



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & Silver		
Site Contact Name & Agency	Lonny Lujar Bradbury stann	ESC File No.	K13E013
Date of Inspection	7-16-18	Start/End Time	9:20/9:25
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stabilized		

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

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

Stabilized

Inspection Reports

Erosion Controls
Housekeeping/Pollutant Controls

gravel

Debris/Pollutants/Sediment in MS4

Notes

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

Signature

Date

Curtis C. Cherne 7-16-18



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Sterling Downtown Down town Bth 4 Silver		
Site Contact Name & Agency	Conny Lujar (owner) Bradbury Stann	ESC File No.	K13E0B
Date of Inspection	4-27-18	Start/End Time	10:10/10:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	finished off-site work		
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 type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ 60 F°
<input checked="" type="radio"/> Clear <input type="radio"/> Cloudy <input type="radio"/> Rain <input type="radio"/> Sleet <input type="radio"/> Fog <input type="radio"/> Snowing <input type="radio"/> Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Amount: <input type="radio"/> < 1/4" <input checked="" type="radio"/> 1/4" to 3/4" <input type="radio"/> > 3/4" <input type="radio"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	new paving soon. swept Bmp to daily sweeping gutter of
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	lots of dry concrete rubble in alley south of building
Inspection Reports	ok
Erosion Controls	NO
Housekeeping/Pollutant Controls	ok
Debris/Pollutants/Sediment in MS4	NO
Notes	Jimmy told people to clean alley right away Curtis to Conny

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Signature	4-27-18
		Curtis Cherne	Date



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & Silver		
Site Contact Name & Agency	Lonny Lujan Bradbury Stamm	ESC File No.	K13E013
Date of Inspection	4-17-18	Start/End Time	
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	constructing last 4th & 5th, C49,		
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: ~65 F°
<input type="radio"/> Clear • Cloudy • Rain • Sleet • Fog • Snowing • <input checked="" type="radio"/> 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	East no track out pad, dirt mound at street, track-out
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	they cut street for curb then silt fence in hole w/ for much dirt
Inspection Reports	none in book, in check?
Erosion Controls	
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	
Notes	talked to Jimmy - 2nd site sup Lonny out in truck ORC - bad dirt and trash in subgrade on 8th st
Is site being maintained in compliance with the Drainage Ordinance ?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Signature	Curtis C. Cherne
Date	4-17-18

Cherne, Curtis

From: Green Globe <tim@greenglobenm.com>
Sent: Tuesday, April 24, 2018 4:01 PM
To: Cherne, Curtis
Subject: Re: Self-inspection reports for Sterling Downtown at 8th and Silver

Curtis,

That project was under an acre, so we are not performing any inspections.

Sent from my iPhone

On Apr 24, 2018, at 3:13 PM, Cherne, Curtis <CCherne@cabq.gov> wrote:

Tim,
I received and reviewed the self-inspection reports for One Central, but I am still waiting for the reports from Sterling Downtown.
Thanks,

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

From: Cherne, Curtis
Sent: Tuesday, April 17, 2018 1:24 PM
To: Tim Slatunas W Green Globe (tim@greenglobenm.com)
Subject: Self-inspection reports for Sterling Downtown at 8th and Silver

Tim,
Good afternoon... well except it's going to be windyyyyyyyyyyyyyyy.

Please send self-inspection reports for Sterling Downtown.

Thanks,

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

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

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, April 24, 2018 3:14 PM
To: Tim Slatunas W Green Globe (tim@greenglobenm.com)
Subject: FW: Self-inspection reports for Sterling Downtown at 8th and Silver

Tim,
I received and reviewed the self-inspection reports for One Central, but I am still waiting for the reports from Sterling Downtown.
Thanks,

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

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Thanks,

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Principal Engineer
Stormwater Quality
COA
505-924-3420

Cherne, Curtis

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To: Tim Slatunas W Green Globe (tim@greenglobenm.com)
Subject: Self-inspection reports for Sterling Downtown at 8th and Silver

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Good afternoon... well except it's going to be windyyyyyyyyyyyyyy.

