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Commissioner, District 1

**Miguel Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

## MEMORANDUM

**DATE:** November 29, 2016

**TO:** Board of County Commissioners

**FROM:** Vicente Archuleta, Development Review Team Leader *VA*

**VIA:** Katherine Miller, County Manager  
Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager *VL*

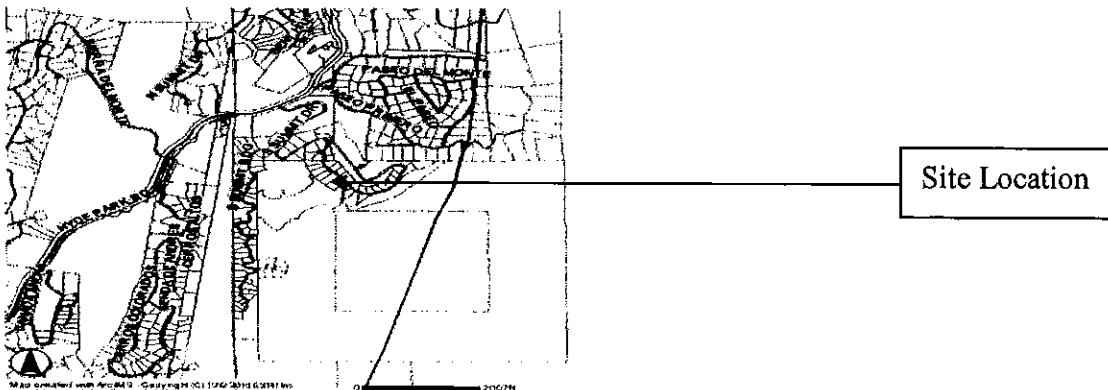
**FILE REF.:** CASE # CP/S 16-5250 High Summit III Conceptual Plan, Preliminary Plat for Phases 3, 4, 5, and 6 and Final Plat for Phase 3

### **ISSUE:**

White Bear Properties, LLC., Applicant, Sommer Karnes & Associates LLP, Agent, request Conceptual Plan approval to modify the previously approved High Summit III phased residential subdivision to reduce the amount of lots from 55 lots to 12 lots with no more than 20 dwelling units. The Application also includes a request for Preliminary Plat approval for Phases 3, 4, 5 and 6 (consisting of 12 lots on 87.34 acres), and a request for Final Plat approval for Phase 3 (consisting of 3 lots on 15.96 acres).

The property is located within the Residential Community Zoning District, off Hyde Park Road (NM 475), and South Summit Drive, within Sections 15, 16, 21 and 22, Township 17 North, Range 10 East (Commission District 1).

### **VICINITY MAP**



## SUMMARY

### History of the Subdivision:

On December 4, 2003, the Extraterritorial Zoning Authority (EZA) granted Master Plan approval for a residential subdivision consisting of 105 lots with 107 dwelling units on 150 acres, and a single tract (Tract "K") consisting of 342.3 acres (MSRD). The project was to be completed in 9 phases which included lot line adjustments with the previously approved adjacent subdivisions. The EZA approval also included the following variances of the Extraterritorial Zoning Ordinance: To allow disturbance of slopes of 30% or greater for road, driveway, and building construction and to allow more than 50% of structures to be on slopes of 20% to 30%.

On December 9, 2003, the Board of County Commissioners (BCC) granted Master Plan, Preliminary and Final Plat and Development Plan approval for the High Summit III residential subdivision consisting of 105 lots with 107 dwelling units on 154 acres to be developed in five (5) phases, and a single tract (Tract "K") consisting of 342.3 acres. One phase of the development was to be constructed every three (3) years with full build-out over a 15 year period. The BCC approval also included variances of the Extraterritorial Subdivision Regulations to allow two cul-de-sacs with lengths greater than 1,000 feet and to allow the replacement of standard curb and gutter with stone.

The first phase of High Summit III, which consisted of 30 lots, was recorded in 2005. The roads for Phase II were rough graded and the water, sewer, and dry utility mains, and service lines for Phase II were installed to loop the system. This was a requirement of Phase I.

In 2008, the City and County entered into a settlement agreement for the phased annexation of lands within the urban area. With the acceptance of the settlement agreement, the City assumed jurisdiction over the land use review and permitting for Area 18, which included the High Summit development. During the time that this was under the City's jurisdiction, the City granted 2 one year time extensions of the Master Plan and Final Plat on the subdivision, which was set to expire in December of 2014. The City and County later amended the settlement agreement in January 2014, Area 18 was removed from the City's future annexations and is now under County Jurisdiction.

On September 9, 2014, the BCC granted a two-year time extension on the expiration date for Phases 2-5 of High Summit III which is set to expire in December in 2016. The Applicants intend to record Phase II (22 lots) before the end of 2016.

On October 27, 2016, a request for twelve variances of the Sustainable Land Development Code (SLDC) were presented to the Hearing Officer (Exhibit 4). The Hearing Officer supported the Application as memorialized in the findings of fact and conclusions of law written recommendation. The following variances were requested:

Chapter 7, Section 7.17.4.3, to allow an additional 7,040 square feet of 30% or greater slope disturbance on Calle Juanita and Cuesta Brava to accommodate a cul-de-sac and widen roadbed;

Chapter 7, Section 7.8.1.4 to not require street lighting;

Chapter 7, Section 7.15.3.3 to not require of 1 acre developed open space;

Chapter 7, Section 7.11.2, Table 7-12, (Local road Standards) to allow a 33' ROW for an 850' length of Cuesta Brava and a

Chapter 7, Section 7.11.2, Table 7-12, (Local road Standards) to allow a grade of 11.6%;

Chapter 7, Section 7.11.15 to not require sidewalks;

Chapter 7, Section 7.17.9.2.1 to allow structures on ridgetops, ridgelines or shoulders;

Chapter 7, Section 7.17.9.2.2 to modify the setback required from the shoulder to 5' from where the profile of the upper slope changes from greater than 30% to less than 30%;

Chapter 7, 7.17.10.6 to allow setback less than 100 feet (100') from a ridge, ridgetop, ridgeline or shoulder unless it can be demonstrated to the Administrator after a field inspection, that structures are non-visible from applicable public rights of way.

Chapter 7, Section 7.17.10.1.3 to allow building areas at an elevation above 7400 feet that are not closest to the nearest public or private roadway;

Chapter 7, Section 7.17.10.3.1 to exclude driveway construction and emergency turnarounds from the disturbed area limitation; and

Chapter 7, Section 7.17.11.2 to not require a conditional use permit for lot development above 7,800 feet in elevation.

On November 17, 2016, the twelve variances of the Sustainable Land Development Code (SLDC) were presented to the Planning Commission (Exhibit 5). The decision of the Planning Commission was to grant the 12 variances subject to the following condition:

1. The Applicant shall install benches along trails and picnic structures in number and design to be agreed upon with staff.

The Applicant now requests Conceptual Plan approval to modify the previously approved High Summit III phased residential subdivision to reduce the amount of lots from 55 lots to 12 lots with no more than 20 dwelling units. The Application also includes a request for Preliminary Plat approval for Phases 3, 4, 5 and 6 (consisting of 12 lots on 87.34 acres), and a request for Final Plat approval for Phase 3 (consisting of 3 lots on 15.96 acres).

The following is a list of the phases and the number of lots in each phase:

- Phase 3 – 3 lots with 6 homes on 15.96 acres;
- Phase 4 – 5 lots with 9 homes on 38.12 acres;
- Phase 5 – 2 lots with 3 homes on 7.88 acres; and
- Phase 6 – 2 lots with 4 homes on 25.38 acres.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC), which governs this Application are the following:

Chapter 14, Section 14.9.9.1, Purpose of the SLDC states:

A Conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval. A conceptual plan submittal will consist of both plans and written reports.

Chapter 14, Section 14.9.9.2, Applicability, states:

A conceptual plan is required for the following developments:

1. All subdivisions containing more than 24 lots,
2. All developments in [Mixed-Use, Public/Institutional, Industrial, Industrial Light, Commercial General, Commercial Neighborhood] that are to be built in phases,
3. All new Planned Developments,
4. All development in the CCD in accordance with Section 8.10.3 of the SLDC.

Chapter 5, Section 5.7.1, Preliminary Plats (Major Subdivisions), Applicability, states:

Preliminary plat approval is required for all major subdivisions in accordance with this section.

Chapter 5, Section 5.7.2, Application, states:

An application for preliminary plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter and any additional submittals required by the Administrator as provided in this application form.

Chapter 5, Section 5.7.12, Phased Development, states:

The Board may approve a sectionalized phasing plan extending the effective period of the preliminary plat approval where it is the intent of the applicant to proceed to a final plat covering only a section or phase of the site at any one time. Each filing of a final plat shall extend the expiration of the approved or conditionally approved preliminary plat for an additional thirty-six (36) months from the date of its expiration or the date of the previously filed final plat, whichever is later. Once a preliminary plat has expired, the phased preliminary plat approval development order shall be null and void.

Chapter 5, Section 5.8.1, Final Plat, When Required, states:

Final plat approval is required for all subdivisions, both major and minor. No final plat shall be recorded until a final plat has been approved as provided in this section, or in the case of a minor subdivision as provided in Section 5.6.

Chapter 5, Section 5.8.2, Application, states:

An application for final plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter. If the approved preliminary plat



permitted phasing or sectionalizing, the application shall submit an application only for the phase(s) proposed.

Chapter 5.8.3 Compliance with Preliminary Plat (Major Subdivisions), states:

The final plat for a major subdivision shall conform to the approved amended preliminary plat, including all conditions and mitigation requirements contained within the development order approving the preliminary plat. No deviation from the approved or approved amended preliminary plat, together with all conditions and mitigation requirements, shall be

authorized to be granted at final approval; any deviation from the development order granting the preliminary plat approval shall require an amendment.

The Applicant's request for Conceptual Plan approval with the modifications listed as well as the request for Preliminary Plat for Phases 3, 4, 5, and 6, and Final Plat approval for Phase I above meet the requirements of the SLDC.

The Applicant presented the Application to the Technical Advisory Committee (TAC) on April 7, 2016, at the regularly scheduled meeting, as required by Chapter 4, Section 4.4.4.3 Pre-application TAC Meeting and Table 4-1.

The Applicant presented the Application at a Neighborhood Meeting held on October 4, 2016, as required by Chapter 4, Section 4.4.4.4, Pre-application Neighborhood Meeting. The Applicant submitted an Agenda from the meeting, a list of individuals in attendance, material that was presented by the Applicant, and a summary of discussion from those in attendance. This material is contained in the record. (Exhibit 6)

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, and Section 4.6.5, Specific Notice Applicable to Subdivisions of the SLDC. In advance of a hearing on the Application, the Applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on November 22, 2016. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on November 22, 2016, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record. (Exhibit 7)

This Application was submitted on October 12, 2016.

**This Application was reviewed for compliance with the applicable standards as set forth in the SLDC as follows:**

**ENVIRONMENTAL IMPACT REPORT (Section 6.3)**

The Applicant requested that the Environmental Impact Analysis be waived, as the previous approvals for High Summit III by High Summit Development Corp. provided all of the same information required by the SLDC. The current proposal has 43 fewer lots, and the environmental impact will be significantly reduced as compared to the currently approved 55 lot development for which the approvals remain valid.

#### **ADEQUATE PUBLIC FACILITIES & SERVICES ASSESSMENT (Section 6.4)**

The Applicant requested that the Adequate Public Facilities and Services Assessment be waived, as the previous approvals for High Summit III by High Summit Development Corp. provided all of the same information required by the SLDC. The development proposes to utilize community water and sewer and proposes paved roads.

#### **WATER SERVICE AVAILABILITY REPORT (Section 6.5)**

The proposed development at High Summit III will receive water service from the City of Santa Fe, based on an agreement between the City of Santa Fe and the Summit Properties, Inc. A water service agreement with the City has been submitted.

Santa Fe County Utilities has reviewed the proposal and has determined that the proposed development is in compliance with the SLDC.

#### **ACCESS (Section 7.4) AND ROAD DESIGN STANDARDS (Section 7.11)**

Access to the property is from connections to the existing South Summit Drive and South Summit Ridge, which are private roadways subject to a public easement.

The project roads will be paved and have stone curbing where necessary to control drainage or access to the lots. All roads within the project will be private and subject to an easement for public use. Maintenance will be the responsibility of the Homeowners Association.

Santa Fe County Public Works reviewed the Traffic Impact Analysis, and feels they can support the project subject to the following conditions:

- All R1-1 (Stop Signs), shall be 30"x30" and accompanied with a 12" STOP BAR;
- All W series warning signs shall be 30";
- All W13-1 placards shall be 18"x18";
- Applicant shall install W-14-2 30" NO OUTLET sign on Dancing Bear Trail, south of South Summit Drive.
- Striping pattern shall meet MUTCD Standards Double Yellow Pattern (4"-4"-4").

#### **FIRE PROTECTION (Section 7.5)**

The project will be served by fire hydrants capable of producing a minimum of 1000 gpm at 20 psi via gravity flow for the zone currently served by the Summit Tank. A booster pump station has been installed and produces the minimum required flow and pressure at the highest and most distant fire hydrant at the end of Summit Ridge Road. NFPA approved fire suppression systems will be required in each home of the project.

#### **LANDSCAPING AND BUFFERING (Section 7.6)**

The site has a heavy tree cover comprised primarily of pinon and juniper, with an understory of native grasses. The development has been designed to protect the natural beauty of the land and vegetation, and minimize disturbance.

Native trees, shrubs and landscape shall be retained within any landscape areas set aside for setbacks. Only native or introduced vegetation that is drought and/or freeze resistant shall be used for landscaping.

### **WATER SUPPLY, WASTE WATER & WATER CONSERVATION (Section 7.13)**

The proposed development at High Summit III will receive water service from the City of Santa Fe, based on an agreement between the City of Santa Fe and the Summit Properties, Inc. For dwellings built above elevation 7895, the system will be pressurized via a set of booster pumps capable of meeting peak hour demand.

All lots will connect to the existing private low-pressure grinder pump system, which is owned and maintained by the Homeowners Association and connects to the City of Santa Fe sewer system. A grinder pump station will be installed to pressurize the sewage and pump it to the City's gravity flow main in Hyde Park Road. No septic tank or on-site treatment facility will be utilized.

The Applicant proposes that water conservation features will be installed in all dwellings in accordance with the SLDC.

### **OPEN SPACE (Section 7.15)**

The property identifies 26.25 acres of common open space which adjoins already dedicated open space and includes a trail to connect to Dale Ball Trails and Nature Conservancy property.

Santa Fe-Pojoaque Soil and Water Conservation District recommends that the vegetation be thinned and then seeded to decrease the possibility of a detrimental fire event. New Mexico State Forestry would be able to provide a management plan for that area.

### **PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES (Section 7.16)**

Six archaeological sites were recorded within the boundaries of High Summit III. Of the six sites, two sites may have archaeological significance and may require avoidance by the proposed development or mitigation. A mitigation plan shall be submitted for the portion of the site that will be excavated for the road, unless the roads will be re-routed to avoid the Archaeological sites. The sites shall be shown on the plat of survey.

The portion of the archaeological site that is within the open space will have a protective easement placed on it to prevent disturbance and the remaining portion of the site will be further examined prior to disturbance for road and home construction.

An archaeological easement or mitigation plan must be in place prior to plat recordation.

### **TERRAIN MANAGEMENT (Section 7.17)**

The proposed development has been designed to protect the natural beauty of the land and vegetation, minimize soil erosion and sediment load in storm water runoff and minimize disturbance.

The roads will closely follow the terrain to limit the extent of grading. Retaining walls will be used to limit disturbance of natural terrain and minimize scarring. Roadways will be reduced by over 4,100 linear feet, which significantly reduces disturbance of natural environment.

### **FLOOD PREVENTION AND FLOOD CONTROL (Section 7.18)**

Centralized detention ponds will be used to retain excess storm water flows generated by the proposed roads and lot development. The use of check dams is proposed, because their installation will minimize disturbance to the terrain.

### **SOLID WASTE (Section 7.20)**

The City of Santa Fe provides waste pickup service to High Summit, which is adjacent to High Summit III. If the City of Santa Fe will not provide pickup service to High Summit III, the Homeowner's Association will contract with a Solid Waste Hauler for solid waste removal.

### **OPERATION AND MAINTENANCE OF COMMON IMPROVEMENTS (Section 7.23)**

The Applicant has entered into an Agreement with High Summit Homeowner's Association which provides for the orderly development in a manner consistent with the surrounding residential developments. These lots will enter into a Maintenance Agreement with the High Summit HOA for maintenance.

### **AFFORDABLE HOUSING (Chapter 13)**

The Applicant's Affordable housing Plan meets the requirements of the Affordable Housing Regulations (Resolution No. 2010-189) in terms of number and distribution of affordable units proposed, integration, phasing, marketing and sales, product mix and minimum square footage requirements.

