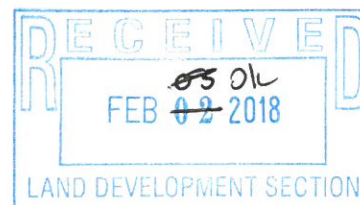
e-Mail: hollier@paliopartners.com

I am submitting the ESC plan to obtain approval for:

☒ ESC Permit-Grading

☒ ESC Permit-Building Permit

☐ Work Order Construction Plans



Note: More than one item can be checked for a submittal

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev April 2016



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Entertainment Facility 3930 Pan American Frwy		
Site Contact Name & Agency	Max Kruichak Jaynes Corporation max.kruichak@jaynescorp.com	ESC File No. NPDES ID No.	G16E145A NMR1001MP NMR100161
Date of Inspection	11/01/18	Start/End Time	1:35pm 2:15pm
COA Inspector Name	Cassandra Durkin, Stormwater Quality		
Describe Present Phase of Construction	Over Excavation		

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: ~58 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 "

Inspection

CGP	BMP / Activity	Maintenance Required? (1)	Corrective Action Required? (2)	Location and Notes
1.5	Post a Notice			
2.2.1	Provide and maintain Natural buffer when Waters of the US < 50 ft			
2.2.3	Sediment control along any perimeter		Yes	BMP is required at SW Corner of site
2.2.3	Sediment control along any perimeter			
2.2.3	Sediment control along any perimeter			
2.2.3	Sediment control along any perimeter			
2.2.3	Sediment control along any perimeter			
2.2.3	Sediment control along any perimeter			
2.2.3	Sediment control along any perimeter			
2.2.4	Minimize sediment track-out	Yes		Provide Trackout Maintenance
2.2.5	Manage stockpiles			

2.2.6	Minimize Dust			
2.2.10	Protect Storm Drain Inlets		Yes	Cover inlet in CUTC Parking Lot
2.2.10	Protect Storm Drain Inlets			
2.2.11	Minimize erosion of conveyance channels			
2.2.12	Sediment Basins			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.3.1	Equipment and Vehicle Fueling			
2.3.2	Equipment and Vehicle Washing			
2.3.3	Building Material Storage			
2.3.3	Fuel, oil, hydraulic fluid, petroleum products and chemical storage			
2.3.3	Construction and Domestic Wastes			
2.3.3	Construction and Domestic Wastes			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.4	Dewatering			
2.1	Discharge off site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4	Self-Inspection Reports			Latest Report Date: 10/23/18

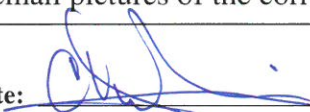
Notes: (City Inspector Use) Items in compliance can be left blank.

- (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:

Please address the corrective actions within 7 days. Please email pictures of the corrections.

City of Albuquerque Stormwater Inspector Signature and Date:


Signature

11/01/18
Date

Contact Info: Cassandra Durkin, 505-924-983, cdurkin@cabq.gov



City of Albuquerque

Planning Department

Stormwater Control Permit for Erosion and Sediment Control

Project Title Entertainment Facility

Project Location (Major Cross Streets/Arroyo

or address) 3930 Pan American Fwy.

Property Owner: (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: ABQ Comanche Retail, LLC

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Brendon Hollier

Phone Number: 214-561-6515

E-mail: hollier@paliopartners.com

Site Contact: (if different than Property Owner info above.)

Name: _____

Phone: _____

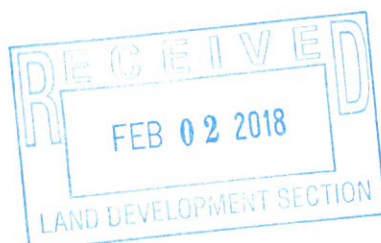
e-mail: _____

For City personnel use only:

City Personnel Signature: *Cynthia Chene* Date 2-6-18

(Rev June 2017)

G16E145A



CITY OF ALBUQUERQUE



February 6, 2018

Ron Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Entertainment Facility-3930 Pan American Frwy
Erosion Sediment Control Plan
Engineer's Stamp Date 2-1-18 (G16E145A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 2-2-18, the above referenced plan is approved to be included in the SWPPP and to apply for an ESC Permit for grading and Building Permit.

Include a copy of the approved plan in the Building Permit set.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: email