Please send self-inspection reports for Sterling Downtown.

Thanks,

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

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, April 17, 2018 1:34 PM
To: llujan@bradburystamm.com
Subject: FW: Self-inspection reports for Sterling Downtown at 8th and Silver-sent to Green Globe

Lonny,
Good afternoon.
I forgot to copy you on the e-mail.

I talked to Jimmy about a couple fixes.

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

From: Cherne, Curtis
Sent: Tuesday, April 17, 2018 1:24 PM
To: Tim Slatunas W Green Globe (tim@greenglobenm.com)
Subject: Self-inspection reports for Sterling Downtown at 8th and Silver

Tim,
Good afternoon... well except it's going to be windyyyyyyyyyyyyyyy.

Please send self-inspection reports for Sterling Downtown.

Thanks,

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



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & Silver		
Site Contact Name & Agency	Lonny Lujan Brookbury Stamm	ESC File No.	1C13E013
Date of Inspection	1-11-18	Start/End Time	1:45 / 1:55
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stucco		

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?

• Clear • Cloudy • Rain • Sleet • Fog • Snowing • Windy

Temperature: ~ 50 F°

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 pad OK - no track-out
east pad OK - no track-out

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

Erosion Controls NO

Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NO

Notes

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

Curtis Cherne
Signature

1-11-18
Date

CITY OF ALBUQUERQUE



January 9, 2018

Felipe Rael, Greater Albuquerque Housing Partnership, felipe@abqgahp.com
Copy: Lonny Lujan, Bradbury Stamm, llujan@bradburystamm.com

Site: Sterling Downtown

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

Dear Mr. Rael,

The following violations were observed at today's inspection.

1. Remnants of wash-out entering City's storm drain system.
2. Remnants of wash-out in gutter pan on Silver Ave.
3. Wash-out leaving site in northeast corner.
4. Washout on east side of site.
5. Trash on the ground.
6. Silt fence requires maintenance and missing a section of sediment BMP on north side of site.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Photos are shown below:



Remnants of washout that entered City's drainage system.

CITY OF ALBUQUERQUE



Wash-out draining over sidewalk.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Remnants of wash-out in gutter of Silver Ave.

CITY OF ALBUQUERQUE



Wash-out.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Trash on ground near west entrance.

CITY OF ALBUQUERQUE



Silt fence requires maintenance.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Required Mitigation:

1. Remove remnants of wash-out from the perimeter of the site: gutter in Silver Ave. and on sidewalk near northeast corner of the site.
2. Remove wash-out on east side of site.
3. Provide wash-out facilities and have contractors use them.
5. Remove trash from the ground.
6. Repair the silt fence near the northeast corner of the site and provide a sediment BMP on the north side of the site where there is a gap in the BMP.

If violations are not mitigated within 30 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 30 days from the date of this letter please let me know.

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

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality
Planning Dept.



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & Silver		
Site Contact Name & Agency	Connie Bradbury Stamen	ESC File No.	1C13E013
Date of Inspection	1-9-10	Start/End Time	10:05/10:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stucco		

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: ~ 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 west track-out pad seen - no track-out
east track-out pad ok - no track-out
Sediment Controls / Silt Fence, no sediment BMP north area in the middle
Inlet Protection, Wattles, etc. saw us last time.
Silt fence needs maintenance NE corner

Erosion Controls

Housekeeping/Pollutant Controls trash SW area
wash-out east side near area where silt fence is down
wash-out NE corner
more wash-out on silver drive

Debris/Pollutants/Sediment in MS4 yes - wash-out on silver NE corner

Notes I saw one wash-out barrel north side

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

Signature

Date



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & 5th Siver		
Site Contact Name & Agency	Connie, Jim Brazbury Stann	ESC File No.	K13E013
Date of Inspection	12-20-17	Start/End Time	9:35/10:05
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stucco		

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: ~ 35 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 track-out pad use maintenance foam - no track-out
West track-out pad maintenance foam - no track-out
Sediment Controls / Silt Fence, Silt fence down north-side middle in area of
Inlet Protection, Wattles, etc. trap gate - mulch sock?

