



City of Albuquerque Stormwater Construction Site Inspection Report

General Information					
ESC File No.	M09E025A	Project Name:	Sage Ranch Subdivision		
NPDES Id. No.	NMR1004GM	Location:	9600 Sage Ranch Ct. NW		
12/28/2023	Owner	Contractor			
Operator	Sage Ranch , LLC	Westway Homes			
Contact name & title	Mike Feetz	Mike Feetz			
e-mail	mike@thewestway.com	mike@thewestway.com			
Contact Phone #	379-5368	379-5368			
COA Inspector	Doug Hughes	Start/End Time:	10am		
Construction Phase:	House Construction				
Type of Inspection:	<input type="checkbox"/> Regular	<input type="checkbox"/> Storm Event	<input type="checkbox"/> Past Storm Event >0.25"	<input type="checkbox"/> 311/Complaint	<input checked="" type="checkbox"/> Follow Up
Weather at time of inspection?		clear		Temperature:	~ 40
Estimated date of last storm 0.25" or greater		12/23/2023			
Item Number	Deficiency/ Corrective Action				
1	1. The SWPPP map wasn't up-to-date, because it didn't identify the lots where construction was complete, BMPs had been removed, and the lots had been transferred to the new homeowner. The first informal notice of a SWPPP violation was emailed to you on 1/27/2022 and the second on 11/30/23. Required Mitigation: The SWPPP, including the SWPPP map, Self Inspection Reports and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site per CGP 4.7.3, 5.4.3 and 7.3.				
2	Sediment was present in the street and had not been removed in violation of CGP 2.2.4.d. Required mitigation: Where sediment has been tracked-out from your site onto paved roads and sidewalks, you must remove the deposited sediment by the end of the same business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out per CGP 2.2.4.d. CGP 2.2.4.d.				
3	The Porta Potty wasn't supported. Required Mitigation: You must position portable toilets so they are secure and will not be tipped or knocked over, and are located away from receiving waters, storm drain inlets, and constructed or natural site drainage features per CGP 2.3.3.f.				
4	Washout - Concrete washout was on the ground on lot 29. Required Mitigation: You must remove and dispose of contaminated soils and hardened concrete with other waste per CGP 2.2.3. Direct all future wash water from concrete, paint, and stucco into a leak-proof container per CGP 2.3.4				
5	Waste - The waste container was open during the inspection on 12/28/23, and while it was raining on 1/4/24 when no personnel were present. Required Mitigation: You must dispose of construction and domestic waste in acceptable containers daily and use lids or tarps to cover waste containers when not in use per CGP 2.3.3.e.				
6	Stabilization and Termination: Reminder- You must continue permit coverage, self-inspections, SWPPP and BMP maintenance until the City determines that the Final Stabilization Criteria CGP2.2.14.c has been satisfied. Then you must remove the BMPs and send documentation of the Final Stabilization to the EPA per CGP 8.2 with a Notice of Termination (NOT) per CGP 8.3 to end your coverage under the CGP. The request for Determination of Stabilization must be submitted to the City SWQ section separate from any Building Permits or Work Orders.				
	Discharge off site? (Y/N)	no			
	Self Inspection Reports	OK	Latest report Date:	12/28/2023	

Notes:	
The property owner is Sage Ranch LLC, according to Bernalillo County records, but the NOI is in the name of the contractor, Westway Homes, both at the same address, with Mike Fietz being the principal of both. The SWPPP is in the lockbox on the back of the sign.	

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