The Applicant's Affordable Housing Plan meets the requirements of the Affordable Housing SLDC requirements and the Affordable Housing Regulations enabled by Resolution 2010-189 in terms of number and distribution of affordable units proposed, integration, phasing, marketing and sales, product mix, and minimum square footage requirements.

### **AGENCY REVIEW (Exhibit 3)**

<u>Agency</u>	<u>Review Comment</u>
NMDOT	Incomplete
NMED	No Comment
OSE	Negative Opinion
SHPO	Approved with Conditions
County Public Works	Approval
County Fire Marshal	No Comment
County Utilities	Approval
County Planning Division	Approval
Soil and Water	Approval
Santa Fe Public Schools	No Comment
County Open Space and Trails	Approval
County Affordable Housing	Approval

### **RECOMMENDATION:**

Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request Conceptual Plan approval to modify the previously approved High Summit III phased residential subdivision to reduce the amount of lots from 55 lots to 12 lots with no more than 20 dwelling units. The Application also includes a request for Preliminary Plat approval for Phases 3, 4, 5 and 6 (consisting of 12 lots on 87.34 acres), and a request for Final Plat approval for Phase 3

(consisting of 3 lots on 15.96 acres). Therefore, staff recommends approval of the Conceptual Plan, Preliminary Plat approval for all 8 phases and Final Plat approval for Phase 1 subject to the following conditions:

1. Compliance with applicable review comments from the following:
  - a. NMDOT
  - b. NMED
  - c. OSE
  - d. SHPO
  - e. County Public Works
  - f. County Fire Marshal
  - g. County Utilities
  - h. County Planning Division
  - i. Soil and Water
  - j. Santa Fe Public Schools
  - k. County Open Space and Trails
  - l. County Affordable Housing
2. Conceptual Plan, Preliminary Plat and Final Plat with appropriate signatures shall be recorded with the County Clerk's office.
3. Access permit issued by NMDOT and design for new access points must be submitted prior to any Development Permit issuance.
4. Compliance with the phasing schedule per Chapter 5, Section 5.7.12 (Phased Development) to file a final plat every 36 months.
5. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, this agreement shall be signed by the Administrator, recorded and referenced on the plat.
6. A treatment plan must be submitted to SHPO if either of the significant archaeological sites cannot be avoided.
7. All homes shall be equipped with an NFPA-approved fire suppression system.
8. Only one dwelling unit is allowed on Lot 56 and Lot 63 and noted on the plat of survey.
9. Two dwelling units are allowed on Lots 53, 54, 55, 57, 58, 59, 60, 61, 62 and 64 and noted on the plat of survey.
10. A Financial Guarantee must be submitted by phase prior to plat recordation.

**EXHIBITS:**

1. Development Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. October 27, 2016 Hearing Officer Meeting Minutes
5. November 17, 2016, Planning Commission Meeting Minutes
6. Aerial Photo of Site
7. Community Meeting Material
8. Legal Notice

# White Bear Properties, LLC

## Development Report and Submittals

### October 11, 2016

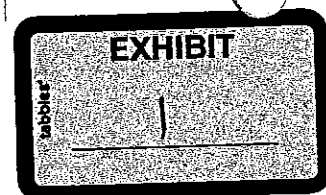
#### I. Introduction.

White Bear Properties, LLC, a New Mexico limited liability company (the "Applicant"), proposes to subdivide property located within Santa Fe County owned by the Grevey/Lieberman Family (Grevey Property). This report and Exhibits provides background information related to the Grevey Property, and together with the with the 24" x 36" drawings and Traffic Impact Analysis from Santa Fe Engineering, makes a complete submittal for conceptual plan, preliminary plan and plat, and final plat for Phase 3. This report fulfills the submittal requirements for the project as prescribed by the Sustainable Land Development Code (SLDC).

#### II. Required Submittals, References and Compliance Checklist.

The SLDC requires the Applicant for Conceptual Plan, (Preliminary and Final) Development Plan and Subdivision Plat approval to comply with certain submittal requirements. The following is a listing of the required submittals and a reference to the Section within this report (Report). The engineering plans and drawings (Plans and Drawings) and Traffic Impact Analysis are submitted simultaneously with this report.

	Submittal Description:	Location/Compliance:
1	Fees Based on Ordinance No. 2015-10 in the Amount of \$6,500.00	Check enclosed
2	Completed Santa Fe County/Fire Department Application	Application Completed and enclosed
3	Approved Emergency 911 Assigned Address Form	Exhibit A -- Forms for both Tracts enclosed
4	Letter of Consent from Property Owner/Letters of Representation	Exhibit B -- Correspondence Enclosed
5	Warranty Deed	Exhibit C -- Special Masters Deed enclosed.
6	Survey Plat	Exhibit D -- Lot Line Adjustment and Subdivision Plat for High Summit III, and Amended Final Development Plan for High Summit III
7	Proof of Legal Access	See Item 6 above (Survey Plat)
8	Development Report	Section IV of this submittal



10	Detailed Site Plan	Plans and Drawings submitted separately
11	Water Service Availability Report (WSAR)	Address Below and Exhibit E
12	Traffic Impact Analysis (TIA)	Eight Copies provided herewith separately
13	Adequate Public Facilities (APFA)	Waived
14	Fiscal Impact Assessment (FIA)	Waived
15	Environmental Impact Report (EIR)	Waived by Addressed
16	Archeological Recourse Investigation.	Section 7 and Exhibit F
17	Traffic Circulation Plan Terrain Management Plan Elevations (n/a) Open Space Plan Landscape Plan (n/a) Water Harvesting Plan (n/a) Utility Plan Road Design Plan (Plan and Profile) Lighting Plan (n/a) Signage Plan (n/a) Fire Protection Plan	22 copies submitted separately
18	Affordable Housing Plan	Exhibit G
19	Proof of Taxes Paid	Exhibit H
20	Neighborhood Meeting Notice and Report	Exhibit I.

**III. Approval Request.** Request is hereby made for the following:

Approval of conceptual plan, preliminary and final development plan for Phase 3, 4, 5 and 6, for a total of 12 Lots and no more than 20 dwelling units (and allowed accessory structures and accessory dwelling units) in a total of four phases, with 13.80 acres of open space.

The proposed project site is located off Hyde Park Road (NM 475), just south of the South Summit, in Sections 15,16,21 and 22, T17E, R10E, Santa Fe County.  
Background and Summary Information.

**IV. Development Report.**

**A. Background of Grevey Property – Previous Sale and Development.**

The Grevey Family owns two (2) tracts of land located in Santa Fe County just outside the City of Santa Fe within the area covered by the Hyde Park Road Neighborhood Plan (*See, Vicinity*

Map). One tract ("Tract A") contains 23.84 acres, and another tract ("Tract B") contains 63.50 acres. The Grevey Family previously sold Tracts A and Tract B, together with other lands it owned, to High Summit Development Corp. ("HSDC"). On December 10, 2003, HSDC obtained Final Plan and Plat approval of the development of 105 lot subdivision known as "High Summit III" to be developed in five (5) phases on the property. HSDC developed only Phase 1 of High Summit III. In 2011, HSDC filed bankruptcy, and as a result, the Grevey Family re-acquired the remaining undeveloped Phases 2, 3, 4 and 5 of High Summit III. The Applicant has agreed to purchase these remaining four undeveloped Phases from the Grevey Family\*.

Tract A was formerly known as "Phase 3," and Tract B was formerly known as "Phases 4 and 5" of High Summit III, as shown on the Amended Master Plan and Final Development Plan for High Summit III Subdivision (*See*, Exhibit D). Tracts A and B currently have Master Plan, Preliminary and Final Plat and Plan approval for 55 residential Lots. Those approvals are valid through December 31, 2016, pursuant to the Order of the Board of County Commissioners from September 9, 2104. Tracts A and B adjoin the residential developments known as High Summit I and High Summit III, Phase 1. The Applicant has entered into an Agreement with the High Summit Homeowner's Association which provides for the orderly development of Tracts A and B in a manner consistent with the surrounding residential developments.

This submittal describes and details the manner in which the Applicant desires to reduce the proposed intensity of the development of Tracts A and B with fewer Lots and homes and few roadways, resulting in a significant reduction in the disturbance to the natural landscape.

#### B. Project Summary.

Tracts A and B lie within the County's RES-C zoning district, which allows for one (1) residential dwelling unit per acre, together with accessory structures accessory dwelling units. The Applicant proposes 12 Lots on a total of 87.34 acres. This represents reduction of 43 Lots in the total number of Lots within Tracts A and B. The newly configured 12-Lot subdivision will be developed in four (4) phases. The Applicant will designate two (2) Lots within the previously approved Phase 2 of High Summit III for affordable housing under the County's affordable housing regulations, pursuant to the Affordable Housing Plan submitted with this application (*See*, Exhibit G). The Applicant conducted a Pre-Application Neighborhood Meeting on October 4, 2016. A copy of the Notice, the mailing list and the Report for the meeting are attached as Exhibit H.

Within the newly configured Phases, the Lots will range in size from 1.04 acres to 18.41 acres. The Lots will have no more than two (2) dwelling units per Lot, together with allowed accessory structures and dwellings. All structures will be constructed within the proposed building envelopes. A total of 13.80 acres of open space will be provide with the project, which largely adjoins already dedicated open spaces and trails.

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\* The Applicant will record the final subdivision plat of Phase 2 in its current configuration of 22 residential lots, and thereafter, pursuant to an agreement with High Summit HOA, the Applicant will reduce the number lots in Phase 2 to 12 lots through lot consolidations.



Tracts A and B adjoin an existing roadway network and utility infrastructure, all of which was built and installed by HSDC and which will serve the project. The utilities that have been constructed and installed to the boundaries of Tracts A and B include a community water system (Sangre de Cristo Water Co.), a private sewer system connected to the City of Santa Fe, natural gas service, electrical service, telephone service, and cable T.V. service. The project will be served by extension of these services. No wells or septic tanks will be permitted.

#### 1. Existing Site Conditions

Currently, Tracts A and B are undeveloped. The site has a heavy tree cover comprised primarily of piñon and juniper, with an understory of native grasses. The project adjoins the High Summit subdivision.

#### 2. General Plan Description

The owner requests approval of a conceptual plan and preliminary development plan for all phases, and final approval for Phase 3 of the project. The development will connect to city water and sanitary sewer. Fire hydrants throughout will be capable of producing 1000 gpm. A looped paved road network will serve the subdivision, with emergency access through Hyde Park Estates. The Applicant will designate two (2) lots within Phase 2 for the provision of affordable homes, but will likely amend the Affordable Housing Plan to provide for an alternative means of compliance as described in the Affordable Housing Plan.

#### 3. Access

Access to the property will be from connections to the existing South Summit Drive and South Summit Ridge. South Summit Drive and South Summit Ridge are private roadways subject to a public easement. Exhibit D attached hereto shows the connections to the proposed roadways in the project. The project roads will all be paved and have stone curbing where necessary to control drainage or access to lots. All roads within the project will be private and subject to an easement for public use. Maintenance will be the responsibility of the Homeowners Association.

#### 4. Environmental Impact Analysis

The Applicant has requested that the EIA be waived, as the previous approvals for High Summit III by HSDC provided all of the same information required by the SLDC. The current proposal will have 43 fewer Lots, and the environmental impact will be significantly reduced as compared to the currently approved 55-lot development for which the approvals remain valid. Below is a summary of the environmental impacts of the project with 12 lots.

##### A. Flood Hazard

There are no FEMA mapped flood hazards zones in the project site. Therefore, no floodways or major drainage ways will be affected by this project.

## B. Liquid Waste Disposal

All lots within this development will connect to the existing private low-pressure grinder pump system that connects to the City of Santa Fe sewer system owned and is maintained by the Homeowner's Association. A grinder pump station will be installed to pressurize the sewage and pump it to the City's gravity flow main in Hyde Park Road. No septic tank or on-sight treatment facilities will be utilized.

## C. Terrain Management

The proposed residential development has been designed to protect the natural beauty of the land and vegetation, minimize soil erosion and sediment load in storm water runoff, and minimize disturbance. To that end, the project roads will closely follow the terrain to limit the extent of grading. Retaining walls will be used as shown on the plans to limit the disturbance of the natural terrain and thus minimize scarring. The proposed development reduces the approved roadways by over 4,100 linear feet, which significantly reduces the disturbance of the natural environment. Centralized detention ponds will be used to retain excess storm water flows generated by the proposed road and lot development as shown on the plans. The use check dams is proposed, because their installation will minimize disturbance to the terrain.

## D. Existing Conditions and Slope Analysis

The enclosed set of drawings includes the existing topography of the project site. The site's slope analysis indicates areas of 0-20%, 20-30% and 30% or greater slopes. There are no known hazardous conditions on the property. Vegetation coverage is of high density, primarily piñon and juniper trees with some brush and grasses. Much of the steep terrain on the site has been set-aside in a permanent conservation easement. Most of the area to be developed has slopes of less than 20%, with a few areas of greater than 30%.

## E. Clearing and Grading Plan

This development has been designed to have the least amount of impact upon the existing terrain and vegetation. In that light, during construction operations straw bales and silt fences will be installed to minimize soil erosion. Construction fencing will be used to protect areas to be left in their natural condition, and prevent damage to existing native vegetation. Grading operations will be completed quickly while the roads and all disturbed areas will be stabilized immediately, to limit the exposure of disturbed soils. Because of the extensive amount of rock, and based on experience within the Santa Fe Summit, it is assumed that 1:1 cut slopes will be stable. If this were found not to be the case, retaining walls or cut 2:1 slopes will be used to stabilize the cut slopes. All fill slopes will be at 2:1, except where retaining walls will be built. The grading plan, with limits of grading indicated is provided as part of the engineering design drawings. All disturbed areas will be stabilized and revegetated with a dense hydroseed-mulch mixture. Construction notes included in the drawings address all clearing and grading requirements.

All disturbed areas with soil are to be hydroseeded with a dense mixture of seed and mulch. Some disturbed rock slopes will not be re-vegetated. All topsoil will be stockpiled on site and reused. Because of the shallow bedrock, transplanting of trees will not be feasible.

#### F. Storm Drainage and Erosion Control Plan

Centralized ponds will be provided to control the increased post-development storm water flow. The ponds are sized to receive flows from roads as well as all lots. All calculations were based on all roads (driveways and emergency roads included) will be paved, and relatively high impervious areas were assumed for each lots. The centralized ponds will be gabion dams located within the existing drainageways. These dams will have drain pipes to pass minor flows, and overflow weirs that operate when the ponds are full. No excavation of soils behind the dams is proposed. Stone curbing will be used where necessary to control drainage along the roadways. Wherever water flows off the road it will be allowed to rundown natural slopes. Splash pads made of stone will be installed to control erosion as necessary. All culverts will have riprap splash pads.

Soils within the area to be developed are approximately 75% Laporte Cobbly Loam, and 25% Santa Fe Rock outcrops. The project site is underlain by Santa Fe-Rock outcrop complex. Generally the soil depth is less than 24 inches, with moderate permeability and land erosion hazard. The loams are well drained, and have a low shrink to swell potential. The hydrologic soil group classification is C-D (SCS, 1975).

#### 5. Water Service Availability Report and Water Supply

The proposed development at High Summit III will receive water service from the City of Santa Fe, based on an agreement between the City and the developer (see Exhibit E). Water conservation features will be installed in all dwellings, in accordance with existing SLDC requirements, and xeriscaping will be encouraged. For all dwellings built above elevation 7895, the system will be pressurized via a set of booster pumps capable of meeting peak hour demand. The City of Santa Fe has an obligation and has agreed to serve the project with water and sewer service.

#### 6. Fire Protection

The entire project will be served by fire hydrants capable of producing a minimum 1000 GPM at 20 PSI of dynamic pressure via gravity flow for the zone currently served by the Summit Tank. In addition, a booster pump station has been installed and produces the minimum required firefighting flow and pressure at the highest and most distant fire hydrant at the end of Summit Ridge Road (elevation 8100). The fire pump is operable during electrical power failures by way of an emergency generator and an automatic switch over device. In addition, each home in the project will be equipped with an NFPA-approved fire suppression system. The entire project will depend on the existing 0.5 million-gallon water reservoir built in 1991.

## 7. Solid Waste

The City of Santa Fe currently provides solid waste pickup within the High Summit. It appears that the City will serve the proposed development also, but if that is not the case, then the Homeowners Association will contract with a solid waste hauler such as Environmental Controls Inc. (ECI, a division of Waste Management Inc.) to serve the project.

## 8. Recreational Facilities

This project includes the creation of trails as shown on the Amended Final Development Plan. These trails provide links between the private property to the west and the Dale Ball Trail network and National Forest Land located to the south and east.

## 9. Phasing and Schedule of Construction

This project will be divided into 4 phases as shown on the Phasing Plan submitted as part of the Plans and Drawings. It is anticipated that it will take eight (8) to ten (10) years to complete all Phases.

