

CITY OF ALBUQUERQUE



June 6, 2018

David Soule, P.E.
Inspections Plus Inc.
805 Nikanda Rd NE
Albuquerque, NM 87107

e-mail down 6-6-18

**Re: Zocalo Lofts
Erosion and Sediment Control Plan
Engineer's Stamp Date 5-9-18 (K14E112)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 5-9-18, the above referenced plan is approved to be included in the SWPPP and to apply for an ESC Permit for grading and the plan is approved to be included in the Work Order Construction plans.

Include a copy of the approved plan in the Work Order construction plans.

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

Date: 06/07/18

Project: **Insight Construction for Zocalo Lofts.**

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
SWPPP Management Signature: _____ Date: _____				

Cherne, Curtis

From: Jeff Hart <Jeffdh@inspectionsplusinc.com>
Sent: Tuesday, May 28, 2019 5:34 AM
To: Cherne, Curtis
Subject: RE: Insight Construction for Zocalo Lofts: SWPPP Inspection-one month old

Good morning Curtis,

I was directed to perform monthly inspection on this site, and storm events, during the dry season per the SWPPP plan preparation and the request of Insight. I will send you the most recent inspection today but at the time I could only send what I had completed and it was last month's inspection.

Thanks again for your time and hope you had a great weekend.

Jeff

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Friday, May 24, 2019 2:55 PM
To: 'Jeffdh@inspectionsplusinc.com' <Jeffdh@inspectionsplusinc.com>
Cc: joseph@insightnm.com
Subject: RE: Insight Construction for Zocalo Lofts: SWPPP Inspection-one month old

Thanks for the report , but it is nearly one month old. Sites are to be inspected once every 14 days and within 24 hours of a precip event of 0.25 inches or greater.

I noticed it was completed on 4-26-19.

Please send a more recent report by COB 5-31-19.

Thanks,



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning

From: Jeff Hart [<mailto:Jeffdh@inspectionsplusinc.com>]
Sent: Thursday, May 23, 2019 3:20 PM
To: Cherne, Curtis
Subject: Insight Construction for Zocalo Lofts: SWPPP Inspection.

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	Zocalo Lofts		
Owners/Operators Name	Quatro Y Carbon / Insight Construction		
Date of Inspection	04/26/19	Start Time	13:00
Inspector's Name(s)	Jeff D. Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-379-7626 ; Jeffdh@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? Yes If yes, provide: Storm Start Date: 04/22/19 Approximate Amount of Precipitation (in): 0.10" per Weather Underground.			
Weather at time of this inspection? <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input checked="" type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? Weather Underground: Albuquerque Country Club KNMALBUQ511 2. Has the Rain Event page been filled out? No Inspectors log updated. 3. Are there MSDS sheets on site? Yes Where are they located? Job trailer. 4. Has the SWPPP been signed on the certification page? Yes What companies have signed? Insight Construction. 5. Have the delegation letters been signed? Yes What companies have signed? Insight Construction. 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? Dave Brown/ Joe Sena 7. Has the "Chemical On Site" form been filled out? Yes 8. Is there a spill kit on site? Yes Where is it located? Job trailer 9. Have they done any training for the supervisors or others? Yes 10. Was the inspector able to train any one on this visit? Yes Who did you speak with? Joe Sena.			
Are the SWPPP and inspections available on site?	Yes	The SWPPP book and inspections are located at Job trailer.	

Notes	
1.	
2.	
3.	

Final Stabilization/Termination Checklist.			
1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.		
Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Wattle added to base of privacy screening.	Started: 06/13/18 Completed: 06/13/18
Site Clearing and Grading	Complete.	Started: Completed: 05/17/18
Installing Utilities	In progress.	Started: 05/17/18 Completed: 04/26/19
Building Structure	Pad 2 in progress.	Started: 11/26/18 Completed: 12/26/18
Paving and Walks	In progress	Started: 01/05/19 Completed: 02/26/19
Final Grading/ Stabilize Site	In progress	Started: 03/26/19 Completed:
Other		Started: Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Cut-back at Curb	Yes	No	
2	Inlet Protection	Yes	No	
3	Wattles	Yes	No	
4	Pond	Yes	No	
5	Portable Toilet	Yes	No	
6	Staging Area	Yes	No	
7	Concrete Washout	Yes	No	
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	Yes	

	New BMPs needed	Notes
1		
2		
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	None on site.
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	No	NOI Posting Location: With the fugitive dust permit at entrance.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			


Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.

1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 04/26/19

SWPPP Management Signature: _____ Date: _____

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, May 24, 2019 2:55 PM
To: 'Jeffdh@inspectionsplusinc.com'
Cc: joseph@insightnm.com
Subject: RE: Insight Construction for Zocalo Lofts: SWPPP Inspection-one month old

Thanks for the report , but it is nearly one month old. Sites are to be inspected once every 14 days and within 24 hours of a precip event of 0.25 inches or greater.
I noticed it was completed on 4-26-19.
Please send a more recent report by COB 5-31-19.

Thanks,



CURTIS CHERNE, PE, QCIS

principal engineer
stormwater quality
o 505.924.3420
e ccherne@cabq.gov
cabq.gov/planning

From: Jeff Hart [<mailto:Jeffdh@inspectionsplusinc.com>]
Sent: Thursday, May 23, 2019 3:20 PM
To: Cherne, Curtis
Subject: Insight Construction for Zocalo Lofts: SWPPP Inspection.

Good afternoon Mr. Cherne,

Sorry for the delay. I'm in Southern Illinois helping family and the internet is very spotty! Please let me know if you have any questions or concerns and thank you for your time.

