



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	R16EA1004	Project Name:	Mesa Del Sol Self storage
NPDES Id. No.	NMIR1006UR	Location:	5500 Turing Dr. SE
5/14/2025	Owner	Contractor	
Operator	MDS Storage, LLC	Bottom Line Construction	
Contact name & title	Kegan Stephens	Todd Colman	
e-mail	Kegan@stopabq.com	todd@blcm.com	
Contact Phone #	505-290-9837	505-269-7481	
COA Inspector	James Hughes	start	11:20AM
Construction Phase:			
Type of Inspection:	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Storm Event	<input type="checkbox"/> Post Storm Event >0.25"
		<input type="checkbox"/> 311/Complaint	<input type="checkbox"/> Follow Up
Weather at time of inspection?	Temperature: ~ 70		
Estimated date of last storm 0.25" or greater	5/4/2025		

Item Number	Deficiency/ Corrective Action
1	NOI - The property owners NOI wasn't approved by the City in Violation of City Ordinance § 14-5-2-11(A). Required Mitigation: The property owner's NOI and ESC Plan must be submitted to the City of Albuquerque for review and approval per Albuquerque's Erosion and Sediment Control (ESC) ordinance § 14-5-2-11(A).
2	Sediment had been discharged from the site and deposited in the adjacent street, Turing Dr., and not removed within 24 hours in violation of CGP 2.2.4.d. Required mitigation: Remove sediment deposited in the streets by the end of the same business day. Remove the sediment by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping sediment per CGP 2.2.4.d.
3	BMPs - The stabilized construction exit was missing, in violation of CGP 2.2.4. Consequently, stormwater controls were not implemented and maintained to minimize the discharge of pollutants from this site, in violation of CGP 2.1. Required Mitigation: If, at any time, you find that a stormwater control device requires routine Maintenance, you must immediately initiate the necessary maintenance work and complete it by the close of the next business day. When the problem requires a new or replacement control, such as the missing Construction Exit, install the new or modified control and make it operational no later than seven (7) calendar days from the time of discovery per CGP 5.2.1. Dirt ramps are not allowed on the paved street.
2.1	Discharge off site? (Y/N) Yes
4	Self Inspection Reports ok Latest report Date: 5/8/2025

Notes:	
The SWPPP was in the Conex.	

City of Albuquerque Stormwater Inspector Signature and date:
 Contact information: James Hughes (505) 924-3420
jhughes@cabq.gov

5/14/2025

James D. Hughes