



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Marix Park Same		
Site Contact Name & Agency	Jason Buchanan Jason@FandSBuilders.com	ESC File No.	H22E026
Date of Inspection	12-13-17	Start/End Time	10:05 / 10:15
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stabilized		
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: ~50 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	N/A
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	Stabilized
Erosion Controls	gravel, ponds
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	
Notes	

Is site being maintained in compliance with the Drainage Ordinance ? • Yes • No	Signature: <i>Curtis Cherne</i>	Date: 12-13-17
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City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Maria Park Same		
Site Contact Name & Agency	Jason Buchanan Greg Lobbenst	ESC File No.	H22E026
Date of Inspection	11-8-17	Start/End Time	10:55/11:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	paving curbs, paving		
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: ~ 50 F°
<input checked="" type="radio"/> Clear    • Cloudy    • Rain    • Sleet    • Fog    • Snowing    • Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="radio"/> 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
Erosion Controls	ponds
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	~0
Notes	

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="radio"/> Yes    • No	Signature	Date
		Curtis C. Cherne	11-8-17



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Maria Park Lane		
Site Contact Name & Agency	Jason Buchanan Greg Lubben-est	ESC File No.	#225026
Date of Inspection	10-24-17	Start/End Time	11:10 / 11:25
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	All units subcco, close to paving		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input checked="" 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 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	gravel
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	Date
		Curtis Cherne	10-24-17



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Marie Park Same		
Site Contact Name & Agency	Jason Buchanan Greg Lobbrest	ESC File No.	H22E026
Date of Inspection	9-20-17	Start/End Time	11:30/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	All bldgs critical		
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: ~ 75 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	West - OK   no trackout
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	OK
Erosion Controls	OK
Housekeeping/Pollutant Controls	Stucco washout, new trash container 1 cupcake washout mtd - 5th Stucco
Debris/Pollutants/Sediment in MS4	NO
Notes	Spoke to Jason about washout - recommended outpaks

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Signature	Date
		Curtis Cherne	9-20-17



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Marie Park		
Site Contact Name & Agency	same Jason Buchanan Greg Lubbert	ESC File No.	H22E026
Date of Inspection	9-8-17	Start/End Time	10:45/11:00
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: ~ 86 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 west track-out pad requires maintenance - no track-out  
east track-out pad will need maintenance soon

Sediment Controls / Silt Fence,

Inlet Protection, Wattles, etc. OK

Erosion Controls OK

Housekeeping/Pollutant Controls trash at west entrance  
central trash bin full

Debris/Pollutants/Sediment in MS4 NO

Notes

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

Curtis C. Cherne  
Signature

9-8-17  
Date



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	2400 Marie Park		
Site Contact Name & Agency	Greg Lobberget Jason Buchanan	ESC File No.	H22B026
Date of Inspection	03-17	Start/End Time	1:45/2:10
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing town houses		

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: ~ 90 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. OK

Erosion Controls pruned  
Housekeeping/Pollutant Controls etc

Debris/Pollutants/Sediment in MS4 NO  
Notes Marie Park Row cleaned up

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

Curtis C. Cherne 03-17  
Signature Date

## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Wednesday, July 26, 2017 12:24 PM  
**To:** greg@greglobb.com; jason@fandsbuilders.com  
**Subject:** 2400 Marie Park Construction Site Inspection  
**Attachments:** trash\_no\_sediment\_BMP.jpg; trash\_no\_sediment\_BMP2.jpg; cement\_pollution\_no\_seidment BMP\_trash.jpg; paint\_pollution.jpg; paint\_pollution2.jpg; paint\_pollution2.jpg

Greg/Jason,  
Good afternoon.

I went by the above referenced project this morning.