Thank you.

Jeff Hart
Inspections Plus, Inc.
505-379-7626

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

Cherne, Curtis

From: Joseph Sena <joseph@insightnm.com>
Sent: Thursday, May 23, 2019 3:30 PM
To: Cherne, Curtis
Subject: Curtis here are photos you requested from clean up at Zocalo Lofts. Thanks Joseph with Insight.
Attachments: file2-168.jpeg; file-196.jpeg; file1-174.jpeg

Get [Outlook for iOS](#)

=====

This message has been analyzed by Deep Discovery Email Inspector.

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, May 23, 2019 12:18 PM
To: joseph@insightnm.com
Subject: Zocalo Lofts Construction Site Inspection
Attachments: Zocalo_Inspection_report_5.23.19.pdf; wash-out.jpg; wash-out2.jpg

Joseph,

As discussed onsite today:

1. Remove wash-outs and send me pictures.
2. Send a SWPPP self-inspection report that has been completed within the last two weeks.

Thanks



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning

City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name:		Zocalo Lofts					
Location:		4th St and Coal					
Site Contact Name & Agency		Joe Sena		ESC File No.		K14E112	
		Insight Construction		NPDES Id. No.		NMR1001BC	
Inspection Date:		05/23/19	Start/End Time:		9:05	9:20	
CoA Stormwater Inspector:			Curtis Cherne				
Construction Phase:		electrical work, bldg exterior complete					
Type of Inspection:	X	Regular		Storm Event		Post Storm Event >0.25"	
						311/Complaint	Follow Up

Weather at time of inspection?	Clear/ Windy	Temperature: ~	65
Estimated date of last storm 0.25" or greater	5/10/2019		

Item Number	Deficiency/ Corrective Action		
1	numerous wash-outs on the site.		
2.1	Discharge off site? (Y/N)	No	4-26-19
4	Self Inspection Reports	requested	Latest report Date: 3/26/2019

Notes:	
Joe is to remove wash-outs and send me pics of the mitigation	
Site was clean other than the wash-outs	

City of Albuquerque Stormwater Inspector Signature and date:

Contact information: Curtis Cherne PE, 505-924-3420

ccherne@cabq.gov

05/23/19

Ante a Chem

CITY OF ALBUQUERQUE



February 27, 2019

Richard Yates, Quatro Y Carbon; richard@zydeco66.com

Site: Zocalo Lofts

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

Dear Mr. Yates,

The following violations were observed at today's inspection.

1. Numerous large stucco wash-outs on the ground.
2. Stucco wash-out tracked-out onto 5th Street.
3. Stucco wash-out in unlined pit.
4. Construction and domestic waste (trash) not in an acceptable container and in the gutter on Coal Ave.

Photos are shown below:



Stucco wash-out on the ground.

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Albuquerque

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Stucco wash-out on the ground.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Stucco wash-out tracked offsite onto 5th street up to Coal Ave.

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Area of site covered with stucco material.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Stucco wash-out on north side of building.

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Another area of wash-out.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Stucco wash-out in unlined pit.

CITY OF ALBUQUERQUE



Debris and sediment in gutter of Coal Ave and onsite.

PO Box 1293

Albuquerque

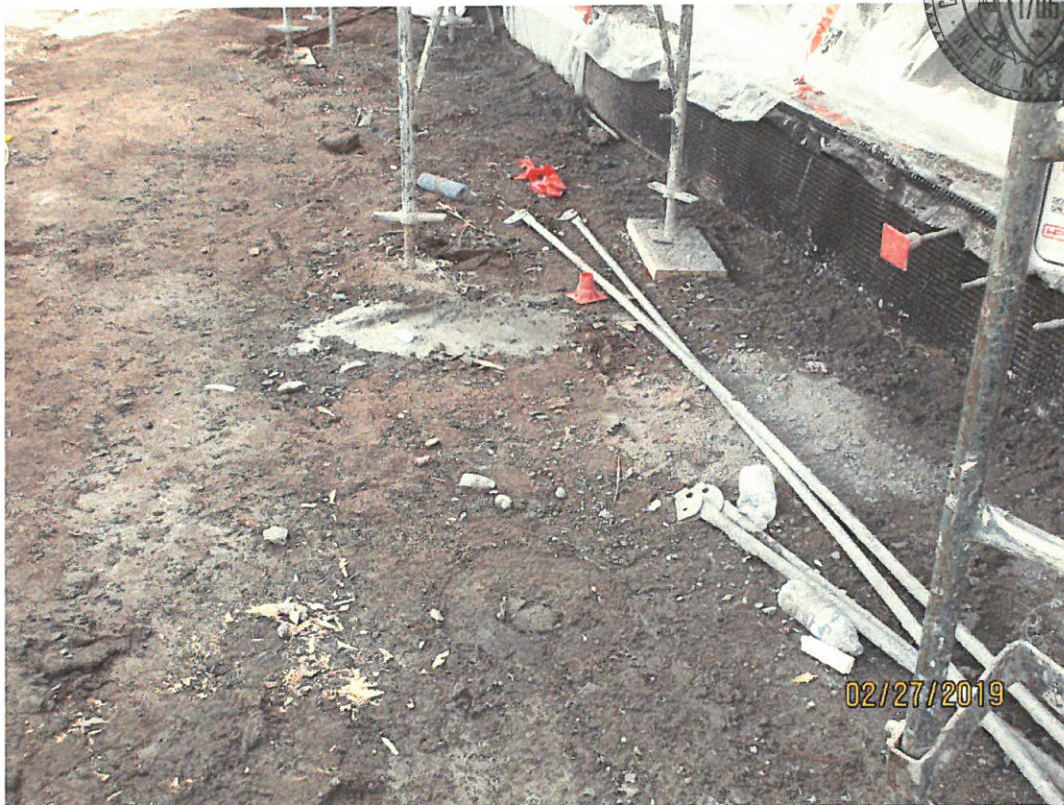
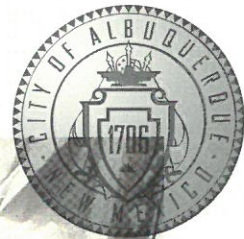
NM 87103

www.cabq.gov



Another location of debris and sediment in gutter of Coal Ave.