The Applicant will bond for and construct an emergency access road will be built from South Summit Drive to Camino Lisa in Hyde Park Estates. This was to have been completed by the original developer, HSDC, but was not completed due to HSDC's bankruptcy. This emergency access will be gated in two locations to limit its use to emergency personnel only. This road will not only provide a secondary access to this project, but also to the existing neighbors, Hyde Park Estates, South Summit, and High Summit I. This will also provide the Hyde Park Estates neighborhood with quicker access to pressurized fire hydrants.

We anticipate a final approval from the BCC to be obtained in December of 2016, that would allow the Applicant to close on the purchase of the property begin the process of lot consolidations for Phase 2 by Spring of 2017, as required by the agreement with Homeowner's Association.

## 10. Traffic Impact

A Traffic Impact Analysis was prepared by Santa Fe Engineering in October 2016, and found that the existing intersection at Hyde park Road and South Summit Drive has adequate capacity to serve the conditions at full project build out.

## 11. Archaeological Investigations

Tamarach Cultural Resources, our consulting archaeologist conducted an investigation of the project's site. One significant site was identified within the area to be developed. The portion within the open space will have a protective easement placed on it to prevent it being disturbed. The remaining portion of this site will be further examined in more detail in compliance with the County regulations prior to their disturbance for road and home construction. The full report is submitted to the County under separate cover. An archeological report is submitted herewith under separate cover.





# HIGH SUMMIT III PHASES 3-6 SANTA FE, NEW MEXICO

CONCEPTUAL PLAN, DEVELOPMENT PLAN,  
PRELIMINARY PLAT PH 3-6 AND FINAL PLAT PH 3

## SHEET INDEX

1	COVER SHEET AND VICINITY MAP
2	CONCEPTUAL PLAN
3	PHASING PLAN
4	FINAL DEVELOPMENT PLAN PHASES 3-6
5A-5D	PRELIMINARY SUBDIVISION PLAT PHASES 3-6
6A-6B	FINAL SUBDIVISION PLAT PHASE 3
7	EXISTING CONDITIONS & SOIL MAP
8	SLOPE ANALYSIS
9	ROADWAY TYPICAL SECTION
10	SIGNING AND PAVEMENT MARKING PLAN
11	OPEN SPACE AND TRAILS PLAN
12A-12D	ROAD PLAN AND PROFILES
13A-13B	DRAINAGE PLAN AND DETAILS
14	MASTER UTILITY PLAN
15A-15E	LOW PRESSURE SANITARY SEWER PLAN AND PROFILES
16A-16D	FIRE PROTECTION AND WATER SYSTEM PLAN
17	GENERAL CONSTRUCTION NOTES
18A-18D	SANTA FE COUNTY UTILITY DETAILS
19A-19B	SANTA FE COUNTY STREET & DRAINAGE DETAILS
20	NM CURB & GUTTER DETAILS

OCTOBER 7, 2016  
REVISIONS

DATE	BY	DATE	BY

## OWNER:

WHITE BEAR PROPERTIES, LLC.  
PO BOX 22865  
SANTA FE NM, 87502

## ENGINEERING:

### DESIGN ENGINEER

1421 Luisa Street, Suite E  
Santa Fe, New Mexico  
(505) 984-3551



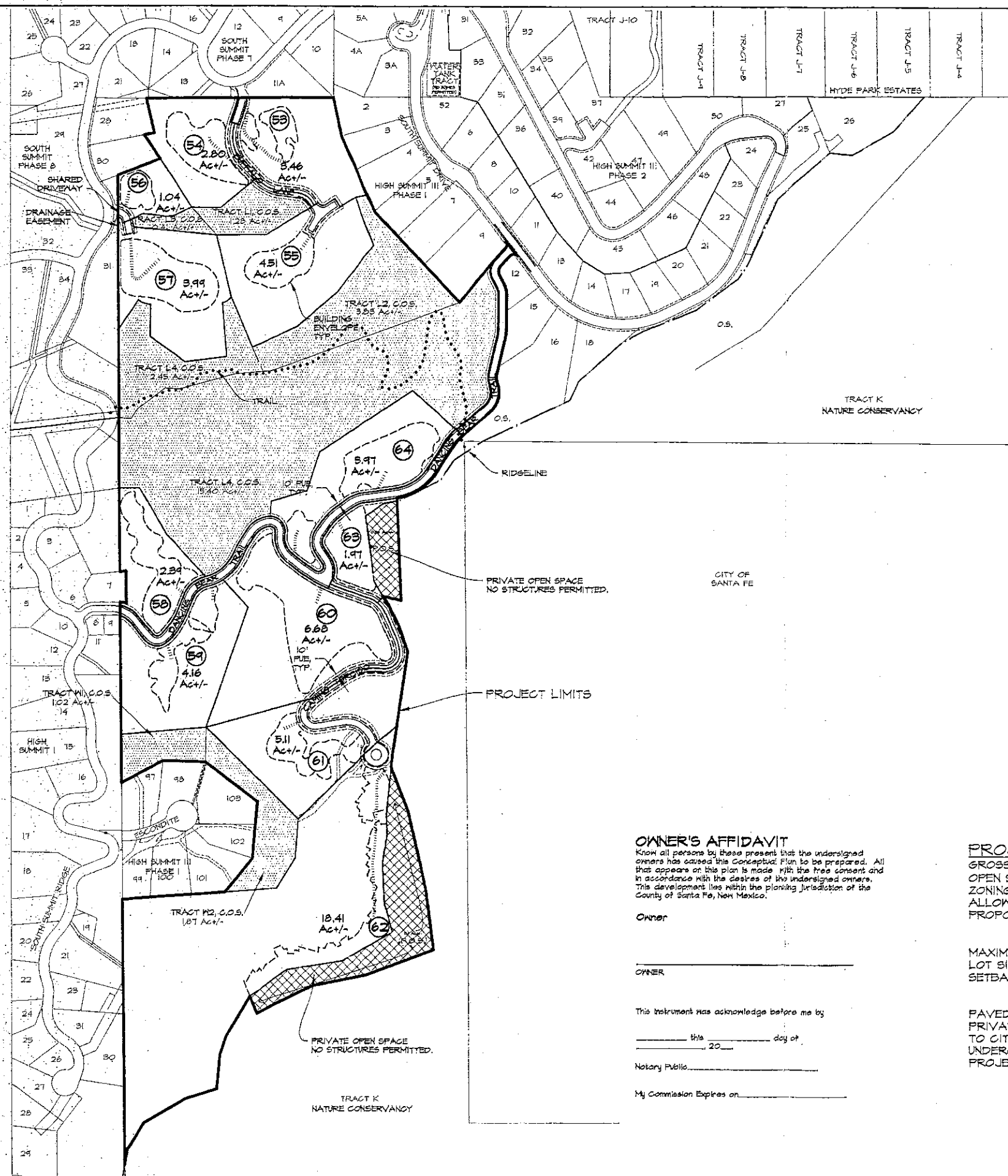
## SURVEYING:

RICK CHATROOP  
PROFESSIONAL LAND SURVEYOR  
NEW MEXICO REGISTRATION NO. 11011  
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

EXHIBIT

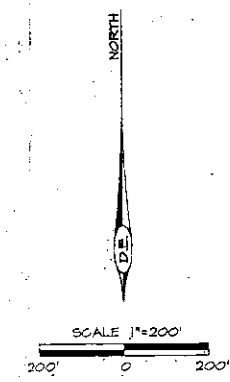
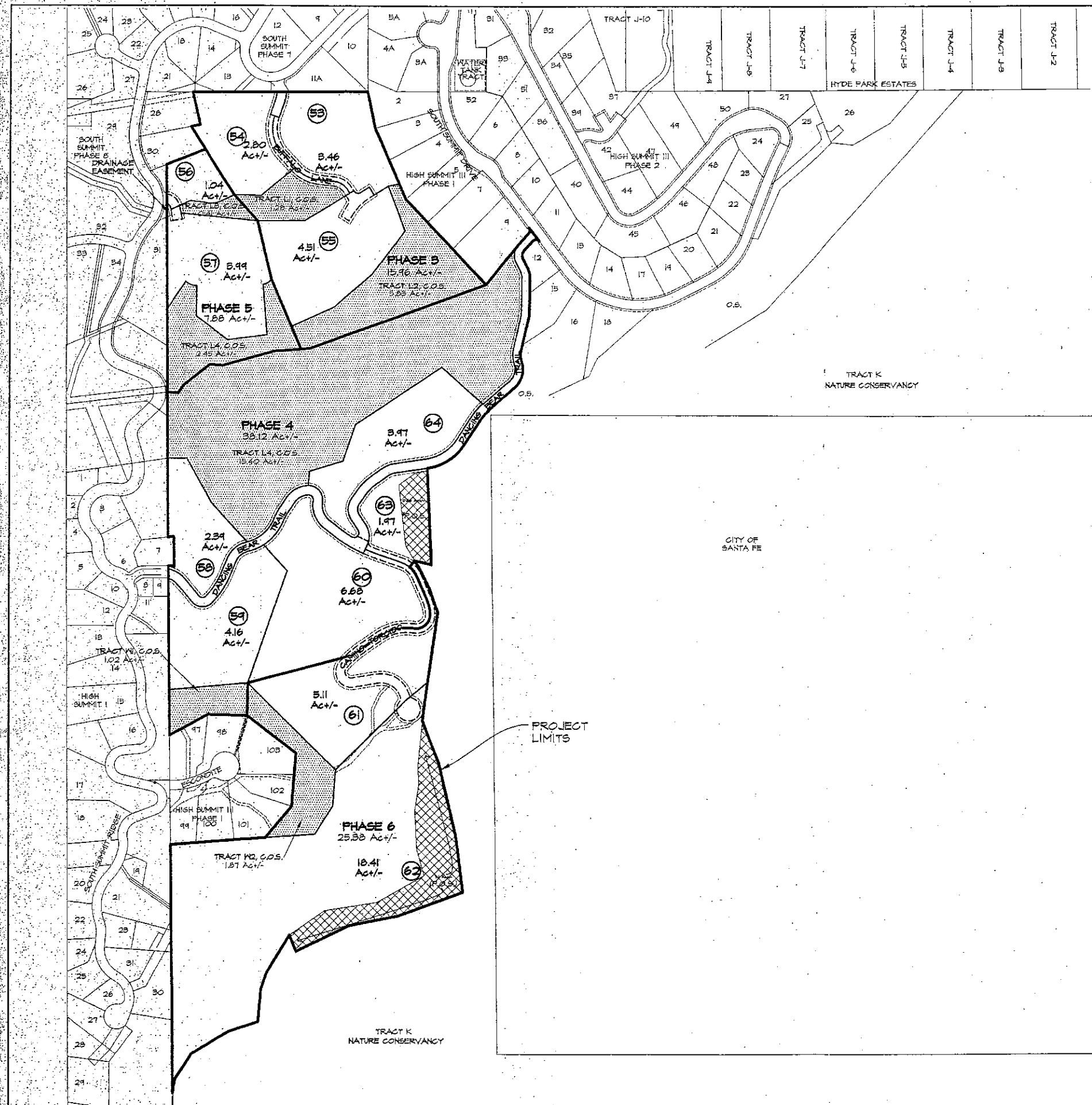
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HIGH SUMMIT III PHASES 3-6- SANTA FE, NEW MEXICO



SCALE 1"=200'	DWG NO.	DATE 10/07/2016
		SHEET NO. 2



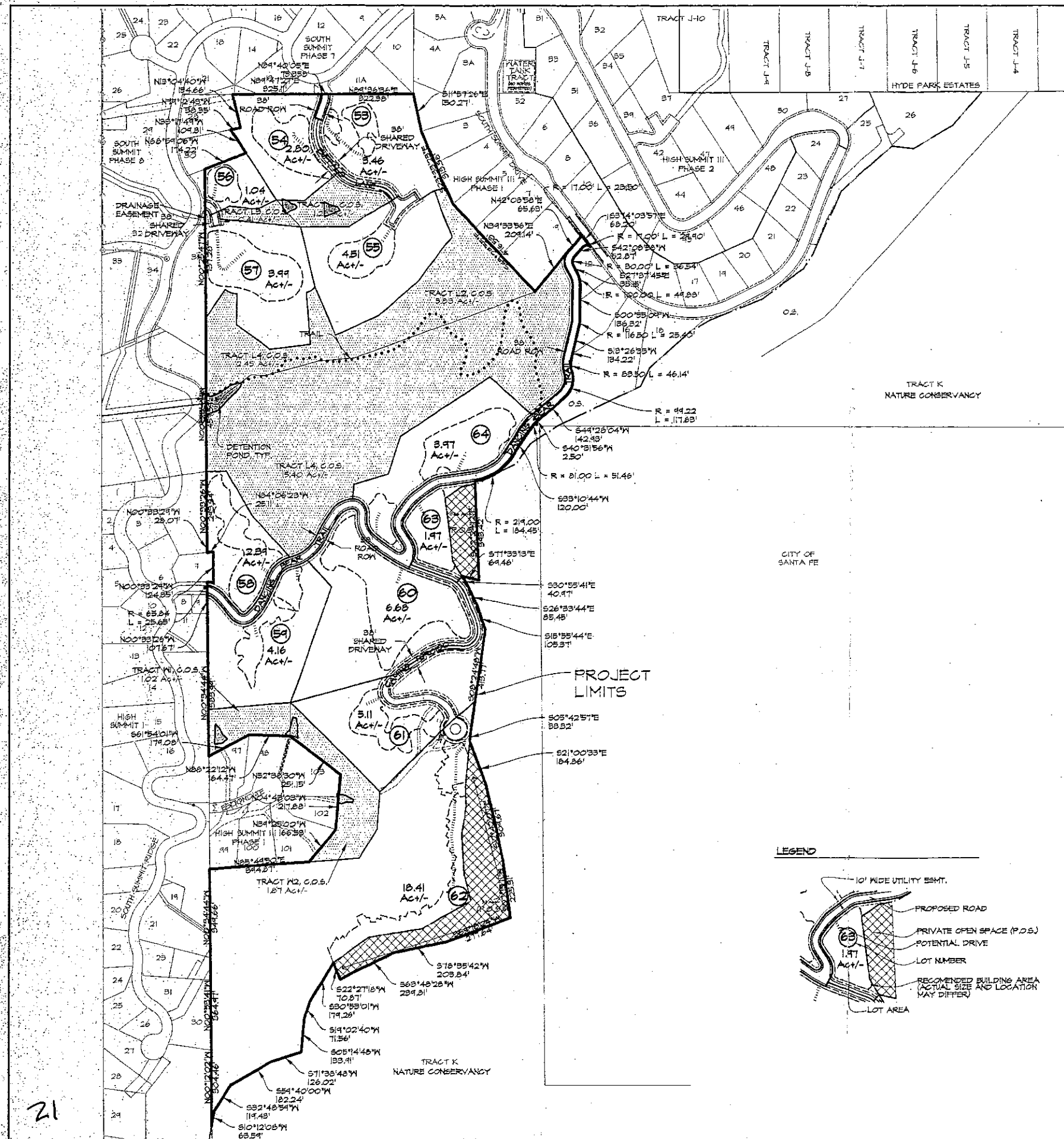


PHASE	NUMBER OF LOTS	ACRES
3	3	15.96 Ac+/-
4	5	38.12 Ac+/-
5	2	7.88 Ac+/-
6	2	25.38 Ac+/-
TOTAL	12 LOTS ON	87.34 ± ACRES

REVISIONS	
DATE	BY

DESIGN ENGINEERING		
1801 LUNA STREET, SUITE 2 SANTA FE, NEW MEXICO 87505 (505) 991-1991		
HIGH SUMMIT III - PHASES 3-6		
PHASING PLAN		
SCALE 1"=200'	DWG NO.	DATE 10/01/2016
SHEET NO.		3

20



FINAL DEVELOPMENT PLAN  
FOR HIGH SUMMIT III SUBDIVISION  
PHASES 3-6  
T17N, R10E, Sections 16  
Santa Fe County, New Mexico

Owner

The foregoing was sworn, acknowledged and subscribed  
before me by \_\_\_\_\_ this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_  
My Commission Expires on \_\_\_\_\_

Approved by the Board of County Commissioners at  
their meeting of \_\_\_\_\_

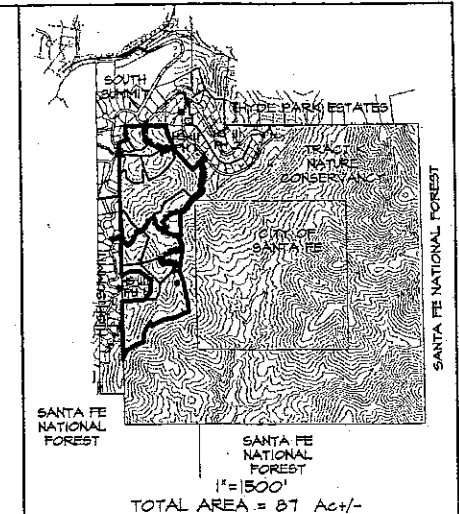
County Land Use Administrator \_\_\_\_\_ Date \_\_\_\_\_

County Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_

County Public Works Director Date

## SITE DATA

Project has paved roads with City Water and Private Sewer Service and connect to City Sewer System. All homes to have residential fire suppression systems. This development is not subject to a housing opportunity agreement.