The following issues were observed:

1. The entrance/exit onto Marie Park had trash on it. There was additional trash along Marie Park. Please remove trash.
2. There is no sediment BMP in the location of the entrance/exit onto Marie Park. As you can see in the photo, it is a long uphill stretch of dirt. There are options: 1. Close entrance and install silt fence/wattle/filter sock, 2. If you wish to keep the entrance (which I don't recommend), install a compacted berm to divert water away from this area into a pond, pond outfall is to have a wattle/silt fence.
3. If you decide to keep the track-out pad onto Marie Park, it requires maintenance. There is a perfectly good track-out pad on Menaul, so it is not clear why you installed this one.
4. There is cement pollution at the back of curb on Marie Park. Please remove.
5. There is a large dirt pile behind the curb on Marie Park. Install a sediment BMP or remove dirt to below (2 to 3 inches) top of curb grade.
6. A painter was spraying paint onto the ground. I stopped to speak with him and told him that he should use a tarp. Please remove contaminated dirt and have painters paint over a tarp or similar.
7. There was paint waste on the dirt north of a building near Marie Park. Please remove contaminated dirt.

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	2400 Marie Ave Munual & Tramway		
Site Contact Name & Agency	Jason Buchanan	Contact Phone #/ E-mail	
Date of Inspection	7-26-17	Start/End Time	9:10 / 9:30
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	All bridges within		

## 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: ~ 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 East side - no track-out  
West side - no track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Region Sediment Basin with cover (entrance)  
but hole in main pipe - remove or repair
- Erosion Controls / Mulch, Seed, \_\_\_\_\_
- Housekeeping/Pollutant Controls trash at entrance near main pipe  
cannot pollute main pipe.
- Debris/Pollutants/Sediment in MS4 - spray painting the dirt  
- paint on ground near west entrance
- Notes Spoke to painter -> tarp

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

Signature

Date





City of Albuquerque Treasury  
Date: 6/26/2017 Office: ANNEX  
Stat ID:                      Cashier: E29569  
Batch: 8243                  Trans #: 18  
Permit: 2017000008  
Receipt Num 00432137  
Payment Total: \$500.00  
0910 Drainage Non Complai                  \$500.00  
American Expr Tendered :                  \$500.00

**City of Albuquerque Planning Department**  
**One Stop Shop-Development and Building Services**  
**Drainage Control Ordinance**  
**Violation Invoice**  
**Date 6-1-17**

**Permit Number: 2017 000 008**

**Category Code: 971**

**Project: 2400 Marie Park**

**account string: 110 441011 4961000**

**Property Legal Description/Address: Lot A2A BLK 0 and Lot B Block 6 Brentwood Hills**

**Property Owner: GR Real Investments LLC**

**Property Contact/Invoice sent to: Greg Lobbereg: greg@greglobb.com**

**Description of Violation: Erosion and Sediment Controls**

**Date(s) of Violation: 6-1-17**

**Fine:**

<b>\$500/day</b>	<b>\$500.00</b>
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<b>Number of days:</b>	<b>1</b>
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<b>Total due:</b>	<b>\$500.00</b>
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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. **Bring three copies of this invoice to Treasury.** The most convenient may be at Plaza del Sol, 600 2<sup>nd</sup> St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2<sup>nd</sup> St. NW, or e-mail to ccherne@cabq.gov.



## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	2400 Marie Park Manuel 4 Driveway		
Site Contact Name & Agency	Jason Buchanan	Contact Phone #/ E-mail	See file
Date of Inspection	6-12-17	Start/End Time	10:40/11:00
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	most units unheated		
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>90</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 checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

### Erosion & Sediment Control Inspection

Entrance / Track-Out	new track-out pad onto Marie Park - OK at bottom of hill
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	OK
Erosion Controls / Mulch, Seed,	N/A
Housekeeping/Pollutant Controls	OK
Debris/Pollutants/Sediment in MS4	NO
Notes	- removed silt fence & dirt from street, installed silt fence along inside wall of Marie Park Dr, removed dirt ramp
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>6-12-17</u>
Send a note to Lois about firewater protection critical concern	

1722E026  
6-1-17

## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	2400 Marie Park Meyant & Dranway		
Site Contact Name & Agency	Jason Buchanan	Contact Phone #/ E-mail	see list
Date of Inspection	6-1-17	Start/End Time	1140 / 1200
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 units vertical		

#### 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: • &lt; 1/4"    • 1/4" to 3/4"    • &gt; 3/4"    • Snow \_\_\_\_\_"