CITY OF ALBUQUERQUE



Construction waste, domestic waste and wash-out.

PO Box 1293

Albuquerque

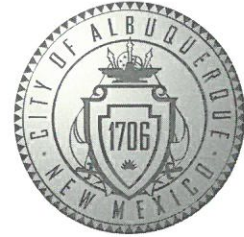
NM 87103

www.cabq.gov



Trash not in an acceptable waste container.

CITY OF ALBUQUERQUE

**Required Mitigation:**

1. Remove the numerous large stucco wash-outs from the ground.
2. Remove the stucco wash-out that was tracked-out onto 5th Street.
3. Remove the stucco wash-out that was placed in the unlined pit.
4. Place all construction and domestic waste (trash) into an acceptable waste container.
5. Provide an acceptable wash-out facility for stucco and ground cover, if necessary, to prevent loose stucco material from contacting the ground.
6. Have workers use an acceptable waste container.

If violations are not mitigated within 7 days, the property owner is subject to a fine of \$500/day per the City's Drainage Ordinance.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 7 days from the date of this letter please let me know.

PO Box 1293

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

Albuquerque

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality
Planning Dept.

NM 87103

www.cabq.gov



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Zocalo Lofts 4th & Coal		
Site Contact Name & Agency	Joe. Sera Insight Construction	ESC File No. NPDES ID No.	K14E112 NMR1001BC
Date of Inspection	2-27-19	Start/End Time	9:15/9:30
COA Inspector Name	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stucco 2nd bldg		
Type of Inspection:	<input checked="" type="radio"/> Regular • During storm event • Post-storm event (> 0.25 inch) • 311 / Complaint Response • Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ 45 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 _____	

Inspection

CGP ¹ 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 < 50 ft		
2.2.3	Sediment control along any perimeter	✓	require sediment BMP entrance under 4th
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		

Cherne, Curtis

From: Jeff Hart <Jeffdh@inspectionsplusinc.com>
Sent: Tuesday, March 05, 2019 10:07 AM
To: Cherne, Curtis
Subject: SWPPP Inspection: Insight for Country Club 02/26/19
Attachments: 022619 Insight Zocalo SWPPP Inspection.doc; 022619 Insight for Zocalo Corrective Action Log.doc

Good morning Curtis,

I'm incredibly sorry for the delay. I did speak with Mr. Sena on Friday and he alerted me that the stucco washout had been removed and the exit had been swept. I made the corrections to the report based on his information as I was not in town at the time. I will continue to monitor the use of wattle at the East side exit until the tie in work on the West side is complete.

Thank you for your time and hope you had a great weekend.

Jeff

From: Jeff Hart [mailto:Jeffdh@inspectionsplusinc.com]
Sent: Tuesday, March 5, 2019 9:58 AM
To: 'fieldreports@insightnm.com' <fieldreports@insightnm.com>; 'Dave@insightnm.com' <Dave@insightnm.com>
Cc: 'Shane Gibbs' <Bookkeeping@inspectionsplusinc.com>; 'inspectionsplusjeff@gmail.com' <inspectionsplusjeff@gmail.com>
Subject: SWPPP Inspection: Insight for Country Club 02/26/19

Thank you.

I will forward this report on to Curtis Cherne as well.

Jeff D. Hart
Inspections Plus Inc.
805 Nikanda Rd. NE
Albuquerque, NM. 87107
505-344-9410 Office
505-379-7626

From: Jeff Hart [mailto:Jeffdh@inspectionsplusinc.com]
Sent: Monday, February 18, 2019 7:34 AM
To: 'Lisa McClaren' <lisa@insightnm.com>; 'Dave@insightnm.com' <Dave@insightnm.com>
Cc: 'Shane Gibbs' <Bookkeeping@inspectionsplusinc.com>; 'inspectionsplusjeff@gmail.com' <inspectionsplusjeff@gmail.com>
Subject: SWPPP Inspection: Insight for Country Club 02/14/19

Thank you.

Jeff D. Hart
Inspections Plus Inc.
805 Nikanda Rd. NE

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	Zocalo Lofts		
Owners/Operators Name	Quatro Y Carbon / Insight Construction		
Date of Inspection	02/26/19	Start Time	11:45 am
Inspector's Name(s)	Jeff D. Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-379-7626 ; Jeffdh@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? Yes If yes, provide: Storm Start Date: 02/14/19=0.11"; 02/22/19=0.06"; 02/23/19=0.08" Approximate Amount of Precipitation (in): 0.25" Cumulative events.			
Weather at time of this inspection? <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input checked="" type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? Weather Underground: Albuquerque Country Club KNMALBUQ511 2. Has the Rain Event page been filled out? No Inspectors log updated. 3. Are there MSDS sheets on site? Yes Where are they located? Job trailer. 4. Has the SWPPP been signed on the certification page? Yes What companies have signed? Insight Construction. 5. Have the delegation letters been signed? Yes What companies have signed? Insight Construction. 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? Dave Brown/ Joe Sena 7. Has the "Chemical On Site" form been filled out? Yes 8. Is there a spill kit on site? Yes Where is it located? Job trailer 9. Have they done any training for the supervisors or others? Yes 10. Was the inspector able to train any one on this visit? Yes Who did you speak with? Joe Sena.			
Are the SWPPP and inspections available on site?	Yes	The SWPPP book and inspections are located at Job trailer.	