Board of County Commissioners Chair \_\_\_\_\_ Date \_\_\_\_\_  
County Development Permit No. \_\_\_\_\_  
Approved by \_\_\_\_\_

Approved by

County Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_

Approved by

County Public Works Director Date

This Final Development Plan depict general lot layouts and open space easements. The final lot layout and open space tracts are governed by the final recorded subdivision plats for each phase of this development. Total number of lots/units and total open space shall be limited and required by the subdivision approval for this development.

## SITE DATA

Total Project Area	=	87 Acre
Allowable Density   dw/acre or	=	87 dwelling units
Total Dwelling Units	=	24
Total Lots	=	12
Required Open Space (30%)	=	26 Acres
Open Space Space		
Common Open Space	=	26.25 Acres
Private Open Space	=	3.96 Acres
Total	=	30.21 Acres
Minimum Lot Size	=	1.0 Acre
Maximum Lot Size	=	18.4 Acres
Average Lot Size	=	4.67 Acres

Project has paved roads with City Water and Private Sewer Service and connect to City Sewer System. All homes to have residential fire suppression systems. This development is not subject to a housing opportunity agreement.

Approved SLDC variances for Phases 3-6 of High Summit 111:

- 7.11.0.3.1 and 7.11.0.1.4.1 to allow 80%+ slope disturbances for roads and driveways; 7.1.6 to not require street lighting; 7.1.5.9.3 to not require developed open space; 7.1.6 7-12 to allow road and driveway grades up to 11.6% ; to allow 93° row for 350' of Cuesta Brava and to allow local roads with a 38° row; 7.1.1.5 to not require sidewalks; 7.1.1.7.4.2 and 7.1.1.7.4.2 to allow structures on ridgetops, ridge-line and shoulders; 7.1.1.9.2.2 and 7.1.1.0.6 to reduce setbacks from shoulders to 5 feet where slope changes from greater than 30% to less than 30%; 7.1.1.0.1.3 to allow buildings, sites which are not the closest sites to the roadway; 7.1.1.0.2.1 to exclude driveways and emergency turnarounds from the disturbed area limitation; 7.1.1.0.2 to not require a conditional use permit for lot development within this project; and 7.1.1.0.1.1 to not require that 30% of the development be on slopes of less than 20%.

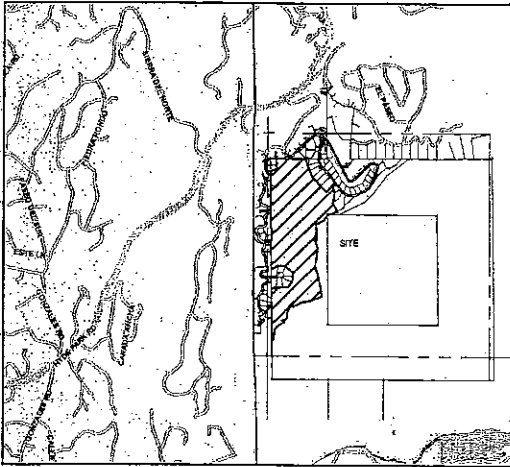


REVISIONS	
DATE	BY

7021 LUNA STREET, SUITE C  
SANTA FE, NEW MEXICO 87505  
(505) 961-1957

FINAL DEVELOPMENT PLAN - PHASES 3-6

SHEET NO. 4



VICINITY MAP NOT TO SCALE

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. **NEW MEXICO GAS COMPANY** for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. **PUBLIC SERVICE COMPANY OF NEW MEXICO** for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. **CENTURY LINK** for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. **CABLE TV** for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

In addition, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

#### Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

### UTILITIES APPROVAL

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR, NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON SEPT. 8TH, 2016; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP \_\_\_\_\_ N.M.P.L.S. #11011

### COUNTY AND CITY APPROVALS

Approved by the Board of County Commissioners at their meeting of \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Attested by \_\_\_\_\_ Date \_\_\_\_\_  
County Clerk

County Development Permit No. 16- \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Land Use Administrator

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Fire Marshal

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Public Works Director

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Utility Division Director

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Treasurer

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
County Rural Addressing Director

### NOTES AND CONDITIONS

1. Maintenance of access roads, utility easements and drainage structures to be the responsibility of the Association. Shared driveway and utility easements are to be maintained by the owners of the lots using these easements.
2. Lands shown hereon lie within Zone X - outside of the 500-year flood plain as shown on F.R.M. Panel #3504930409E effective on 12/04/2012.
3. The approval of this plat does not constitute the approval of any further development including building permits.
4. Existing natural drainage ways will not be modified or impeded without the written approval of the Land Use Administrator. Development shall not impede historic flow rates or patterns to or from these lots.
5. These lots are subject to Santa Fe County Fire and Rescue Impact fees at the time of the application of building permit.
6. These lots must be connected to the private sewer system installed by the Owner that is connected to and served by the City of Santa Fe sewer system. All lot owners must install an E-1 Grinder pump or Association approved equal to connect to the low-pressure sewer. Sanitary sewer individual service lines within the lots shall be the responsibility of the lot owner to construct and maintain. No individual wastewater system shall be allowed.
7. The low-pressure sewer line located within the utility easements shall be maintained by the Association.
8. These lots are served by the City of Santa Fe Sangre de Cristo Water System. Individual wells are prohibited.
9. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Fire Marshal and the access roads are deemed passable by the Fire Marshal.
10. All residential structures are to have NFPA 13D compliant residential sprinkler systems. Designs for these to be approved by the County Fire Marshal prior to individual building permit issuance. A final inspection by the County Fire Marshal is required prior to building occupancy.
11. This subdivision shall comply with all applicable portions of Ordinance 2001-11, Urban-Wildland Interface Code, including exterior building materials and vegetation management.
12. All outdoor lighting shall be shielded.
13. All utility lines shall be underground.
14. All lots are subject to a 10-Foot utility easement adjacent to all road rights-of-way and access easements.
15. This plat is subject to that certain Declaration of Restrictive Covenants for High Summit III - Phases 3-5, recorded as Document No. \_\_\_\_\_.
16. The High Summit Subdivision III 7 Phases 3-5 Disclosure Statement is filed in the office of the County Clerk and recorded as Document No. \_\_\_\_\_.
17. This development is not subject to a Housing Opportunity Program Agreement (HOP).
18. The Public Trail Easements are for pedestrian use only between dawn and dusk, and shall not be used for any picnicking, camping, loitering or other uses. The trails shall be unimproved and shall meet the Forest Service standard for unimproved trails.
19. The minimum building setback from lot lines is 5' and from road easements is 10' unless the Homeowner Association Covenants provide for larger setbacks.
20. Santa Fe County's approval of this survey plat does not include the construction of the private easements and roads as shown prior to the construction of said private easements and roads, it is required that an additional development permit be applied for and then approved by the Santa Fe County Land Use Administrator.
21. Water use on these lots is restricted by the Declaration of Restrictive Covenants for High Summit Subdivision III - Phases 3-5, recorded as Document No. \_\_\_\_\_. A water meter must be installed for each dwelling unit and annual readings must be submitted to the County Hydrologist by December 31st of each year.
22. Centralized storm water detention ponds have been constructed to mitigate impacts of the subdivision roads and up to 10,000 SF of impervious area on each lot. If lot development exceeds 10,000 SF, the lot owner must provide additional detention ponds to compensate for the increase stormwater runoff.

#### VARIANCES

APPROVED SLOPE VARIANCES FOR PHASES 3-5 OF HIGH SUMMIT III:  
7.17.4.1 AND 7.17.10.4.1 TO ALLOW 30%+ SLOPE DISTURBANCES FOR ROADS AND DRIVEWAYS; 7.17.13.3 TO NOT REQUIRE DEVELOPED OPEN SPACE;  
TABLE 7-12 TO ALLOW ROAD AND DRIVEWAY GRADES UP TO 11.6% TO ALLOW 33% ROW FOR 850' OF CUESTA BRAVA AND TO ALLOW LOCAL ROADS WITH A 36% ROW; 7.11.15 TO NOT REQUIRE SIDEWALKS; 7.17.9.2.1 AND 7.17.4.2 TO ALLOW STRUCTURES ON RIDGETOPS, RIDGELINE AND SHOULDERS; 7.17.9.2.2 AND 7.17.10.8 TO REDUCE SETBACKS FROM SHOULDERS TO 5 FEET WHERE SLOPE CHANGES FROM GREATER THAN 30% TO LESS THAN 30%; 7.17.10.1.3 TO ALLOW BUILDINGS SITES WHICH ARE NOT THE CLOSEST SITES TO THE ROADWAY; 7.17.10.3.1 TO EXCLUDE DRIVEWAYS AND EMERGENCY TURNAROUNDS FROM THE DISTURBED AREA LIMITATION; 7.17.11.2 TO NOT REQUIRE A CONDITIONAL USE PERMIT FOR LOT DEVELOPMENT WITHIN THIS PROJECT; AND 7.17.10.1.1 TO NOT REQUIRE THAT 80% OF THE DEVELOPMENT BE ON SLOPES OF LESS THAN 20%.

#### PURPOSE STATEMENT

The purpose of this subdivision plat is to create \_\_\_\_\_ residential lots.

### DEDICATION AND AFFIDAVIT

Know all persons by this presents that White Bear Properties, LLC, a New Mexico corporation, as the owner (the "Owner") of the lands shown on this subdivision plat (the "Plat") which are located within Santa Fe County, New Mexico, containing an area of \_\_\_\_\_ acres, more or less, has caused the lands to be subdivided as shown on this plat and that said subdivision is named and shall be known as High Summit III - Phase \_\_\_\_\_ (the "Subdivision"). All that appears on this plat is made with the free consent and in accordance with the desires of the Owner.

#### Grants of Easements:

**Roadway Rights-of-way Grant of Easements.** The roadway rights-of-way shown hereon are hereby made subject to a non-exclusive easement for ingress, egress and utilities in favor of the High Summit III - Phases 3-5 Homeowners' Association for the benefit of its members, and such rights of way are hereby made subject to an easement for public ingress, egress and utilities. Until such time as Owner shall transfer the ownership of the rights-of-way to the Association, Owner shall be the record title owner of the rights-of-way subject to the grants of easements in favor of the Association, and the public as contained in this paragraph. The roadway improvements shall be maintained by the Association, until such time as they are accepted, by resolution, for maintenance by the Santa Fe County Board of Commissioners as provided by N.M.S.A. 1978, as amended, Section 47-6-5 or any other entity having the power and authority to accept the improvements for maintenance.

**Utility Easements.** The utility companies identified hereon, and their successors in interest, and executing the Plat are granted easements as shown hereon within the roadway rights-of-way for the construction, maintenance, repair and operation of utilities in providing utility service to the Subdivision.

**Open Space Reservation.** Tracts L, O and W are hereby reserved for use as open space, utilities, road cut and fill slopes, retaining walls, pedestrian trails, drainage control structures and use by the Association and such other parties as Owner may grant easements to for their use and enjoyment. The members of the Association are hereby granted the right to use these Tracts subject to the Declaration of Restrictive Covenants for High Summit III - Phases 3-5, recorded on \_\_\_\_\_, in the records of the Santa Fe County Clerk, under Reception No. \_\_\_\_\_ (the "Declaration"), the By-laws of the Association, any rules and regulations adopted by the Association.

**Grant of Trail Easements.** The public pedestrian trail easements shown within Tract L are hereby granted for public use, subject to the rules and regulations adopted by the Association.

**Grant of Drainage Easements.** Drainage easements are granted as shown for the purpose of maintaining the flow of storm waters. Such easements are granted to the Association, its members and to the adjoining lot owners whose surface drainage naturally flows through such easements. The Association is responsible for maintaining all drainage structures and easements.

**Excavation Easements.** Excavation easements for cut and fill slopes for all roadway improvements and related drainage structures are hereby granted to the Association and reserved by Owner, for the placement, construction, maintenance, repair and replacement of roadways and roadway appurtenances including easements for road retaining walls, cut and fill slopes, drainage improvements, which easements will vary in width as construction and maintenance requires. Any roadway improvements, cut or fill slopes and drainage improvements installed or constructed by Owner within the boundary of any lots or tracts shown hereon are deemed to be within the easement granted hereby.

**Sewer Service Sewer service** for this development is connected to the City of Santa Fe Public Sewer System, that is located within Hyde Park Road, through a private low-pressure sewer system owned and maintained by the High Summit Association.

**Jurisdiction.** This subdivision lies within the planning and platting jurisdiction of the County of Santa Fe, New Mexico.

#### OWNER

WHITE BEAR PROPERTIES, LLC,  
A New Mexico corporation

\_\_\_\_\_, President

The foregoing was sworn, acknowledged and subscribed before me by \_\_\_\_\_ President of White Bear Properties, LLC, a New Mexico corporation, on behalf of the corporation, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

Notary Public

### LOT LINE ADJUSTMENT TRACTS L & O

### AND PRELIMINARY SUBDIVISION PLAT

### HIGH SUMMIT III SUBDIVISION PHASES 3,4,5 & 6

LYING WITHIN SECTION 16 T17N, R10E, NMPM, SANTA FE CO., NM.

COUNTY OF SANTA FE, YES  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed  
for record on the \_\_\_\_\_ day of \_\_\_\_\_, A.D.  
20\_\_\_\_, and was duly recorded in book \_\_\_\_\_ of the records of  
Santa Fe County.  
Witness my Hand and Seal of Office  
Geraldine Siskatz  
County Clerk, Santa Fe County, N.M.

Deputy

**RICK CHATROOP**  
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011  
(505) 470-0037 110 WAGON TRAIL CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: WHITE BEAR PROPERTIES, LLC

LOCATION: LYING WITHIN SECTION 16 T17N, R10E, NMPM, SANTA FE CO., NM.

SHEET 1

84887 SP

22



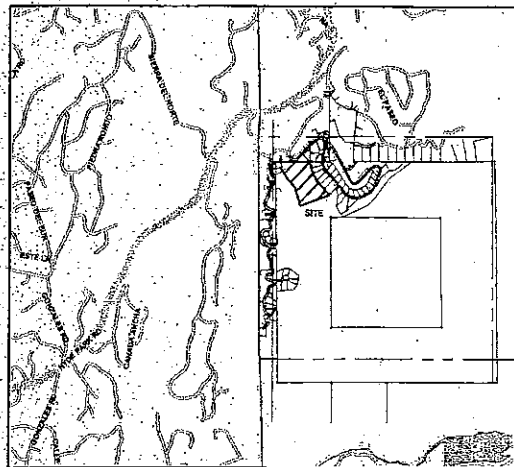




LINE TABLE		
LINE	LENGTH	BEARING
L1	65.10	S18°26'00"W
L2	73.50	S49°29'14"E
L3	64.98	S67°41'40"E
L4	63.39	S94°03'03"E
L5	91.21	S37°03'12"W
L6	31.81	S30°58'21"W
L7	14.13	N65°09'12"E
L8	43.54	N35°11'03"W
L9	41.53	N34°42'18"E
L10	57.24	N54°02'04"E
L11	130.25	N61°26'08"E
L12	150.00	N69°10'44"E
L13	141.29	N49°10'32"E
L14	134.22	N37°24'35"E
L15	106.39	N00°59'09"E
L16	95.15	N27°37'45"W
L17	75.56	N42°08'59"E
L18	93.73	S43°17'02"E
L19	65.24	N25°44'35"E
L20	52.76	N33°18'34"E
L21	47.05	S55°16'57"E
L22	105.55	S76°47'09"E
L23	105.55	S29°28'48"E
L24	82.70	S54°54'16"W
L25	96.94	N80°31'29"E
L26	56.06	S15°27'17"E
L27	335.23	S89°36'44"W
L28	16.50	S19°26'36"E
L29	19.00	N70°53'20"W
L30	73.50	S43°29'14"E
L31	64.98	S87°41'40"E
L32	17.15	S33°55'48"E
L33	15.90	N57°03'12"E
L34	41.84	N57°03'12"E
L35	36.00	S32°54'48"E
L36	68.47	N57°50'59"E
L37	46.38	N78°55'04"E
L38	245.32	N23°33'21"E
L39	152.27	N11°57'25"W
L40	19.00	N70°53'20"W
L41	65.10	N59°26'30"E
L42	345.82	S89°47'19"W
L43	227.74	S27°14'38"E
L44	111.21	S89°02'06"E
L45	180.18	N53°41'52"E
L46	75.48	N43°23'44"W
L47	35.01	S30°06'29"W
L48	195.47	S59°09'29"E
L49	194.24	S89°22'34"W
L50	243.73	S13°11'06"E
L51	208.15	S27°08'53"E
L52	193.56	N65°27'57"E
L53	201.87	N109°17'32"E
L54	223.50	N37°00'28"E
L55	194.64	N20°40'36"W
L56	174.22	S69°59'06"W
L57	159.80	S00°25'47"E
L58	61.89	S19°49'44"E
L59	87.52	N65°36'25"E
L60	61.85	S89°27'51"E
L61	72.11	N65°26'05"E
L62	285.95	N64°29'41"W
L63	20.63	N61°58'18"E
L64	36.79	S65°36'26"W
L65	426.73	S00°25'47"E
L66	136.78	N39°08'47"E
L67	126.71	S00°49'48"W
L68	155.32	S65°19'29"E
L69	163.09	N82°41'20"E
L70	204.83	N64°49'37"W
L71	205.05	N29°46'18"W
L72	79.64	S69°31'50"W
L73	636.25	S00°25'49"E
L74	893.34	S00°33'26"E
L75	28.07	S00°33'29"E
L76	25.11	N64°06'23"E
L77	324.35	S00°33'29"E
L78	12.82	S00°33'26"E
L79	93.73	S40°17'05"E
L80	65.24	N22°44'35"E
L81	223.00	N42°15'40"W
L82	454.59	S00°24'36"E
L83	327.40	N65°10'08"E
L84	486.43	N59°20'04"E
L85	143.35	N43°07'58"W
L86	65.24	S22°44'35"E
L87	93.73	N40°17'05"W
L88	444.57	N74°03'43"E
L89	103.50	N23°25'48"W
L90	160.26	N69°52'59"W
L91	19.00	S24°28'21"W
L92	47.05	N54°16'57"W
L93	32.75	S39°19'34"E
L94	502.64	S45°23'41"E
L95	493.87	N45°05'52"E
L96	114.45	N50°07'29"E
L97	288.17	N68°24'48"E
L98	186.07	N29°58'14"W
L99	85.45	N26°33'44"W
L100	60.00	N60°28'05"W
L101	30.00	S47°13'51"W
L102	90.00	S84°22'47"W
L103	31.25	N11°17'41"E
L104	68.75	N01°47'47"W
L105	29.53	N69°04'11"W
L106	50.47	N69°04'11"W
L107	108.15	N40°02'35"W
L108	322.29	S32°17'23"E
L109	40.97	N30°55'41"W
L110	32.56	S39°28'30"W
L111	147.85	S04°34'14"W
L112	136.81	S20°24'53"W
L113	199.82	S85°19'56"W
L114	994.87	S85°19'56"W
L115	549.66	S00°34'44"E
L116	364.97	S00°57'41"E
L117	304.45	S00°15'02"E
L118	63.59	N01°20'05"E
L119	119.43	N32°48'39"E
L120	182.24	N59°40'00"E
L121	126.06	N71°33'48"E