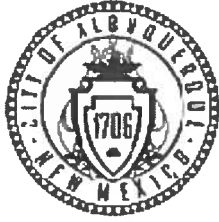
### Erosion & Sediment Control Inspection

- Entrance / Track-Out OK - no track-out, dirt rampen Marie Park
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Silt fence a dirt on side on road missing Silt fence along Marie park
- Erosion Controls / Mulch, Seed, Cement pollution, no acceptable work-out on site
- Housekeeping/Pollutant Controls \_\_\_\_\_
- Debris/Pollutants/Sediment in MS4 NO
- Notes \_\_\_\_\_

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

 Signature Curtis Cherne

 Date 6-1-17



**City of Albuquerque Planning Department  
One Stop Shop-Development and Building Services  
Drainage Control Ordinance  
Violation Invoice  
Date 6-1-17**

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**Permit Number: 2017 000 008**

**Category Code: 971**

**Project: 2400 Marie Park**

**account string: 110 441011 4961000**

**Property Legal Description/Address: Lot A2A BLK 0 and Lot B Block 6 Brentwood Hills**

**Property Owner: GR Real Investments LLC**

**Property Contact/Invoice sent to: Greg Lobberegt: greg@greglobb.com**

**Description of Violation: Erosion and Sediment Controls**

**Date(s) of Violation: 6-1-17**

**Fine:**

<b>\$500/day</b>	<b>\$500.00</b>
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<b>Number of days:</b>	<b>1</b>
------------------------	----------

<b>Total due:</b>	<b>\$500.00</b>
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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. **Bring three copies of this invoice to Treasury.** The most convenient may be at Plaza del Sol, 600 2<sup>nd</sup> St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2<sup>nd</sup> St. NW, or e-mail to ccherne@cabq.gov.

# CITY OF ALBUQUERQUE



June 1, 2017

Greg Lobberegt: GR Real Investment LLC: greg@greglobb.com

2400 Marie Park

Copy: Jason Buchanan: Fair and Square Builders: Jason@fandsbulders.com

**Re: Drainage Control Ordinance (14-5-2-1) Violations for Erosion and Sediment Control**

Dear Mr. Lobberegt,

On April 25th, the City issued a Violation Letter (Order) to install/reinstall silt fence along Marie Park Dr, and along the north edge of the site from Marie Park Dr. To the wall shown in the last photo

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

The following violations were observed at today's inspection:

1. The silt fence was not installed along Marie Park Dr.
2. Silt fence was not installed from Marie Park Dr. to the wall shown in the last photo.
3. Sediment was observed in Marie Park Dr due to lack of sediment BMP/silt fence.
4. A large dirt ramp was placed in the street.
5. Cement pollution in the soil.
6. An acceptable concrete wash-out facility was not observed.
7. Silt fence and dirt covering a portion of the public sidewalk.

See photos on following pages:

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



No sediment BMP/silt fence.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



No sediment BMP and large dirt ramp in the street.



# CITY OF ALBUQUERQUE



PO Box 1293

Cement pollution.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Silt fence and dirt on public sidewalk.

**Required Mitigation:**

The following items are to be mitigated immediately.

1. Remove sediment from Marie Park.
2. Install a sediment BMP/silt fence along Marie Park Dr.
3. Install silt fence in the northwest corner from Marie Park Dr to the wall.
4. Remove dirt ramp from the street and use approved access point.

The following items are to be mitigated within thirty days or you are subject to a fine of \$500/day.

1. Remove cement pollution.
2. Have an acceptable concrete wash-out facility on site and use it.
3. Remove silt fence and dirt form public sidewalk on Menaul Blvd.

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 similar violations are observed in future inspections.