Notes	
1.	Replace weighted wattle at fence base across the East side construction entrance at the end of each day.
2.	
3.	

Final Stabilization/Termination Checklist.			
1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.		
Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Wattle added to base of privacy screening.	Started: 06/13/18 Completed: 06/13/18
Site Clearing and Grading	Complete.	Started: Completed: 05/17/18
Installing Utilities	In progress.	Started: 05/17/18 Completed:
Building Structure	Pad 2 in progress.	Started: 11/26/18 Completed: 12/26/18
Paving and Walks	In progress	Started: 01/05/19 Completed: 02/26/19
Final Grading/ Stabilize Site		Started: Completed:
Other		Started: Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Cut-back at Curb	Yes	No	
2	Inlet Protection	Yes	No	
3	Wattles	Yes	No	
4	Pond	No	No	
5	Portable Toilet	Yes	No	
6	Staging Area	Yes	No	
7	Concrete Washout	Yes	No	
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	Yes	

	New BMPs needed	Notes
1		
2		
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	None on site.
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	East side construction entrance, replace weighted wattle at fence base at the end of each day. West entrance closed due to tie in work. See corrective action log notes 02/26/19
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	No	See the corrective action log See corrective action log notes 02/26/19

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	No	NOI Posting Location: With the fugitive dust permit at entrance.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.

1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature: 

Date: 02/26/19

SWPPP Management Signature: _____ Date: _____

Project: Insight Construction for Zocalo Lofts.

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
01	Dirt trackout occurring from project site to 5 th street. Install trackout pad at construction exit to prevent sediment transfer.	05/17/18	05/21/18	05/31/18
02	Concrete washout site requires roll off or lined pit.	05/17/18		06/14/18
03	No additional site BMP corrective actions noted at the time of inspection.	05/31/18		05/31/18
04	Replace removed wattle from the corner of 4 th and Coal, inlet protection required in this area. Potential for stormwater runoff to 4 th and coal.	06/07/18		06/14/18
05	4th street cut-back behind the curb reinstated.	06/12/18	06/13/18	06/14/18
06	Remove all sediment from the gutter on 4th street.	06/12/18	06/13/18	06/14/18
07	The silt fence was installed incorrectly, as it is not buried. Mulch sock placed at the base of silt fence.	06/12/18	06/13/18	06/14/18
08	Install track-out pad at construction exit to prevent sediment transfer.	06/12/18	Providing gravel pad per Joe Sena.	11/26/18
09	No additional site BMP corrective actions noted at the time of inspection.	06/21/18		06/21/18
10	No additional site BMP corrective actions noted at the time of inspection.	06/28/18		06/28/18
11	No additional site BMP corrective actions noted at the time of inspection.	07/06/18		07/06/18
12	No additional site BMP corrective actions noted at the time of inspection. Replace wattle at 4 th street ramp at the end of each day.	07/12/18		07/12/18
13	No additional site BMP corrective actions noted at the time of inspection.	07/19/18		07/19/18
14	No additional site BMP corrective actions noted at the time of inspection.	07/26/18		07/26/18
15	No additional site BMP corrective actions noted at the time of inspection.	08/02/18		08/02/18
16	No additional site BMP corrective actions noted at the time of inspection.	08/09/18		08/09/18

Date: 02/26/19

Project: **Insight Construction for Zocalo Lofts.**

Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
30	Sweep East side construction entrance and replace weighted wattle at fence base at the end of each day. West entrance closed due to tie in work.	02/26/19	Exit swept, wattle replaced daily, per Mr. Sena. 02/28/19	02/28/19
31	Storm events: 02/14/19=0.11"; 02/22/19=0.06"; 02/23/19=0.08"	02/26/19		02/26/19

SWPPP Management Signature:

Date:

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, March 01, 2019 1:46 PM
To: joseph@insightnm.com
Subject: self-inspection reports-didn't get one

Joe,
This morning when I told you Jeff Hart had sent me SWPPP self-inspection reports for your site I was wrong. He had sent one for another site.

Please provide your latest SWPPP self-inspection report.



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Zocalo Lofts 4th & Coal		
Site Contact Name & Agency	Doe Sera Insight Construction	ESC File No. NPDES ID No.	K14E112 NMR 1001BL
Date of Inspection	3-1-19 3-1-19	Start/End Time	10:30/10:40
COA Inspector Name	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	stucco and bldg		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.25 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~ 45 50 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 _____"	

Inspection

CGP ¹ 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 < 50 ft		
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		

2.2.5	Manage stockpiles		
2.2.6	Minimize Dust		
2.2.10	Protect Storm Drain Inlets		
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?	• Yes • <u>No</u>	
4	Self-Inspection Reports	<u>1A comment</u>	Latest Report Date: <u>request</u>

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

¹ Construction General Permit (CGP)

Maintenance or corrective actions are to be completed within 7 days.

Notes: All issues from violation letter addressed.