LINE TABLE		
LINE	LENGTH	BEARING
L122	133.91	N05°14'48"E
L123	72.56	N39°02'40"E
L124	113.25	N00°59'09"E
L125	16.67	S22°27'16"E
L126	239.81	N63°48'28"E
L127	803.84	N78°38'42"E
L128	272.24	N69°18'24"E
L129	224.51	N01°12'10"W
L130	265.67	N12°42'37"W
L131	124.26	N61°00'33"W
L132	23.32	N08°42'57"E
L133	155.50	N08°24'48"E
L134	34.45	N24°58'21"E
L135	48.54	N32°57'33"W
L136	41.53	N34°43'18"E
L137	37.26	N54°02'04"E
L138	130.25	N61°26'08"E
L139	363.45	S32°04'18"E
L140	65.45	N77°22'37"W
L141	120.00	N33°18'34"E
L142	6.00	N43°32'04"W
L143	222.82	N48°27'41"W
L144	422.35	S25°19'56"W
L145	153.30	S10°37'36"W
L146	142.76	S72°52'31"W
L147	58.32	S04°17'58"W
L148	47.05	S89°16'57"E
L149	45.54	S32°54'48"E
L150	41.53	N34°42'18"E
L151	57.24	N54°02'04"E
L152	106.39	N61°26'08"E
L153	141.29	S43°29'14"E
L154	105.48	S23°06'29"W
L155	36.18	N61°22'01"E
L156	75.74	N78°55'04"E
L157	476.53	N43°23'44"W
L158	174.65	N22°33'21"E
L159	327.08	S00°25'47"E
L160	45.95	S85°06'44"E
L161	39.19	N33°20'19"E
L162	137.37	N59°26'30"E
L163	54.69	S89°47'19"W
L164	233.68	N74°03'43"E
L165	157.36	N62°22'34"W
L166	106.48	N12°42'37"W
L167	259.46	S00°25'49"E
L168	6.01	N69°31'50"E
L169	145.32	N59°09'29"E
L170	134.22	N37°24'35"E
L171	156.39	N00°59'09"E
L172	36.35	N27°37'45"W
L173	293.44	S39°33'52"W
L174	183.82	N00°34'44"W
L175	192.63	S39°50'26"W

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	36.65	100.00	N39°56'37"E	36.44	20°59'46"
C2	164.49	150.00	S11°58'22"E	150.37	62°49'44"
C3	105.70	150.00	S23°34'31"E	103.93	40°22'33"
C4	65.03	75.00	N58°55'25"W	63.01	39°40'45"
C5	47.80	210.00	S59°31'59"W	47.69	13°55'55"
C6	47.80	210.00	S37°29'34"W	47.69	13°55'55"
C7	45.50	35.00	N49°13'48"W	45.80	7°20'35"
C8	55.41	725.55	N05°57'01"W	55.99	4°59'58"
C9	72.81	70.00	N03°23'55"W	69.05	59°06'15"
C10	70.67	60.00	S00°53'08"W	66.82	17°48'25"
C11	67.41	500.00	S44°22'41"W	67.10	19°41'45"
C12	47.62	100.00	S67°44'06"W	47.37	27°24'04"
C13	168.45	200.00	N57°19'26"E	163.81	48°15'54"
C14	56.86	200.00	S41°19'24"W	56.67	16°17'22"
C15	97.77	82.72	N55°36'28"E	95.18	67°43'12"
C16	55.54	100.00	S32°08'16"E	54.56	17°43'12"
C17	21.30	100.00	N07°09'02"E	20.76	12°29'56"
C18	41.60	83.50	N35°21'10"W	41.10	28°32'53"
C19	56.63	46.50	S07°15'37"W	53.20	69°46'43"
C20	62.08	96.90	N58°38'20"W	61.03	36°42'49"
C21	63.50	39.00	S55°39'35"E	56.71	19°17'00"
C22	124.21	300.44	S34°32'13"E	123.33	23°41'18"
C23	68.03	93.26	S49°47'03"W	64.80	54°04'57"
C24	64.20	182.45	N53°36'15"E	63.46	26°26'33"
C25	91.64	182.45	N25°33'37"E	90.68	28°46'48"
C26	40.84	200.00	S27°27'25"W	40.79	11°42'01"
C27	84.34	89.88	S50°16'56"W	81.26	23°34'50"
C28	69.29	39.00	N41°59'40"W	68.40	10°30'20"
C29	105.54	100.00	S21°45'44"E	101.57	51°02'56"
C30	136.70	600.00	S38°54'19"E	136.39	51°02'56"
C31	35.27	630.00	S68°09'24"E	35.85	6°12'30"
C32	82.65	100.00	N47°04'28"W	81.32	15°12'33"
C33	56.81	174.26	N10°45'01"W	55.53	19°12'33"
C34	103.75	58.11	N47°04'38"E	90.51	02°17'45"
C35	151.22	200.00	S76°33'53"W	147.64	43°51'34"
C36	101.75	457.18	S48°31'43"W	101.54	19°45'07"
C37	124.27	300.44	S34°32'13"E	123.33	14°18'20"
C38	144.36	100.00	N58°07'28"W	132.15	28°42'46"
C39	43.22	119.00	N09°02'17"E	42.98	20°48'56"
C40	164.49	150.00	S11°58'22"E	155.37	62°49'44"
C41	105.70	150.00	S23°34'31"E	103.93	40°22'33"
C42	65.03	75.00	N58°55'25"W	63.01	39°40'45"
C43	31.73	19.13	S75°16'12"E	28.22	15°01'33"
C44	26.07	81.00	N08°49'17"E	25.90	21°16'59"
C45	23.43	20.00	N46°45'10"W	22.11	67°06'37"
C46	55.89	128.43	N59°23'50"E	55.35	26°43'00"
C47	56.62	76.50	S49°33'11"E	53.75	37°04'57"
C48	46.49	66.50	N67°42'31"E	41.50	26°43'57"
C49	25.65	65.84	N79°21'41"W	25.49	22°19'15"
C50	78.82	115.90	N59°42'00"W	77.31	36°27'51"
C51	65.86	85.00	S86°05'36"E	65.08	59°47'03"
C52	115.36	204.44	N34°18'23"E	115.53	21°01'33"
C53	105.96	112.25	S49°47'03"W	102.07	54°24'51"
C54	3.39	163.45	N76°13'54"E	3.39	1°11'44"
C55	67.93	201.45	N67°09'53"E	67.61	15°19'17"
C56	70.67	74.25	S49°47'03"W	67.58	54°04'57"
C57	128.27	319.44	S54°26'12"E	126.13	59°01'33"
C58	94.43	58.00	S86°05'36"E	94.34	59°01'33"
C59	45.89	77.90	N66°36'23"W	44.55	33°10'37"
C60	123.09	2469.99	S53°55'56"W	122.05	2°58'17"
C61	181.00	204.22	S78°33'53"W	177.64	42°12'38"
C62	103.48	58.51	N47°04'38"E	90.51	10°12'20"
C63	58.81	174.26	N10°45'01"W	55.53	19°12'33"
C64	92.68	100.00	N47°06'28"W	80.32	47°21'51"
C65	143.09	619.00	S59°54'18"E	142.78	15°14'42"
C66	155.18	119.00	S81°15'44"E	150.87	61°02'56"
C67	35.43	21.20	N41°59'40"W	34.58	10°30'20"
C68	66.45	75.88	S63°16'52"W	64.82	23°34'50"
C69	36.98	181.00	S77°27'25"W	36.91	11°42'01"
C70	126.22	201.45	N69°33'15"E	124.17	35°53'56"
C71	71.05	29.00	N01°04'58"W	69.18	45°44'39"
C72	48.43	41.00	S00°53'08"W	45.66	67°43'21"
C73	61.01	181.00	S44°22'41"W	60.72	19°41'45"
C74	98.74	81.00	S67°44'06"W	98.37	27°24'04"
C75	62.26	219.00	S41°19'24"W	62.05	16°17'22"
C76	79.81	80.00	N40°02'35"W	77.29	98°25'49"
C77	86.59	20.00	S21°45'44"E	86.47	61°02'56"
C78	63.74	581.29	S25°25'31"E	63.71	6°12'30"
C79	49.87	19.60	N46°13'56"E	46.74	130°23'57"
C80	3.55	51.00	N20°57'39"W	3.55	3°59'00"
C81	93.31	79.00	S00°53'08"W	87.98	67°43'21"
C82	73.82	219.00	S44°22'41"W	73.47	19°41'45"
C83	56.91	119.00	S67°44'06"W	56.37	27°43'44"
C84	152.45	181.00	N57°19'26"E	147.98	48°15'54"
C85	78.27	66.22	N55°36'28"E	73.79	67°43'12"
C86	64.58	116.50	S32°08'16"E	63.56	31°39'43"
C87	18.20	80.50	N07°09'02"E	18.17	12°29'56"
C88	33.38	67.00	N13°21'10"W	33.04	28°32'53"
C89	76.73	63.00	S07°15'37"W	72.67	69°46'43"
C90	154.15	163.45	N48°37'17"E	148.50	54°02'56"
C91	97.70	310.22	S39°37'36"W	97.29	18°02'39"
C92	105.17	108.44	S61°04'53"W	101.99	55°33'54"
C93	42.91	81.00	N45°14'31"W	42.41	20°59'46"
C94	76.86	110.14	N80°24'37"W	75.31	29°04'54"
C95	25.77	110.14	S79°24'51"W	25.73	12°21'59"
C96	143.93	306.73	S47°17'06"W	141.94	39°53'32"
C97	36.94	108.87	N57°09'39"E	36.77	19°26'38"
C98	64.72	43.00	N7°18'01"W	58.79	98°25'49"
C99	18.46	30.35	N01°04'58"W	18.17	20°59'46"
C100	81.51	229.75	S41°19'24"W	80.01	19°17'22"
C101	52.08	229.75	S57°33'53"E	51.97	12°59'06"
C102	121.72	338.00	S49°00'04"E	121.49	13°06'38"
C103	90.68	558.00	S59°15'05"E	90.64	6°39'57"
C104	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C105	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C106	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C107	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C108	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C109	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C110	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C111	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C112	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C113	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C114	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C115	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C116	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C117	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C118	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C119	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C120	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C121	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C122	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C123	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C124	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C125	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C126	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C127	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C128	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C129	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C130	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C131	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C132	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C133	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C134	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C135	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C136	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C137	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C138	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C139	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C140	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C141	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C142	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C143	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C144	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C145	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C146	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C147	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C148	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C149	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C150	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C151	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C152	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C153	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C154	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C155	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C156	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C157	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C158	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C159	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C160	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C161	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C162	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C163	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C164	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C165	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C166	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C167	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C168	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C169	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C170	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C171	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C172	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C173	90.68	558.00	S59°15'05"E	90.64	59°47'03"
C174	61.15	26.00	S63°11'31"E	60.60	21°01'33"
C175	75.94	96.00	S51°59'39"E	77.65	47°45'54"
C176	59.76	494.00	N45°29'43"E	59.78	6°55'51"
C177	116.79	494.00	N55°36'28"E	116.49	128°02'28"
C178	90.68	558.00	S59°15'05"E</		



MAP NOT TO SCALE

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. **NEW MEXICO GAS COMPANY** for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. **PUBLIC SERVICE COMPANY OF NEW MEXICO** for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. **CENTURY LINK** for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. **CABLE TV** for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

#### Disclaimer:

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

### UTILITIES APPROVAL

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
CENTURY LINK	DATE
COMCAST	DATE

### SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON SEPT. 8TH, 2016; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

### COUNTY AND CITY APPROVALS

Approved by the Board of County Commissioners at their meeting of \_\_\_\_\_

Chairman	_____	Date	_____
Attested by	_____	County Clerk	_____
County Development Permit No. 16-	_____		
Approved by	_____	County Land Use Administrator	_____
Approved by	_____	County Fire Marshal	_____
Approved by	_____	County Public Works Director	_____
Approved by	_____	County Utility Division Director	_____
Approved by	_____	County Treasurer	_____
Approved by	_____	County Rural Addressing Director	_____

### NOTES AND CONDITIONS

1. Maintenance of access roads, utility easements and drainage structures to be the responsibility of the Association. Shared driveway and utility easements are to be maintained by the owners of the lots using these easements.
2. Lands shown hereon lie within Zone X - outside of the 500-year flood plain as shown on F.I.R.M. Panel #3504800409E effective on 12/04/2012.
3. The approval of this plat does not constitute the approval of any further development including building permits.
4. Existing natural drainage ways will not be modified or impeded without the written approval of the Land Use Administrator. Development shall not impede historic flow rates or patterns to or from these lots.
5. These lots are subject to Santa Fe County Fire and Rescue impact fees at the time of the application of building permit.
6. These lots must be connected to the private sewer system installed by the Owner that is connected to and served by the City of Santa Fe sewer system. All lot owners must install an E-1 Grinder pump or Association approved equal to connect to the low-pressure sewer. Sanitary sewer individual service lines within the lots shall be the responsibility of the lot owner to construct and maintain. No individual wastewater system shall be allowed.
7. The low-pressure sewer line located within the utility easements shall be maintained by the Association.
8. These lots are served by the City of Santa Fe Sangre de Cristo Water System. Individual wells are prohibited.
9. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Fire Marshal and the access roads are deemed passable by the Fire Marshal.
10. All residential structures are to have NFPA 130 compliant residential sprinkler systems. Designs for these to be approved by the County Fire Marshal prior to individual building permit issuance. A final inspection by the County Fire Marshal is required prior to building occupancy.
11. This subdivision shall comply with all applicable portions of Ordinance 2001-11, Urban-Wildland Interface Code, including exterior building materials and vegetation management.
12. All outdoor lighting shall be shielded.
13. All utility lines shall be underground.
14. All lots are subject to a 10-Foot utility easement adjacent to all road rights-of-way and access easements.
15. This plat is subject to that certain Declaration of Restrictive Covenants for High Summit III - Phase 3-6, recorded as Document No. \_\_\_\_\_.
16. The High Summit Subdivision III - Phase 3-6 Disclosure Statement is filed in the office of the County Clerk and recorded as Document No. \_\_\_\_\_.
17. This development is not subject to a Housing Opportunity Program Agreement (HOP).
18. The Public Trail Easements are for pedestrian use only between dawn and dusk, and shall not be used for any picnicking, camping, loitering or other uses. The trails shall be unimproved and shall meet the Forest Service standard for unimproved trails.
19. The minimum building setback from lot lines is 5' and from road easements is 10' unless the Homeowner Association Covenants provide for larger setbacks.
20. Santa Fe County's approval of this survey plat does not include the construction of the private easements and roads as shown prior to the construction of said private easements and roads. It is required that an additional development permit be applied for and then approved by the Santa Fe County Land Use Administrator.
21. Water use on these lots is restricted by the Declaration of Restrictive Covenants for High Summit Subdivision III - Phases 3-6, recorded as Document No. \_\_\_\_\_. A water meter must be installed for each dwelling unit and annual readings must be submitted to the County Hydrologist by December 31st of each year.
22. Centralized storm water detention ponds have been constructed to mitigate impacts of the subdivision roads and up to 10,000 SF of impervious area on each lot. If lot development exceeds 10,000 SF, the lot owner must provide additional detention ponds to compensate for the increase stormwater runoff.