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

Sincerely,

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

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	2400 Marie Park Menace & Parkway		
Site Contact Name & Agency	Greg Cobbett Jason Buchan	Contact Phone #/ E-mail	mflr
Date of Inspection	9-17-17	Start/End Time	1:30 / 1:45
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	pouring foundation east area		
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: ~ 78 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 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 OK - main track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Silt fence - used 1x6 wood - no wire back gaps along mound
- Erosion Controls / Mulch, Seed, - not during SW corner, gaps in corner
- Housekeeping/Pollutant Controls removed extra dirt & cement pollution - no wash-out on site
- Debris/Pollutants/Sediment in MS4 NO
- Notes \_\_\_\_\_

Is site being maintained in compliance with the Drainage Ordinance ? • Yes ☒ NoSignature Curtis a cherDate 9-17-17



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

Project Name and Location	2900 Merit Park Same		
Site Contact Name & Agency	Greg Lobber est	Contact Phone #/ E-mail	greg@ greglobb.com
Date of Inspection	9-4-17	Start/End Time	1130
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	Started grubbing today		
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: ~ 45 F°	
<input type="radio"/> Clear <input checked="" type="radio"/> Cloudy    • Rain    • Sleet    • Fog    • Snowing    • Windy			
Has there been a storm event since the site was Permitted? • Yes <input checked="" type="radio"/> No			
Amount: • < 1/4"    • 1/4" to 3/4"    • > 3/4"    • Snow _____			

## Erosion & Sediment Control Inspection

Entrance / Track-Out	no, no track-out
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	none
Erosion Controls / Mulch, Seed,	no
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	no
Notes	1. work on earth-work contracts. General excavation 1. someone took down his wall out construction, etc
Is site being maintained in compliance with the Drainage Ordinance ? • Yes <input checked="" type="radio"/> No	Signature: <u>Curtis Cherne</u> Date: <u>9-4-17</u>

## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Tuesday, April 04, 2017 3:48 PM  
**To:** greg@greglobb.com  
**Cc:** 'grant@inspectionsplusinc.com'  
**Subject:** 2400 Marie Park inspection  
**Attachments:** started.jpg; neighbor\_wall\_down.jpg

Greg,  
Good afternoon.

I stopped by your project at Marie Park today. Probably got there 2 hours after the dirt contractor.

There were no BMPs installed (silt fence, track-out pad). BMPs are supposed to be installed prior to earth disturbance. Please install.

One of the neighbors took his block wall down, which is one of the sediment BMPs.

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."

## Cherne, Curtis

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**From:** jason@FANDSBUILDERS.COM  
**Sent:** Tuesday, April 25, 2017 8:15 PM  
**To:** Cherne, Curtis; greg@greglobb.com  
**Subject:** RE: 2400 Marie Park Violation Letter

Hi Curtis.

We started the block wall on the east side of the property it is almost done there. And 1/2 of the footer for the retaining wall is poured around the south side.

I walked site this afternoon after a torrential downpour to see if any dirt washed out. I did notice that my guys did not do a good job of burying the silt fence on east side or it got blown out by yesterdays winds but they did dig a little trench in front of it.

The good news though is that NO DIRT at all came off the site.

I will have them over there tomorrow to tighten up the silt fence.

We were rained out today so were working inside at the project down the street. If I am not on the site I am almost always within 5 minutes of it.

Please give me a call so I can meet you out there next week.

977-1332

----- Original Message -----

Subject: 2400 Marie Park Violation Letter  
From: "Cherne, Curtis" <CCherne@cabq.gov>  
Date: Tue, April 25, 2017 4:01 pm  
To: "greg@greglobb.com" <greg@greglobb.com>  
Cc: "jason@fandsbuilders.com" <jason@fandsbuilders.com>

Greg/Jason,  
See attached letter.

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	<p><u>2400 Marie Park</u></p> <p><u>Manual &amp; Tramway</u></p>		
Site Contact Name & Agency		Contact Phone #/ E-mail	
Date of Inspection	<u>4-25-17</u>	Start/End Time	<u>9:55/10:15</u>
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	<p><u>pouring footings for wall foundation</u></p>		
Type of Inspection:	<input type="checkbox"/> Regular <input checked="" 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 type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input checked="" 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	<u>OK</u>
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	<p><u>do not fix silt fence or construct berm as discussed</u></p> <p><u>1 host once straight-grate to curb</u></p>
Erosion Controls / Mulch, Seed,	<u>no</u>
Housekeeping/Pollutant Controls	<u>OK</u>
Debris/Pollutants/Sediment in MS4	<u>no</u>
Notes	<p><u>violating letter</u></p>