City of Albuquerque Stormwater Inspector Signature and Date: Curtis Cherne 3-1-19
Signature Date

Contact Info: Curtis Cherne, 505-924-3420, ccherne@cabq.gov

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, February 27, 2019 2:29 PM
To: joseph@insightnm.com
Subject: another issue at Zocalo lofts

Joseph,

In addition to the items in the Violation Letter:

1. A sediment BMP (mulch sock) is required at the entrance to 4th St. behind the sidewalk.
2. Please send your latest SWPPP self-inspection report. It is to be dated within two weeks of today as reports are to be done once every 14 days.

Thanks,



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, February 27, 2019 2:22 PM
To: 'richard@zydeco66.com'
Cc: joseph@insightnm.com
Subject: Zocalo Lofts Violation Letter
Attachments: K14E112_Violation_Letter.pdf

Richard,
See attached letter.



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning

2.2.5	Manage stockpiles		
2.2.6	Minimize Dust		
2.2.10	Protect Storm Drain Inlets		
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	✓	Litter
2.3.3	Construction and Domestic Wastes	✓	Debris in gutter Coal st
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.	✓	wash-out tracked-out onto st st up to Coal
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.	✓	numerous large wash-outs on site
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.		
2.4	Dewatering		
2.1	Discharge off site?	• Yes <input checked="" type="radio"/> No	
4	Self-Inspection Reports	request	Latest Report Date: 1/26/18

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

1 Construction General Permit (CGP)

Maintenance or corrective actions are to be completed within 7 days.

Notes:

City of Albuquerque Stormwater Inspector Signature and Date:

Curtis Cherne
Signature

2-27-19
Date

Contact Info: Curtis Cherne, 505-924-3420, ccherne@cabq.gov



City of Albuquerque

Planning Department

Stormwater Control Permit for Erosion and Sediment Control

Project Title Zocalo Lofts

Project Location (Major Cross Streets/Arroyo

or address) SW Corner of Coal Ave SW and 4th St SW Albuquerque, NM

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: Quatro Y Carbon

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

Name: Richard Yates

Phone Number: 505-984-1766

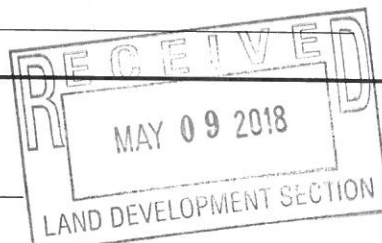
E-mail: richard@zydeco66.com

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

Name: Dave Brown

Phone: 505-506-8412

e-mail: dave@insightnm.com



For City personnel use only:

City Personnel Signature: *Anthony C. Chua*

Date 6-6-18

(Rev June 2017)



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name and Location	Zocalo Lofts 4th and Coal		
Site Contact Name & Agency	Joe Sena- Insight Construction	ESC File No. NPDES ID No.	K14E112 NMR1001B9- Insight
Date of Inspection	11/05/18	Start/End Time	11am - 11:45am
COA Inspector Name	Cassandra Durkin, Stormwater Quality		
Describe Present Phase of Construction	Constructing Buildings		

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?

☒ Clear ☐ Cloudy ☐ Rain ☐ Sleet ☐ Fog ☐ Snowing ☐ Windy

Temperature: ~ 55 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 "

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	X		Remove sediment from NE gutter
2.2.3	Sediment control along any perimeter	X		Remove Sediment from East Gutter
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		X	Rest Trackout pad- Add Rock
2.2.5	Manage stockpiles			

2.2.6	Minimize Dust			
2.2.10	Protect Storm Drain Inlets			
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.		X	Remove washout residue from site. Washout must be done in approved containment
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: 10/27/18

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

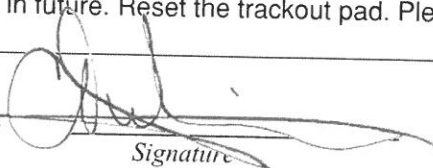
(1) Maintenance is to be complete by the end of the next business day.

(2) Corrective Actions are to be complete within 7 days.

Notes: Remove all washout residue from site. Use proper washout in future. Reset the trackout pad. Please email photos of corrections in 48 hours.

City of Albuquerque Stormwater Inspector Signature and Date:

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


Signature

11/05/18
Date



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name
and Location

Zocalo Lofts
4th and Coal

Site Contact Name & Agency

Joe Sena
Insight Construction

ESC File No.
NPDES ID No.

K14E112

Date of Inspection

10-23-18

Start/End
Time

8:35/9:06

COA Inspector Name

Curtis Cherne, Stormwater Quality

Describe Present
Phase of Construction

E. bldg weatherv in, W. bldg framed

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?

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

Temperature: ~55 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 _____

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			
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		A	no track-out, add some more gravel
2.2.5	Manage stockpiles		✓	no track-out, add more gravel

Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, October 24, 2018 9:00 AM
To: 'joseph@insightnm.com'
Subject: Zocalo Lofts Construction Site Inspection
Attachments: Zocalo_Inspection_report_10-23-18.pdf; track-out_pad.jpg

Joe,

Good morning.

Hard to believe it is still raining.