### VARIANCES:

APPROVED SLOPE VARIANCES FOR PHASES 3-6 OF HIGH SUMMIT III:  
7.17.4.3 AND 7.17.10.4.1 TO ALLOW 30%+ SLOPE DISTURBANCES FOR ROADS AND DRIVEWAYS; 7.15.3.3 TO NOT REQUIRE DEVELOPED OPEN SPACE; TABLE 7-12 TO ALLOW ROAD AND DRIVEWAY GRADES UP TO 11.6% TO ALLOW 33% ROW FOR 850' OF CUESTA BRAVA AND TO ALLOW LOCAL ROADS WITH A 38% ROW; 7.11.15 TO NOT REQUIRE SIDEWALKS; 7.17.9.2.1 AND 7.17.4.2 TO ALLOW STRUCTURES ON RIDGETOPS, RIDGELINE AND SHOULDERS; 7.17.9.2.2 AND 7.17.10.6 TO REDUCE SETBACKS FROM SHOULDERS TO 5 FEET WHERE SLOPE CHANGES FROM GREATER THAN 30% TO LESS THAN 30%; 7.17.10.1.3 TO ALLOW BUILDINGS SITES WHICH ARE NOT THE CLOSEST SITES TO THE ROADWAY; 7.17.10.3.1 TO EXCLUDE DRIVEWAYS AND EMERGENCY TURNAROUNDS FROM THE DISTURBED AREA LIMITATION; 7.17.11.2 TO NOT REQUIRE A CONDITIONAL USE PERMIT FOR LOT DEVELOPMENT WITHIN THIS PROJECT; AND 7.17.10.1.1 TO NOT REQUIRE THAT 50% OF THE DEVELOPMENT BE ON SLOPES OF LESS THAN 20%.

### PURPOSE STATEMENT

The purpose of this subdivision plat is to create \_\_\_\_\_ residential lots.

### DEDICATION AND AFFIDAVIT

Know all persons by this presents that White Bear Properties, LLC, a New Mexico corporation, as the owner (the "Owner") of the lands shown on this subdivision plat (the "Plat") which are located within Santa Fe County, New Mexico, containing an area of \_\_\_\_\_ acres, more or less, has caused the lands to be subdivided as shown on this plat and that said subdivision is named and shall be known as High Summit III - Phase \_\_\_\_\_ (the "Subdivision"). All that appears on this plat is made with the free consent and in accordance with the desires of the Owner.

### Grants of Easements:

**Roadway Rights-of-way; Grant of Easements.** The roadway rights-of-ways shown hereon are hereby made subject to a non-exclusive easement for ingress, egress and utilities in favor of the High Summit III - Phases 3-6 Homeowners' Association for the benefit of its members, and such rights of way are hereby made subject to an easement for public ingress, egress and utilities. Until such time as Owner shall transfer the ownership of this rights-of-way to the Association, Owner shall be the record title owner of the rights-of-way subject to the grants of easements in favor of the Association and the public as contained in this paragraph. The roadway improvements shall be maintained by the Association, until such time as they are accepted, by resolution, for maintenance by the Santa Fe County Board of Commissioners as provided by N.M.S.A. 1978, as amended, Section 47-6-5 or any other entity having the power and authority to accept the improvements for maintenance.

**Utility Easements** The utility companies identified hereon, and their successors in interest, and executing the Plat are granted easements as shown hereon within the roadway rights-of-way for the construction, maintenance, repair and operation of utilities in providing utility service to the Subdivision.

**Open Space Reservation.** Tracts L, O and W are hereby reserved for use as open space, utilities, road cut and fill slopes, retaining walls, pedestrian trails, drainage control structures and use by the Association and such other parties as Owner may grant easements to for their use and enjoyment. The members of the Association are hereby granted the right to use these Tracts subject to the Declaration of Restrictive Covenants for High Summit III - Phases 3-6, recorded on \_\_\_\_\_ in the records of the Santa Fe County Clerk, under Reception No. \_\_\_\_\_ (the "Declaration"), the By-laws of the Association, any rules and regulations adopted by the Association.

**Grant of Trail Easements.** The public pedestrian trail easements shown within Tract L are hereby granted for public use, subject to the rules and regulations adopted by the Association.

**Grant of Drainage Easements.** Drainage easements are granted as shown for the purpose of maintaining the flow of storm waters. Such easements are granted to the Association, its members and to the adjoining lot owners whose surface drainage naturally flows through such easements. The Association is responsible for maintaining all drainage structures and easements.

**Excavation Easements.** Excavation easements for cut and fill slopes for all roadway improvements and related drainage structures are hereby granted to the Association and reserved by Owner, for the placement, construction, maintenance, repair and replacement of roadways and roadway appurtenances including easements for road retaining walls, cut and fill slopes, drainage improvements, which easements will vary in width as construction and maintenance requires. Any roadway improvements, cut or fill slopes and drainage improvements installed or constructed by Owner within the boundary of any lots or tracts shown hereon are deemed to be within the easement granted hereby.

**Sewer Service Sewer service** for this development is connected to the City of Santa Fe Public Sewer System, that is located within Hyde Park Road, through a private low-pressure sewer system owned and maintained by the High Summit Association.

**Jurisdiction.** This subdivision lies within the planning and platting jurisdiction of the County of Santa Fe, New Mexico.

### OWNER

WHITE BEAR PROPERTIES, LLC,  
A New Mexico corporation

\_\_\_\_\_, President

The foregoing was sworn, acknowledged and subscribed before me by \_\_\_\_\_, President of White Bear Properties, LLC, a New Mexico corporation, on behalf of the corporation, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

### LOT LINE ADJUSTMENT TRACT L AND FINAL SUBDIVISION PLAT HIGH SUMMIT III SUBDIVISION PHASE 3

LYING WITHIN SECTION 16 T17N, R10E, N1PM, SANTA FE CO., NM.

**RICK CHATROOP**  
**PROFESSIONAL LAND SURVEYOR**  
NEW MEXICO REGISTRATION NO. 11011  
(805) 470-0037 110 WAGON TRAIL CERREJILLOS, NM 87010

#### INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: WHITE BEAR PROPERTIES, LLC.  
LOCATION: LYING WITHIN SECTION 16 T17N, R10E, N1PM, SANTA FE CO., NM.

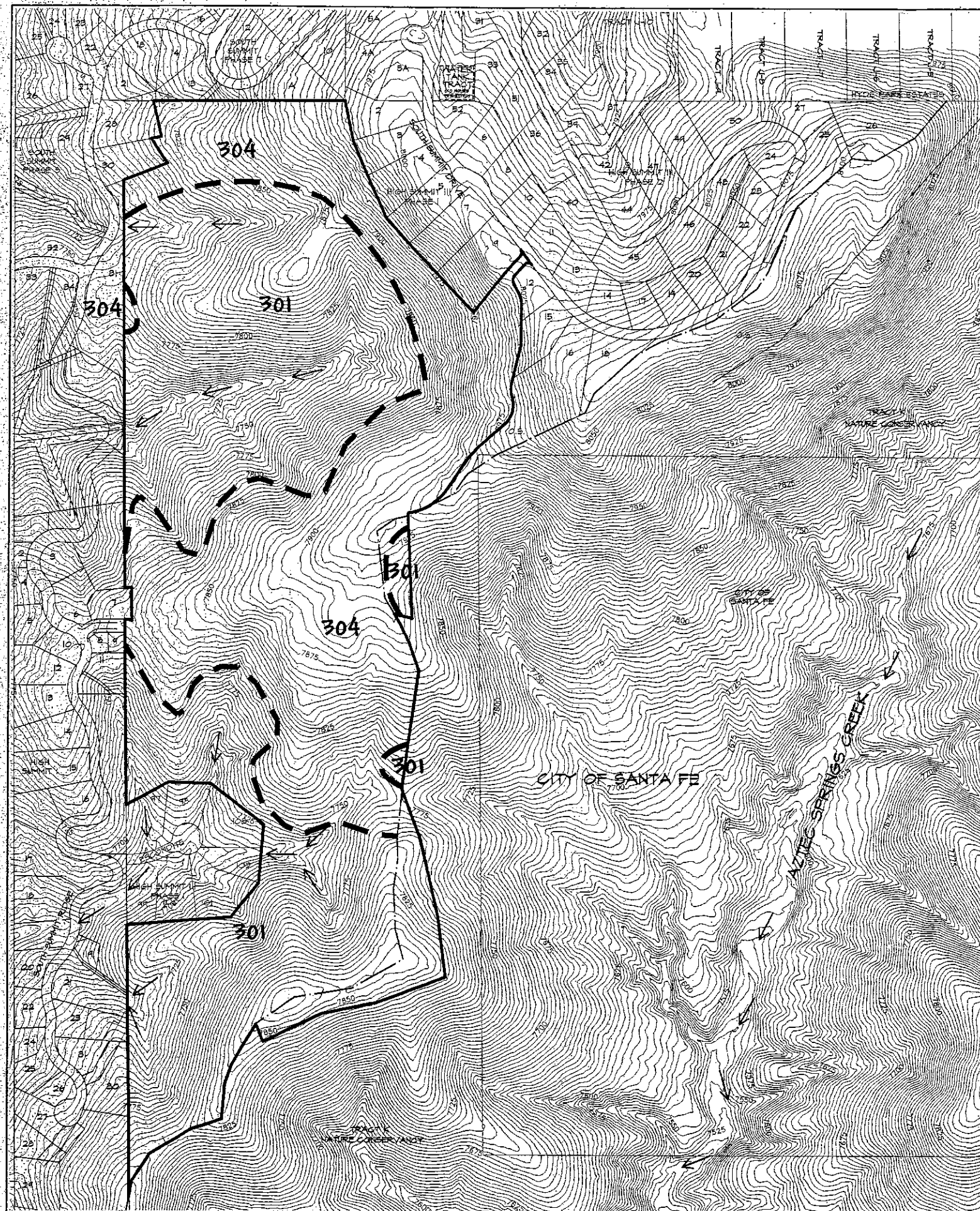
SHEET 1

26

SHEET 6A







### SOIL LEGEND

56.6% (301) ENMEDIO-ATALAYA-ROCK OUTCROP COMPLEX -  
0-54" EXTREMELY COBBLY SANDY LOAM; 14"-46" COBBLES;  
46"+ BEDROCK. SOME ROCK OUTCROPS.

43.4% (304) LESATE-YOHALEM-ZARHAND COMPLEX -  
0-24" GRAVELLY SANDY LOAM, SOME CLAYS; 15"+ BEDROCK.

SOURCE: NATURAL RESOURCE CONSERVATION SERVICE;  
<http://nrcssoilsurvey.sc.egov.usda.gov>

↙ DRAINAGE WAY

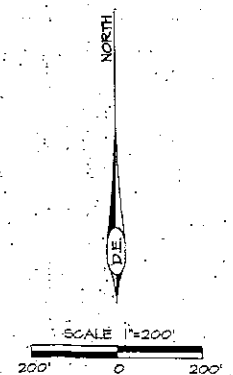
### VEGETATION:

VEGETATION CONSISTS OF WHEAT GRASS, BLUE GRAMA, NEEDLE GRASS, TRUE MOUNTAIN MAHOGANY, ROCKY MOUNTAIN JUNIPER, PONDEROSA PINE, AND PINON PINE.

(SOURCE: SANTA FE PLANNING GROUP, INC. MASTER PLAN FOR 'THE PEAKS')

### FEMA DESIGNATION:

ZONE X - AREA OUTSIDE OF 500-YEAR FLOOD PLAIN. FEMA HAS MAPPED NO FLOOD HAZARD AREAS WITHIN OR ADJACENT TO THE PROJECT. COMMUNITY PANEL NUMBER 5504900401E.



REVISIONS	
DATE	BY

### DESIGN ENGINEER

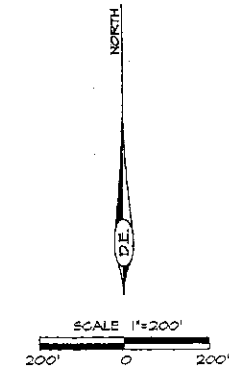
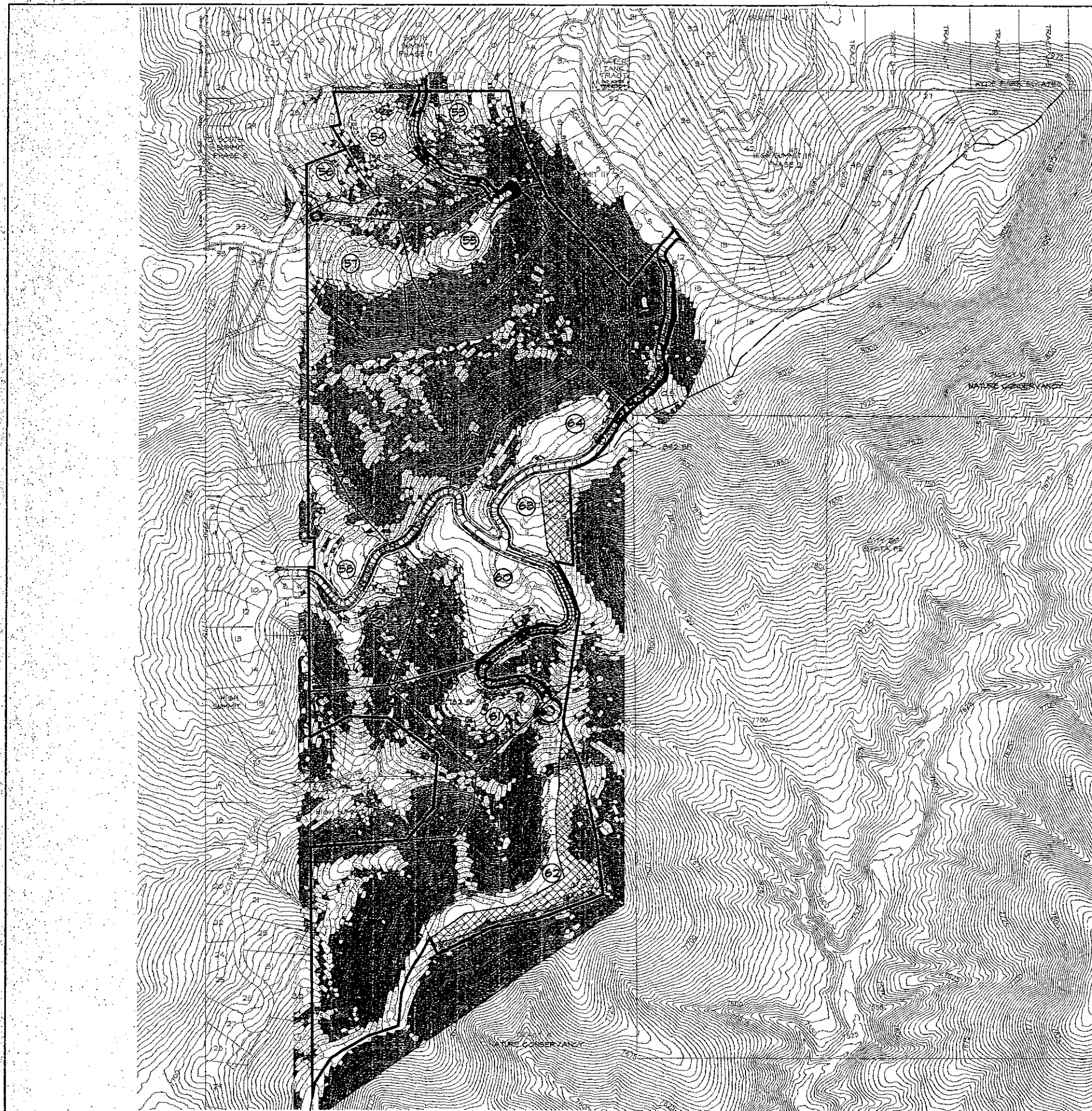
161 LUISA STREET, SUITE C  
SANTA FE, NEW MEXICO 87505  
(505) 981-1997

