

1.0 OVERVIEW

1.1 Project Information

PROJECT INFORMATION

Project Name:	Hotel at Winrock
Control Number:	N/A
Project Location:	2160 Louisiana BLVD NE Albuquerque, New Mexico 87110 Bernalillo County
Site Area (Gross Acres):	3.0 acres
Site Area (Disturbed Acres):	3.0 acres
USGS Location:	35.1008° N 106.5620° W

OWNER INFORMATION

Owner	Dreamcatcher, LLC
Address:	8901 Adams St NE Ste A Albuquerque, NM 87113
Phone:	(505) 508-0137
Fax:	
Contact:	Deepesh Kholwadwala

GENERAL CONTRACTOR/OPERATOR INFORMATION

General Contractor:	Same
Address:	
Phone:	
Fax:	
Contact:	

PROJECT SITE INFORMATION

Receiving Water(s):	Unnamed drainage
Indian Lands:	This project is not on Indian lands
Estimated Project Start Date	6/15/22
Estimated Project End Date:	8/23/23
NPDES Permit:	ID Number is: NMR1004SQ

1.4 Project Description

The Hotel at Winrock Project will fundamentally consist of development of horizontal and vertical construction of a new Hotel for Dreamcatcher, LLC located at 2160 Louisiana BLVD NE in Albuquerque, New Mexico. There will be grading, asphalt, concrete, drainage, vertical construction, and finish work.

Soil disturbing activities will include but are not limited to: grading, excavation, and installation of erosion and sediment control measures.

1.5 Site Map/General Location Map[s]/Areas of Soil Disturbance

See next page for location of project, soil information, and historical precipitation data.

1.6 Scope of Work to be Completed

The construction activities will consist of:

Item	Begin	End
Installation of BMPs – Silt Fence	6/21/22	8/23/23
Initial BMP – Pond	7/15/22	8/15/22
Demolition	7/16/22	9/1/22
Clearing/Grading	7/16/22	9/1/22
Trenching/utilities	9/15/22	12/15/22
Asphalt/concrete	3/1/23	7/15/23
Final Grading	5/1/23	6/15/23
Vertical Construction	11/1/22	8/23/23
Final Stabilization	8/1/23	8/23/23

1.7 Measures to Prevent Pollutant Discharge into Waters of the US

It is the intent of the Owner/Operator and Contractor/Operator to provide and comply with permitted coverage requirements until 70% of the original vegetated state [prior to disturbance] of the area is evenly stabilized back to an original non-disturbed vegetated percentage. At such time, this SWPPP will be amended to reflect the termination of coverage and a Notice of Termination [NOT] will be filed.

Required temporary erosion and sediment control devices will be installed prior to the commencement of construction activities on the Hotel at Winrock Project to prevent and control soil loss. While construction activities are occurring within the project; the appropriate control measures will be implemented by the operators in areas of soil disturbance to direct runoff and ensure that the transport of pollutants and sediment are minimized during storm water events. As the project is developed [progresses toward completion or in the event of rain] the entire project will be continually evaluated by inspection to determine and ensure that the appropriate control measures[s] are being utilized at each location or within certain areas.

above]. Once construction activities have permanently ceased, final stabilization practices will be applied.

1.8 STORM WATER POLLUTION PREVENTION TEAM

The storm water pollution prevention team is responsible for developing, implementing, maintaining and revising this SWPPP. The members of the team are familiar with the management and operations of the Hotel at Winrock Project.

Dreamcatcher, LLC is in operational control of construction and requested the origination of this SWPPP. Caldon Seeding and Reclamation, LLC is delegated and authorized to originate and design the SWPPP for NPDES compliance. The member[s] of the team and their responsibilities [i.e. implementing, maintaining, record keeping, submitting reports, conducting inspections, employee training, conducting the annual compliance evaluation, monitoring for non-storm water discharges and signing the required certifications] are as follows:

NAME & TITLE	RESPONSIBILITY
Dreamcatcher, LLC 8901 Adams St NE Ste A Albuquerque, NM 87113 (505) 508-0137 Deepesh Kholwadwala deepesh@suncapitalhotels.com	Owner/Development Specifications
Same	General Contractor/Construction Operations Team
Caldon Seeding and Reclamation, LLC (505) 699-5913 Len Horan lenhoran@rocketmail.com	SWPPP & Inspections
Caldon Seeding/Dreamcatcher, LLC (505) 850-8412 Richie Caldon richiecaldon@gmail.com	Revegetation/BMPs