Items to address:

1. Add more gravel to track-out pad.
2. Provide current self-inspection report.

Thanks,



CURTIS CHERNE, PE, QCIS

principal engineer

stormwater quality

o 505.924.3420

e ccherne@cabq.gov

cabq.gov/planning

2.2.6	Minimize Dust			
2.2.10	Protect Storm Drain Inlets			
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 to MS4?		• Yes • No	
4	Self-Inspection Reports	request	• Yes • No	Latest Report Date: 9-27-18

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:

City of Albuquerque Stormwater Inspector Signature and Date:

Curtis Cherne
Signature

10-23-18
Date

Contact Info: Curtis Cherne, 505-924-3420, ccherne@cabq.gov

Cherne, Curtis

From: Durkin, Cassandra D.
Sent: Monday, November 05, 2018 1:03 PM
To: joseph@insightnm.com
Cc: Cherne, Curtis
Subject: Zocalo Lofts Inspection 11/05/18
Attachments: Sediment Trackout.jpg; Trackout1.jpg; Trackout2.jpg; Concrete washout West End of Site.jpg; Construction Site Inspection 11-05-18.pdf; Sediment in Gutter E side.jpg; Sediment in Gutter NE Corner.jpg; Sediment in Gutter NE Corner2.jpg

Good Afternoon,

Thank you for speaking with us today. I have attached your inspection report and the photos of the items the require your attention. Please correct the items and send photos of the corrections within 48 hours.

Thank You,



Cassandra Durkin, CESSWI

stormwater inspector

stormwater quality

o 505.924.3983

e cdurkin@cabq.gov

cabq.gov/planning



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

Project Name
and Location

Zocalo Coltr
4th and Coal

Site Contact Name & Agency

Joe Sena Sr.
Insight constr

ESC File No.

K14E112

Date of Inspection

6-20-18

Start/End
Time

8:45/9:05

Inspector Name, COA Dept.

Curtis Cherne, Stormwater Quality

Describe Present
Phase of Construction

Framing east bldg

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: ~ 75 °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 No trackout onto sth

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

Inspection Reports yes

Erosion Controls OK

Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NU

Notes

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

Signature

Date

Ante a cher 6-20-18

Cherne, Curtis

From: plnnh11@cabq.gov
Sent: Wednesday, June 20, 2018 2:09 PM
To: Cherne, Curtis
Subject: Scanned from a Xerox multifunction device
Attachments: Scanned from a Xerox multifunction device.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf, Multi-Page

multifunction device Location: machine location not set
Device Name: PLNNH11

For more information on Xerox products and solutions, please visit <http://www.xerox.com>



**City of Albuquerque Planning Department
One Stop Shop-Development and Building Services**

**Stormwater Quality Inspection Fee Invoice
Date 6-20-18**

Project: Zocalo Lofts

Erosion and Sediment Control Project Tracking Number: K14E112

Property Owner: Quatro Y Carbon

Invoice sent to: Richard Yates: richard@zydeco66.com

Date Inspection Performed: 6-20-18

Inspection performed by: Curtis Cherne

Inspection Fee: \$100

Please pay the fee within **30 days** from the invoice date shown above. If payment is not made within 30 days, a hold will be placed on the project.

The fee can be paid at any City of Albuquerque Treasury location. **Bring three copies of this invoice to Treasury.** The most convenient location may be at Plaza del Sol, 600 2nd St. NW.

Provide a copy of the receipt to Stormwater Quality, 600 2nd St. NW, Suite 400 or e-mail to ccherne@cabq.gov.

For Treasury Use:

Permit Number: 2018 100 004

Category Code: 971

account string: 110 441011 4961000



Stormwater Quality

ESC Plan Information Sheet

Project Name: Zocalo Lofts

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

SW Corner of Coal Ave SW and 4th St SW Albuquerque, NM

Plan Preparer Information:

Company: Inspections Plus

Contact: Cassandra Durkin

Address: 805 Nikanda Rd NE Albuquerque, NM 87107

Phone Number: (O) 505-344-9410 (Cell (optional))

e-Mail: cassandra@inspectionsplusinc.com

Owner Information:

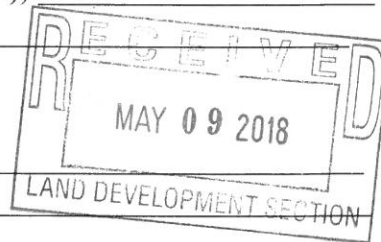
Company: Quatro Y Carbon

Contact: Richard Yates

Address: 428 Sandoval Suite 200 Santa Fe, NM 87501

Phone: 505-984-1766

e-Mail: richard@zydeco66.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

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, June 12, 2018 3:31 PM
To: dave@insightnm.com
Subject: Zocalo Lofts Construction Site Inspection
Attachments: no_inlet_protection.jpg; dirt_over_curb.jpg; dirt_over_curb2.jpg; no_track-out_control.jpg

Dave,
Good afternoon.

I was out at Zocalo Lofts this morning for an inspection.

I must have just missed the site supv, else I would've reviewed this with him.

The following issues were observed during today's inspection:

1. There was no inlet protection for the inlet at 4th and Coal. ✓
2. The cut-back behind the curb needs to be reinstated on 4th street.
3. There were two areas where the dirt was spilling over into the gutter. Please remove all sediment from the gutter on 4th street.
4. The silt fence was installed incorrectly in all locations as it is not buried. Rather than removing and reinstalling, it may be easier to place mulch sock at the bottom.
5. There was no track-out pad. I realize the alley is dirt/gravel, but the attempt should be made to not increase the amount of dirt in the alley. It looked like there was minor track-out about 30 feet down the alley. There was no track-out onto 5th street, so that's good. Figure we don't want large aggregate at the driveway, which is on the south side of the alley adjacent to the site. I guess I'm leaving it up to Insight to come up with something.

Standard mitigation time is seven days. Let me know if you need a little more time.