### HIGH SUMMIT III - PHASES 3-6




### EXISTING CONDITIONS & SOILS MAP

SCALE 1"=200'	DATE 10/07/2016
SHEET NO. 1	

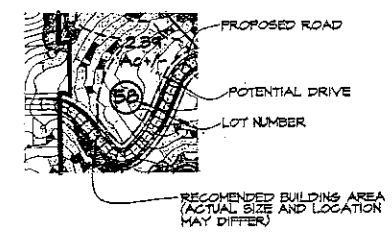





**SLOPE LEGEND**

-  0-20% SLOPE
-  20%-30% SLOPE
-  30% AND GREATER SLOPE

**LEGEND**

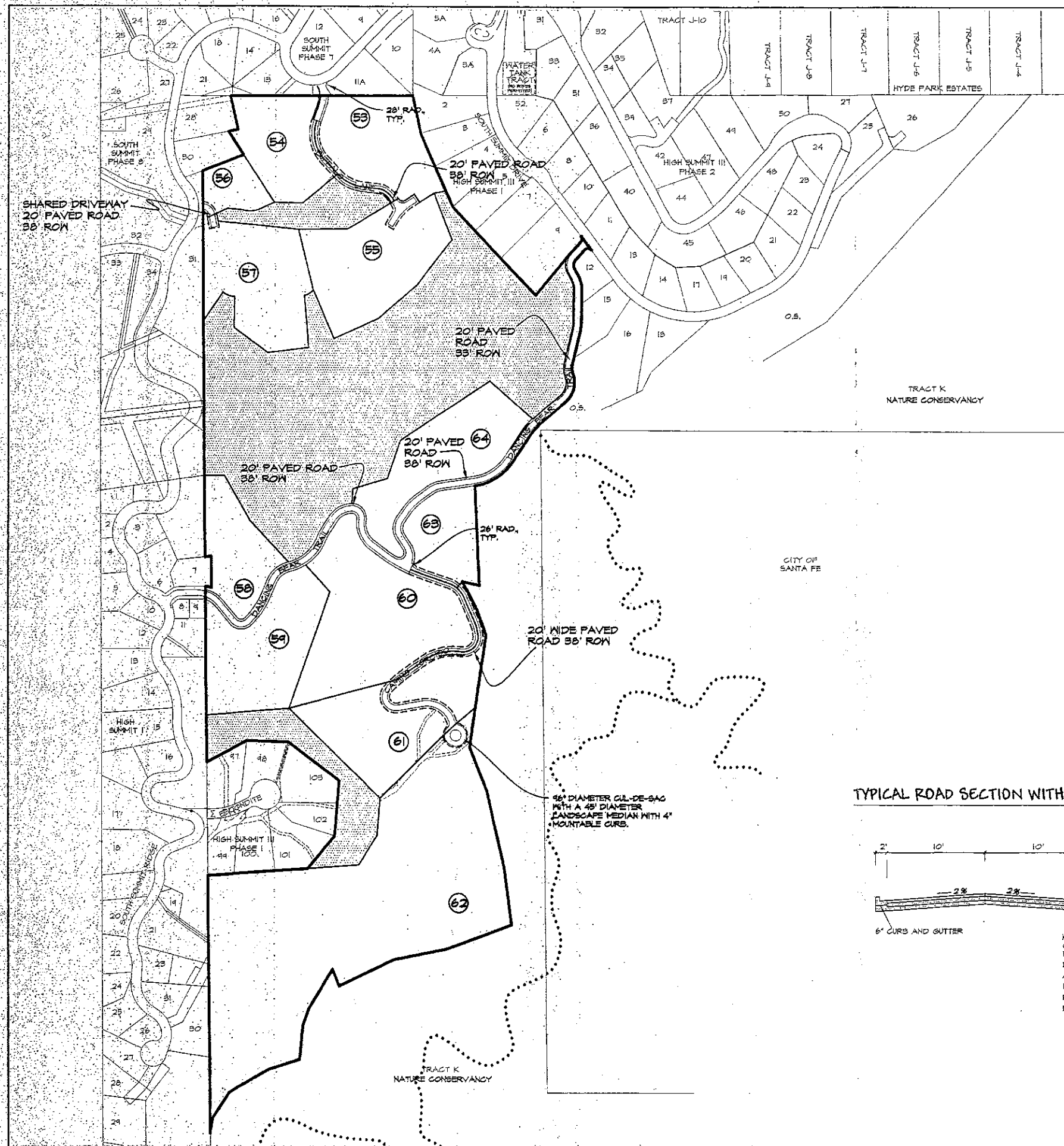


REVISIONS	
DATE	BY

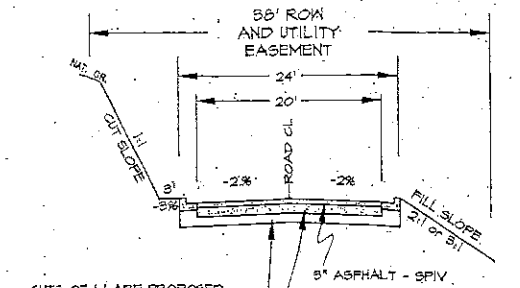
<b>DESIGN ENGINEER</b>		
		
1001 LUISA STREET, SUITE E SANTA FE, NEW MEXICO 87505 (505) 991-1997		
<b>HIGH SUMMIT III - PHASES 3-6</b>		
<b>SLOPE ANALYSIS</b>		
SCALE 1"=200'	DWG NO.	DATE
		10/07/2016
SHEET NO.		8





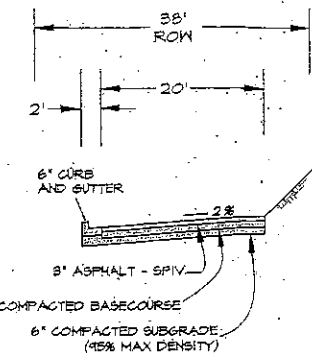


### TYPICAL 20' WIDE ASPHALT ROAD SECTION

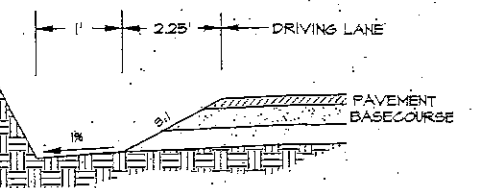


CUTS OF 1:1 ARE PROPOSED BASED ON ASSUMPTION THAT THE MATERIALS' COMPETENCY IS SIMILAR TO MATERIALS IN ADJACENT PROJECT. CUTS TO BE APPROVED IN FIELD BY COUNTY INSPECTOR AND PROJECT ENGINEER. IF CUT SLOPES ARE NOT STABLE, 2:1 CUTS OR RETAINING WALLS WILL BE USED.

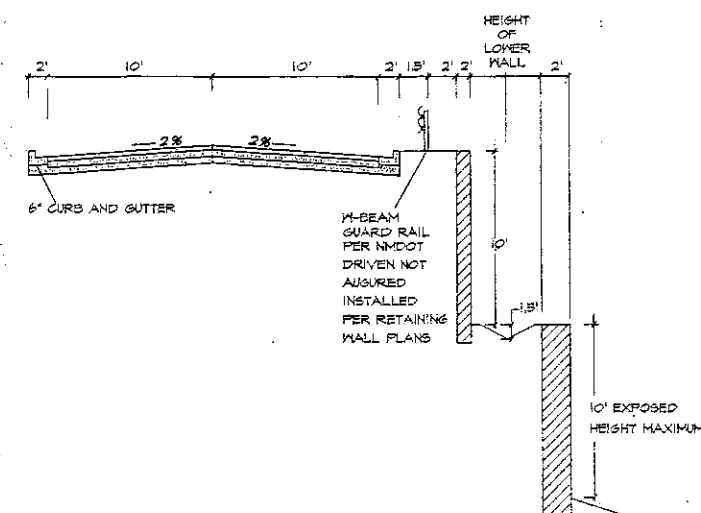
### 20' WIDE ASPHALT SUPERELEVATED ROAD SECTION



### DITCH SECTION IN ROCK



### TYPICAL ROAD SECTION WITH RETAINING WALL

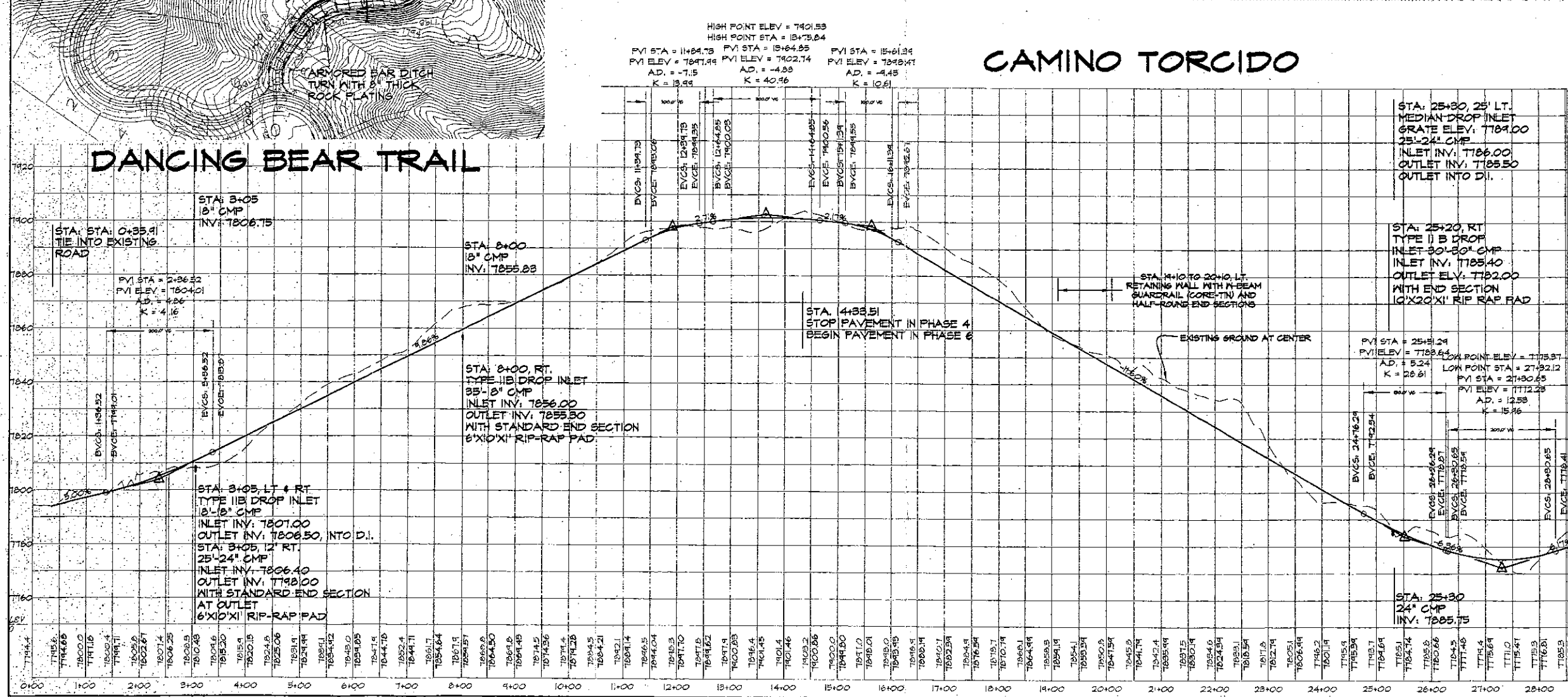
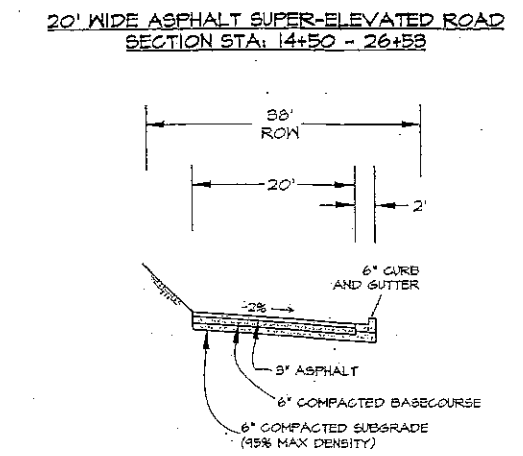
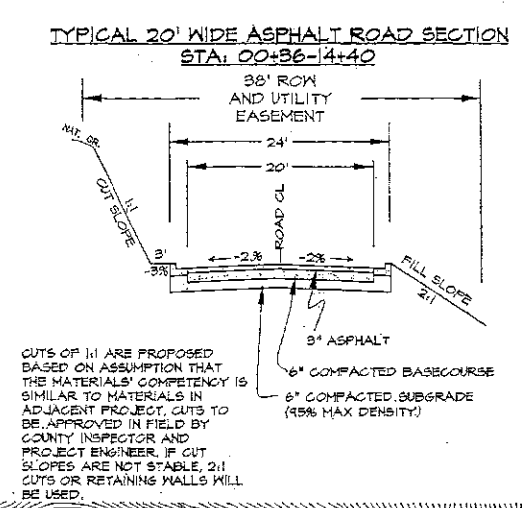
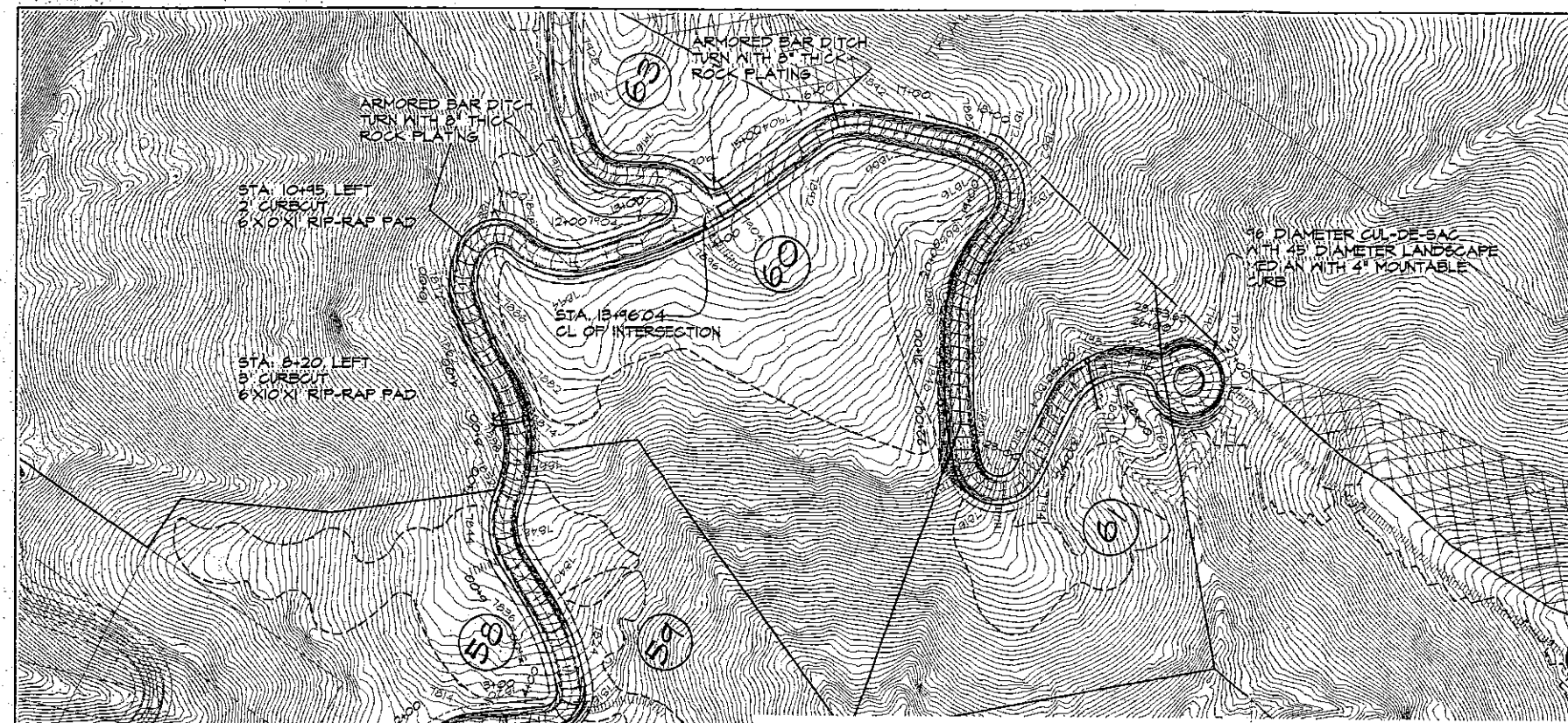


REVISIONS	
DATE	BY

<b>DESIGN ENGINEER</b>	
1001 LUNA STREET, SUITE C SANTA FE, NEW MEXICO 87505 (505) 991-9997	
<b>HIGH SUMMIT III - PHASES 3-6</b>	
<b>ROADWAY TYPICAL SECTIONS</b>	
SCALE: 1"=200'	DATE: 10/01/2016
SHEET NO.:	9