Erosion Controls

Housekeeping/Pollutant Controls

Stucco wash-out near est of
wash-out NE corner at ramp
no wash-out debris/trail

Debris/Pollutants/Sediment in MS4

no

Notes

Spoke w/ Connie, she made copy of this report

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

Signature

Date

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, January 09, 2018 1:59 PM
To: felipe@abqgahp.org
Cc: 'lujan@bradburystamm.com'
Subject: Sterling Downtown Violation Letter
Attachments: K13E013_Violation_letter.pdf

Felipe,
See attached letter.

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



City of Albuquerque
Stormwater Construction Site
Inspection Report

General Information

Project Name
and Location

STERLING DOWNTOWN
8TH & SILVER

Site Contact Name & Agency

JIM SANDOVAL

ESC File No.

K13E013

Date of Inspection

10-10-17

Start/End
Time

10:22 / 10:45

Inspector Name, COA Dept.

Stanice "Totten" Elliott Stormwater Quality

Describe Present
Phase of Construction

SIDING

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: ~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 4 TRACK OUT PADS. ALL HAVE MINOR TRACK OUT

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

~~INLET PROTECTION ON SILVER A &~~
~~INLETS~~
Sediment in Street

Erosion Controls

Housekeeping/Pollutant Controls

OK

Debris/Pollutants/Sediment in MS4

NO

Notes

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

Signature

Date

J. Elliott 10-10-17



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Sterling Downtown 8th & Silver		
Site Contact Name & Agency	Lonnie Lujan Bradbury Stamm	ESC File No.	K13E013
Date of Inspection	8-1-17	Start/End Time	8:50/9:05
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		

Describe Present Phase of Construction	Framing
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" 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: ~ 75 F°
<input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Amount: <input type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	East ok no track-out West ok condition - pad ~ 16' x 16' to keep stuff - minor track out @
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	missing bag NE corner not getting away

Erosion Controls	pond
Housekeeping/Pollutant Controls	ok

Debris/Pollutants/Sediment in MS4	no
Notes	

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signature	Curtis A. Cherne
Date	8-1-17



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Stuhls Downtown 8th & 5th		
Site Contact Name & Agency	Lorei Lujan Bradbury Storm	Contact Phone #/ E-mail	See file
Date of Inspection	5-24-17	Start/End Time	11:45/11:55
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	Grading		
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>75</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 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 Reinstate trackouts per w/ Schrie - East - no track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, gravel in main drain thru silt
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NO
- Notes _____

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

Curtis Cherne 5-24-17
 Signature Date



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Sterling Downtown St. - Silver		
Site Contact Name & Agency	Connie Lujan Bradbury Storm	Contact Phone #/ E-mail	1101an @ bradbury storm.com
Date of Inspection	5-16-17	Start/End Time	9:30/10:00
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	grading		
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: ~ 65 F°
<input checked="" type="radio"/> Clear <input type="radio"/> Cloudy <input type="radio"/> Rain <input type="radio"/> Sleet <input type="radio"/> Fog <input type="radio"/> Snowing <input type="radio"/> Windy	
Has there been a storm event since the site was Permitted? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Amount: <input type="radio"/> < 1/4" <input type="radio"/> 1/4" to 3/4" <input type="radio"/> > 3/4" <input type="radio"/> Snow "	

Erosion & Sediment Control Inspection

- Entrance / Track-Out east track-out pit in bad shape - rebar still - minor track-out
west side same thing - minor track-out.
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. o/c
- Erosion Controls / Mulch, Seed, no
- Housekeeping/Pollutant Controls o/c
- Debris/Pollutants/Sediment in MS4 no
- Notes _____

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

Signature

Date