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	Zocalo lots C/S & Coal		
Site Contact Name & Agency	In Sight	ESC File No.	K14E112
Date of Inspection	6-17-18	Start/End Time	9:20/9:45
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Over excavating and 1 big steel method		

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	NO Formal VTC - alley is gravel on old pavement
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	Silt fence around staging area not buried East side - dirt high than curb - falling into gutter - check gutter No inlet protection NE corner Dirt pile in gutter NE corner No established cut - back behind curb east side Silt fence not buried west side - fix for See corner to telephone pole 70' north
Inspection Reports	YES - 6-7-18
Erosion Controls	NO
Housekeeping/Pollutant Controls	OK

Pollutants/Sediment in MS4 NO

at NO 24' from east edge
12' to south edge - sample silt south side

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

Signature
Curtis A. Cherne

Date
6-17-18

Cherne, Curtis

From: Jeff Hart <Jeffdh@inspectionsplusinc.com>
Sent: Thursday, June 14, 2018 10:20 AM
To: Cherne, Curtis
Subject: RE: Zocalo Lofts Construction Site Inspection 06/14/18
Attachments: 061418 Insight Zocalo SWPPP Inspection.doc; 061418 Insight for Zocalo Corrective Action Log.doc

Good morning Mr. Cherne,

Thank you again for the feedback. As of today, all issues have been addressed with the exception of the track out pad. Although, Insight will provide "some sort of gravel pad" per Dave Brown.

Have a great week and thanks again.

Jeff

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Tuesday, June 12, 2018 3:33 PM
To: jeffdh@inspectionsplusinc.com
Subject: FW: Zocalo Lofts Construction Site Inspection

Jeff,
You mentioned you wanted feedback.
This is what I came up with today for Zocalo.

Curtis Cherne, PE, QCIS
Principal Engineer
Stormwater Quality
COA
705-924-3420

From: Cherne, Curtis
Sent: Tuesday, June 12, 2018 3:31 PM
To: jeffdh@insightsnm.com
Subject: Zocalo Lofts Construction Site Inspection

...rnoon.
...at Zocalo Lofts this morning for an inspection.
...e just missed the site supv, else I would've reviewed this with him.

...ng issues were observed during today's inspection:
...as no inlet protection for the inlet at 4th and Coal.
...ack behind the curb needs to be reinstated on 4th street.
...re two areas where the dirt was spilling over into the gutter. Please remove all sediment from the gutter on

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	Zocalo Lofts		
Owners/Operators Name	Quatro Y Carbon / Insight Construction		
Date of Inspection	06/14/18	Start Time	9:40 am
Inspector's Name(s)	Jeff D. Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-379-7626 ; Jeffdh@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? No If yes, provide: Storm Start Date: 06/03/18 Approximate Amount of Precipitation (in): 0.20" .			
Weather at time of this inspection? <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? Weather Underground/ COCORHAS. 2. Has the Rain Event page been filled out? Yes Inspectors log updated. 3. Are there MSDS sheets on site? Yes Where are they located? Job trailer. 4. Has the SWPPP been signed on the certification page? Yes What companies have signed? Insight Construction. 5. Have the delegation letters been signed? Yes What companies have signed? Insight Construction. 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? Dave Brown/ Joe Sena 7. Has the "Chemical On Site" form been filled out? Yes 8. Is there a spill kit on site? Yes Where is it located? Job trailer 9. Have they done any training for the supervisors or others? Yes 10. Was the inspector able to train any one on this visit? Yes Who did you speak with? Joe Sena.			
Are the SWPPP and inspections available on site?	Yes	The SWPPP book and inspections are located at Job trailer.	

Notes	
1.	Insight to provide gravel track out pad.
2.	
3.	

Final Stabilization/Termination Checklist.

1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.

Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Wattle added to base of privacy screening.	Started: 06/13/18 Completed: 06/13/18
Site Clearing and Grading	Complete.	Started: Completed: 05/17/18
Installing Utilities	In progress.	Started: 05/17/18 Completed:
Building Structure		Started: Completed:
Paving and Walks		Started: Completed:
Final Grading/ Stabilize Site		Started: Completed:
Other	Active watering for dust control.	Started: 06/14/18 Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Cut-back at Curb	Yes	No	
2	Inlet Protection	Yes	No	
3	Wattles	Yes	No	
4	Pond	Yes	No	
5	Portable Toilet	Yes	No	
6	Staging Area	Yes	No	
7	Concrete Washout	No	Yes	See the corrective action log
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	Yes	

	New BMPs needed	Notes
1	Stabilized Construction Er	See the corrective action log
2	Roll off	See the corrective action log
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	None on site.
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	Yes	See the corrective action log

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	Active watering for dust suppression.
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	No	NOI Posting Location: With the fugitive dust permit at entrance.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart

Title: Inspector

Signature: 

Date: 06/14/18

SWPPP Management Signature: _____

Date: _____

Project: Insight Construction for Zocalo Lofts.

Date: 06/14/18

Corrective Action Log

[illegible]

Cherne, Curtis

From: Dave Brown <dave@insightnm.com>
Sent: Wednesday, June 13, 2018 7:31 AM
To: Cherne, Curtis
Subject: RE: Zocalo Lofts Construction Site Inspection

Curtis,

We will have you some pictures of the fixes shortly.

Thanks

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Tuesday, June 12, 2018 3:31 PM
To: Dave Brown
Subject: Zocalo Lofts Construction Site Inspection

Dave,
Good afternoon.

I was out at Zocalo Lofts this morning for an inspection.
I must have just missed the site supv, else I would've reviewed this with him.