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

Signature

Date

# CITY OF ALBUQUERQUE



April 25, 2017

Greg Lobbereg: GR Real Investment LLC: greg@greglobb.com

2400 Marie Park

Copy: Jason Buchanan, Fair and Square Builders: jason@fandsbuilders.com

**Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control**

Dear Mr. Lobbereg,

On April 17<sup>th</sup>, you were informed of the following required mitigation:

1. The silt fence installation could use some improvements/reinstallation for the following reasons:
  - a. Wood posts not strong enough.
  - b. Silt fence not buried in numerous locations. Please pay extra attention to the SW and NW corners as they appear to be drainage outfall locations.
  - c. There were gaps in the silt fence.

Per telephone conversation with Jason Buchanan on 4-18-17, he stated that he started building the wall and should be done in two weeks and therefore requested to not have to replace the silt fence. We agreed that he would construct berms in the locations where the fence was not buried or there were gaps.

At today's inspection the berms were not graded as agreed upon and it was not clear that the wall work had begun.

Photos are shown on the following pages:

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



Silt fence in southwest corner. No berm.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Gap in silt fence and silt fence falling down along Marie Park Dr. Dirt straight-graded to edge and no berm. Sediment observed in street.



# CITY OF ALBUQUERQUE



Gap in NW corner. No berm.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

## Required mitigation:

1. Install/reinstall silt fence per approved methods along Marie Park Dr., along Menaul Blvd a minimum of 30 feet east of Marie Park Dr and along north edge of the site from Marie Park Dr. to the wall shown in the last photo. See approved ESC Plan for details.
2. Stormwater Quality will honor its verbal agreement, made on 4-18-17, to allow for a berm where the silt fence is not buried along Menaul Blvd, excluding the section discussed in number 1 above. However, if there is a delay (not completed within 30 days) in the construction of the wall along Menaul and acceptable sediment BMP shall be installed per approved methods.

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,

A handwritten signature in black ink, appearing to read "Curtis Cherne".

Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality  
Planning Dept.



## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Monday, April 17, 2017 3:54 PM  
**To:** jason@fandsbuilders.com  
**Cc:** greg@greglobb.com  
**Subject:** 2400 Marie Park Construction Site inspection  
**Attachments:** not\_buried.jpg; not\_buried\_corner.jpg; gap.jpg; gap\_NW.jpg; cement\_pollution.jpg; cement\_pollution2.jpg

Jason,  
Good afternoon.  
I stopped by 2400 Marie Park for a follow-up today.

I noticed the track-out pad and the silt fence.

Comment on install:

1. Track-out pad is a bit short. Plan calls out for it to be 50 feet long. It was in good shape and there was no track-out. If you start getting-track-out, extend it.
2. The silt fence installation could use some improvement/reinstallation for the following reasons:
  - Wood posts are not strong enough. Plan calls for minimum of 1.5 inch x 1.5 inch for wood posts. Those skinny (3/4 inch) ones will blow over/break.
  - Silt fence was not buried in numerous locations. It doesn't work if it isn't trenched-in/buried. Please pay extra attention to the SW and NW corners as they appear to be drainage outfall locations.
  - There were gaps in the silt fence.
  - Your approved plan does not specify wire-backed silt fence. Wire-backed will hold up in the wind better than without.

There were numerous instances of cement pollution/concrete wash-out and an acceptable (lined pit, roll-off, Outpak) wash-out container was not observed on-site. Polluted soil is to be removed and an acceptable wash-out container is to be brought in and used.

Not sure if wall-builder for private residence is contributing (see cement\_pollution2.jpg), but he is operating on this property.

Standard mitigation time (silt fence and wash-out) is seven days.

See ya next week.

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."

2400 Marie Park

4-18-17

Spoke w/ Jason today.

He has started perimeter wall and should finish within 2 wks.

I told him he did not have to fix entire Silt fence. He can grade beams to protect the areas where it is not buried or there is a gap.

Ant