The following issues were observed during today's inspection:

1. There was no inlet protection for the inlet at 4th and Coal.
2. The cut-back behind the curb needs to be reinstated on 4th street.
3. There were two areas where the dirt was spilling over into the gutter. Please remove all sediment from the gutter on 4th street.
4. The silt fence was installed incorrectly in all locations as it is not buried. Rather than removing and reinstalling, it may be easier to place mulch sock at the bottom.
5. There was no track-out pad. I realize the alley is dirt/gravel, but the attempt should be made to not increase the amount of dirt in the alley. It looked like there was minor track-out about 30 feet down the alley. There was no track-out onto 5th street, so that's good. Figure we don't want large aggregate at the driveway, which is on the south side of the alley adjacent to the site. I guess I'm leaving it up to Insight to come up with something.

Standard mitigation time is seven days. Let me know if you need a little more time.

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: Dave Brown <dave@insightnm.com>
Sent: Wednesday, June 13, 2018 6:50 AM
To: Cherne, Curtis
Subject: RE: Zocalo Lofts Construction Site Inspection

Curtis,

Thanks for the info, we will get these items addressed ASAP, hope you are doing well.

Thanks

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Tuesday, June 12, 2018 3:31 PM
To: Dave Brown
Subject: Zocalo Lofts Construction Site Inspection

Dave,
Good afternoon.
I was out at Zocalo Lofts this morning for an inspection.
I must have just missed the site supv, else I would've reviewed this with him.

The following issues were observed during today's inspection:

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Standard mitigation time is seven days. Let me know if you need a little more time.

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: Jeff Hart <Jeffdh@inspectionsplusinc.com>
Sent: Wednesday, June 13, 2018 5:52 AM
To: Cherne, Curtis
Subject: RE: Zocalo Lofts Construction Site Inspection

Yes sir!

Thank you for the feedback. I sincerely appreciate your time. I believe most of these issues have been addressed on our corrective action log but have not been attended to as of yet. I was really wondering how to handle the track-out pad, curious to see what we can come up with. I will look for Mr. Joe Sena, site supervisor, and address these issues with him as well.

Thanks again, sir.

Jeff

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Tuesday, June 12, 2018 3:33 PM
To: jeffdh@inspectionsplusinc.com
Subject: FW: Zocalo Lofts Construction Site Inspection

Jeff,
You mentioned you wanted feedback.
This is what I came up with today for Zocalo.

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

From: Cherne, Curtis
Sent: Tuesday, June 12, 2018 3:31 PM
To: dave@insightnm.com
Subject: Zocalo Lofts Construction Site Inspection

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2. The cut-back behind the curb needs to be reinstated on 4th street.
3. There were two areas where the dirt was spilling over into the gutter. Please remove all sediment from the gutter on 4th street.

Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	Zocalo Lofts		
Owners/Operators Name	Quatro Y Carbon / Insight Construction		
Date of Inspection	06/07/18	Start Time	1:00 pm
Inspector's Name(s)	Jeff D. Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	505-379-7626 ; Jeffdh@inspectionsplusinc.com		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
Type of Inspection: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection? Yes If yes, provide: Storm Start Date: 06/03/18 Approximate Amount of Precipitation (in): 0.20" .			
Weather at time of this inspection? <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection? No If yes, describe: What did the water look like at the time of the discharge? Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site? No Where is it located? Weather Underground/ COCORHAS. 2. Has the Rain Event page been filled out? Yes 3. Are there MSDS sheets on site? Yes Where are they located? Job trailer. 4. Has the SWPPP been signed on the certification page? Yes What companies have signed? Insight Construction. 5. Have the delegation letters been signed? Yes What companies have signed? Insight Construction. 6. Has a delegation of authority been filled out for who is signing the inspection reports? No Who is signing the inspection reports? Dave Brown/ Joe Sena 7. Has the "Chemical On Site" form been filled out? Yes 8. Is there a spill kit on site? Yes Where is it located? Job trailer 9. Have they done any training for the supervisors or others? Yes 10. Was the inspector able to train any one on this visit? Yes Who did you speak with? Dave Brown.			
Are the SWPPP and inspections available on site?		Yes	The SWPPP book and inspections are located at Job trailer.
Notes			
1. Joe Sena on site super. Discussed wattle requirement at SE drivepad. Will install after "ground breaking ceremony" 05/18/18 due to high traffic area requirements.			
2.			
3.			

Final Stabilization/Termination Checklist.

1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	
3.	Date of Final Stabilization.		
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.

Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	In progress. Inlet protection, cut back at curb are complete.	Started: 05/17/18 Completed: 05/17/18
Site Clearing and Grading	Complete.	Started: Completed: 05/17/18
Installing Utilities	In progress.	Started: 05/17/18 Completed:
Building Structure		Started: Completed:
Paving and Walks		Started: Completed:
Final Grading/ Stabilize Site		Started: Completed:
Other	Active watering for dust control. Extra privacy screening.	Started: 05/17/18 Completed:

Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Cut-back at Curb	Yes	No	
2	Inlet Protection	Yes	No	
3	Wattles	No	Yes	See the corrective action log Wattle requirement at SE drivepad. Will install after "ground breaking ceremony" 05/19/18 due to high traffic area requirements.
4	Pond	Yes	No	Temporary detention pond.
5	Portable Toilet	Yes	No	
6	Staging Area	Yes	No	
7	Concrete Washout	No	Yes	
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	

	New BMPs needed	Notes
1	Stabilized Construction Er	See the corrective action log
2	Roll off	See the corrective action log
3		
4		
5		

Overall Site Issues

A list of corrective actions will be supplied with this inspection.

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	None on site.
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	Yes	See the corrective action log
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	Yes	See the corrective action log


	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	Yes	No	Active watering for dust suppression.
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	No	NOI Posting Location: With the fugitive dust permit at entrance.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 06/07/18

SWPPP Management Signature: _____ Date: _____