**REVISIONS**

DATE	BY

**DESIGN ENGINEER**

1001 LUNA STREET, SUITE 6  
SANTA FE, NEW MEXICO 87505  
(505) 946-7971

**HIGH SUMMIT III - PHASES 3-6**

**ROAD PLAN AND PROFILE**

SCALE: 1"=100'

DATE: 10/07/2016

SHEET NO. 12A




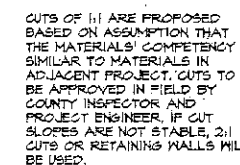


HIGH POINT ELEV. = 8021.82  
HIGH POINT STA. = 17+86.18  
PVI STA. = 17+45.71  
PVI ELEV. = 8022.27  
AD. = -10.49  
K = 953

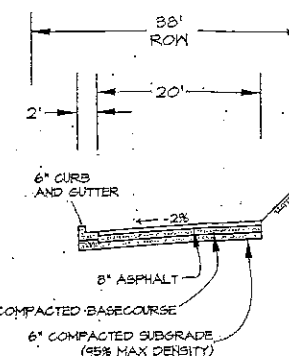


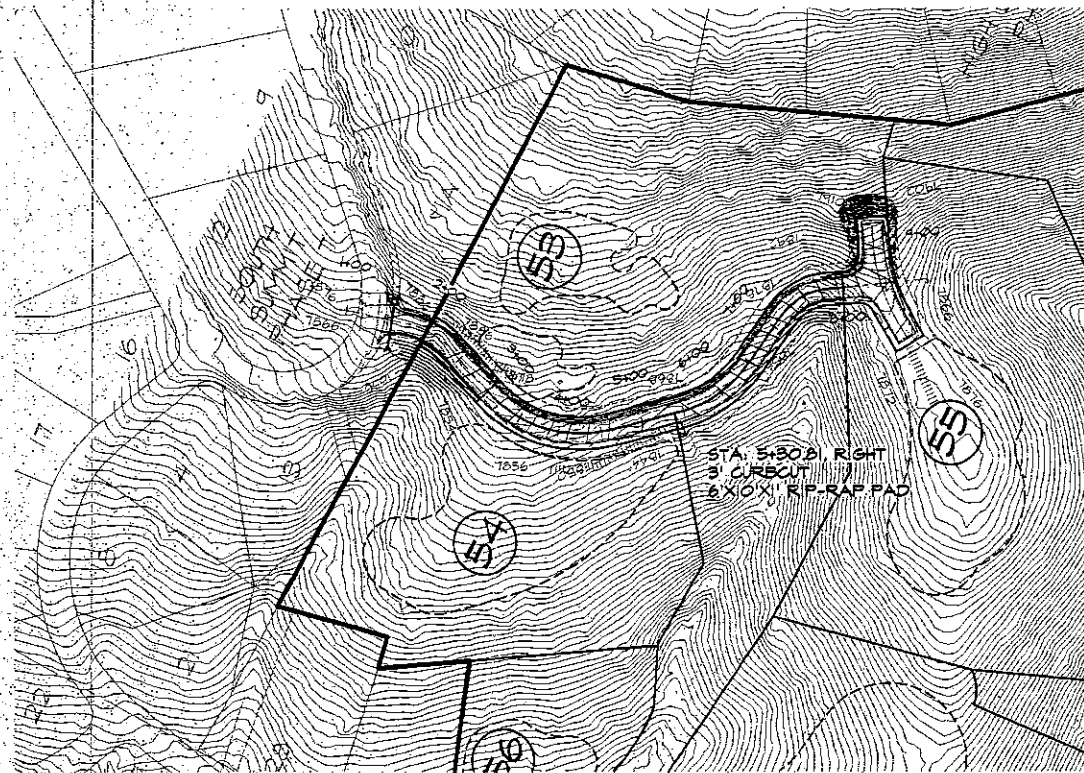
REVISIONS	
DATE	BY

<h1 style="text-align: center;">DESIGN ENGINEUTY</h1> <div style="text-align: center;">  </div> <p style="text-align: center;">             1401 LUTIN STREET, SUITE 61              SANTA FE, NEW MEXICO 87505              (505) 794-3951         </p>	
<h2 style="font-size: 1.5em;">HIGH SUMMIT. III - PHASES 3-</h2> <h3 style="font-size: 1.2em;">ROAD PLAN AND PROFILE</h3>	
SCALE 1"=100'	DWS NO.  
DATE 10/07/20	SHEET NO. 125



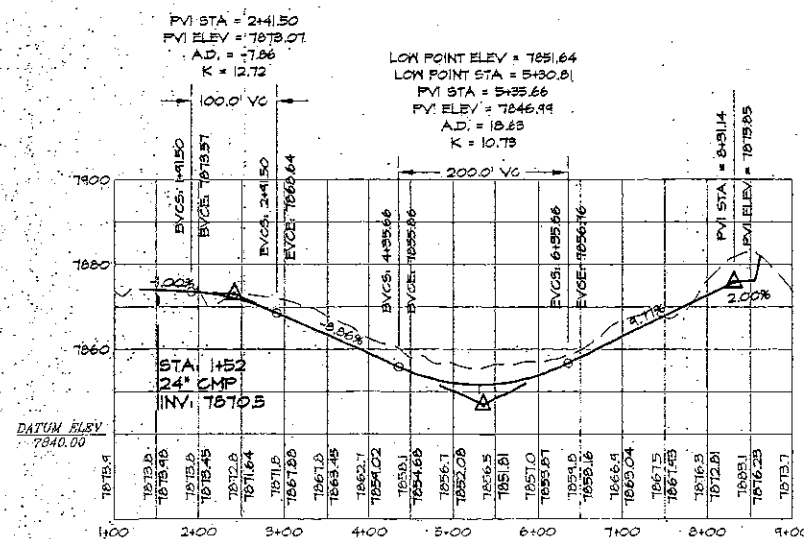
HORZ. 1"=100'  
VERT. 1"=20'  
2' CONTOUR INTERVAL



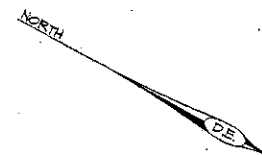
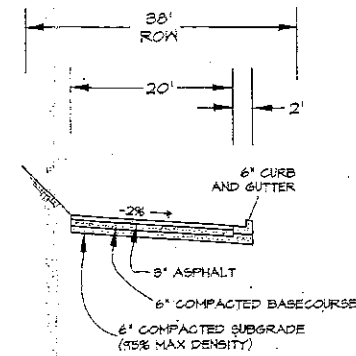


STA 1+52  
40'-24" CMP  
MEDIAN DROP INLET AT  
ENTRANCE  
GRATE ELEV: 7876.00  
INV. IN 7871.00  
INV. OUT 7870.00  
WITH STANDARD END SECTION  
6'X10' RIP-RAP PAD  
AT OUTLET

## BUFFALO LANE



### 20' WIDE ASPHALT SUPERELEVATED ROAD SECTION STA: 1+50 - 8+30



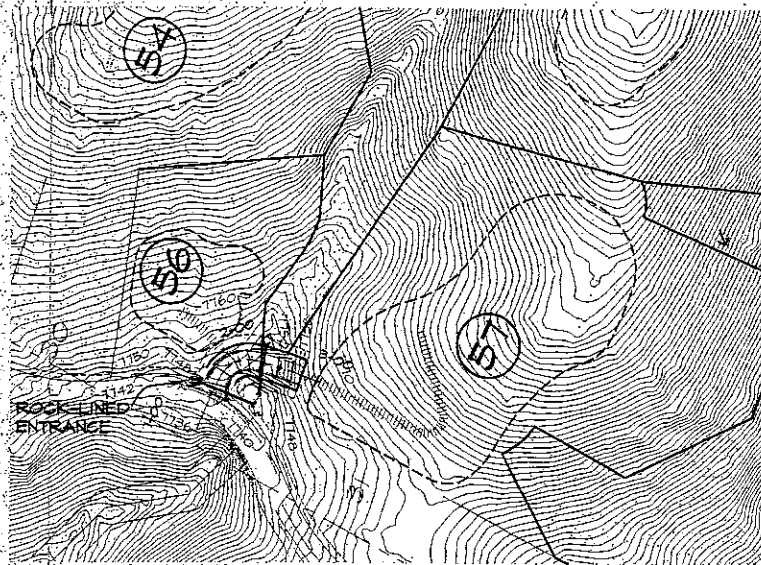
HORZ. 1"=100'  
VERT. 1"=20'  
2' CONTOUR INTERVAL



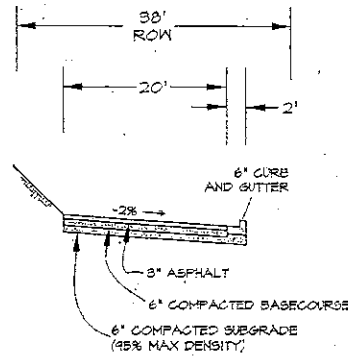
REVISIONS	
DATE	BY

DESIGN ENGINEER		
NEW LUNA STREET, SUITE 6 SANTA FE, NEW MEXICO 87505 (505) 981-1991		
HIGH SUMMIT III - PHASES 3-6		
ROAD PLAN AND PROFILE		
SCALE 1"=100'	DWG. NO.	DATE 04/12/2016
SHEET NO.		120





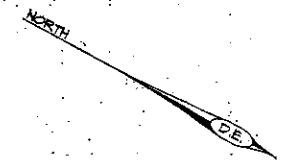
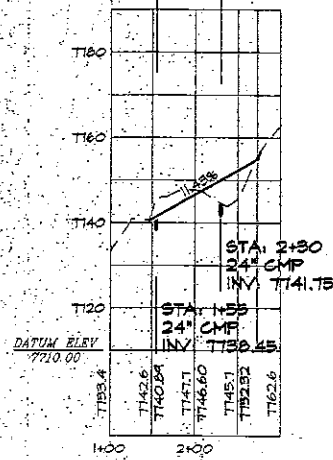
# SHARED DRIVEWAY N.T.S.



STA: 1+40  
SAWCUT EXISTING  
PAVEMENT.  
NEW PAVEMENT FLUSH  
WITH EXISTING

STA: 1+55  
60'-24\"/>

STA: 2+30  
60'-36\"/>

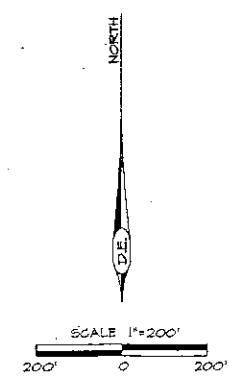
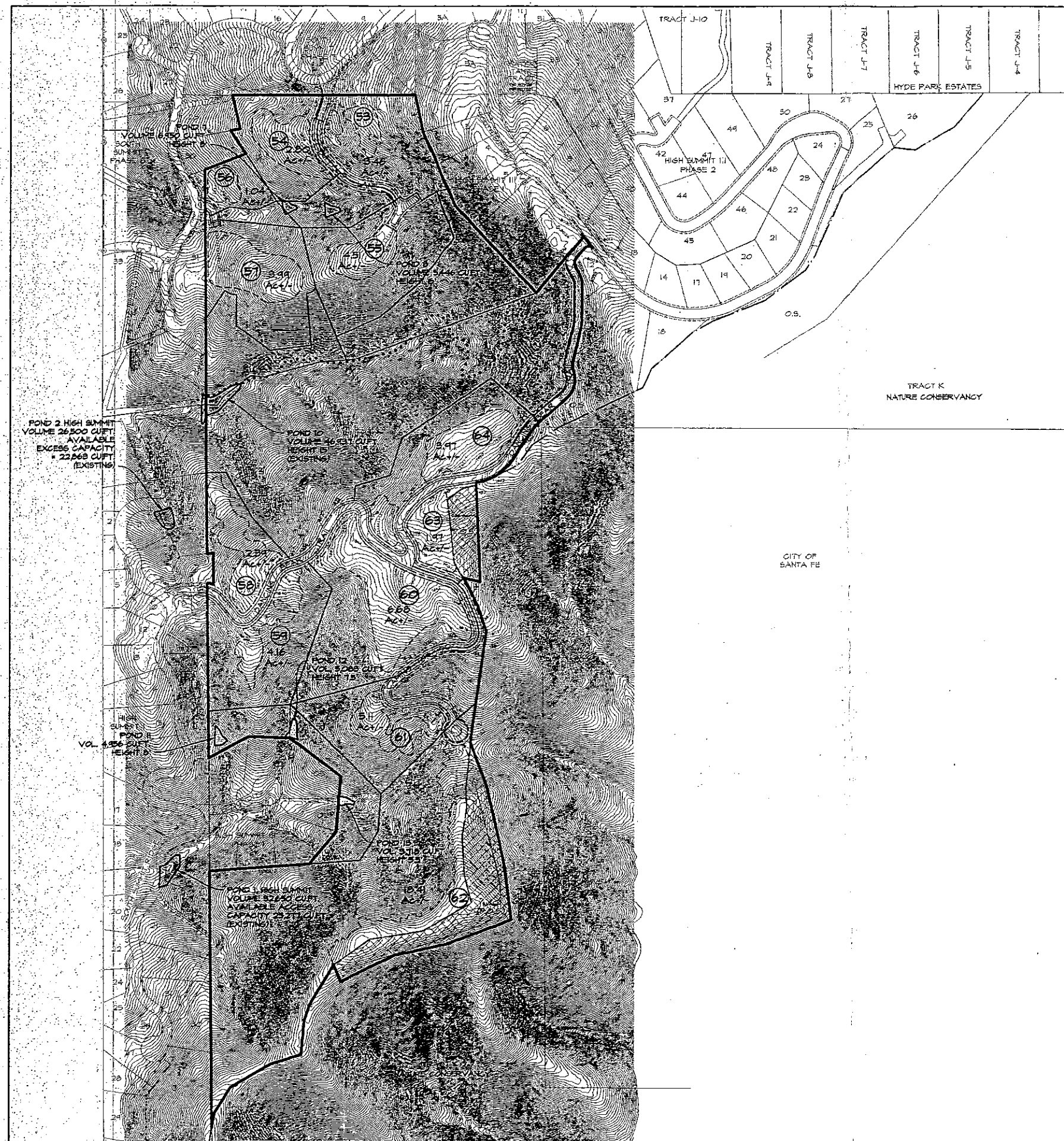


HORZ. 1"=100'  
VERT. 1"=20'  
2' CONTOUR INTERVAL



REVISIONS	
DATE	BY

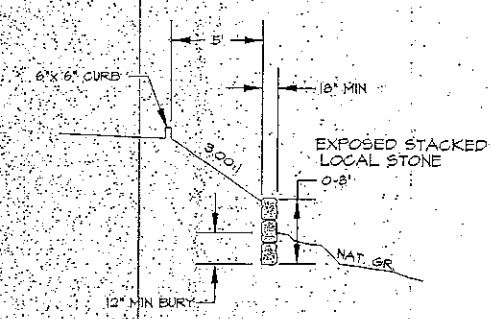
DESIGN ENGINEER		
1811 LUGA STREET, SUITE C SANTA FE, NEW MEXICO 87505 (505) 981-1991		
HIGH SUMMIT III - PHASES 3-6		
ROAD PLAN AND PROFILE		
SCALE 1"=100'	DATE NO. 10/01/2016	DATE 10/01/2016
SHEET NO. 12D		12D



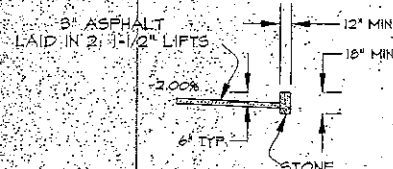
REVISIONS	
DATE	BY

DESIGN ENGINEER		
1401 LUISA STREET, SUITE 2 SANTA FE, NEW MEXICO 87505 (505) 884-1991		
HIGH SUMMIT III - PHASES 3-6		
DRAINAGE PLAN		
SCALE 1"=200'	DWG NO.	DATE 10/01/2016
SHEET NO.		18A

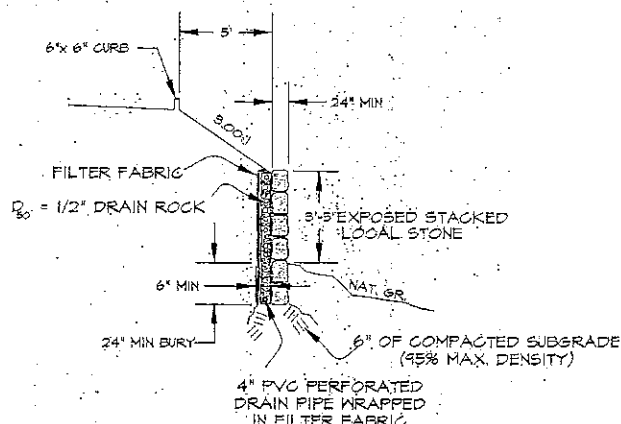
# ROCK RETAINING WALL DETAIL 0' - 3' EXPOSED HEIGHT



## TYP. STONE CURB DETAIL



# ROCK RETAINING WALL DETAIL 3' - 5' EXPOSED HEIGHT



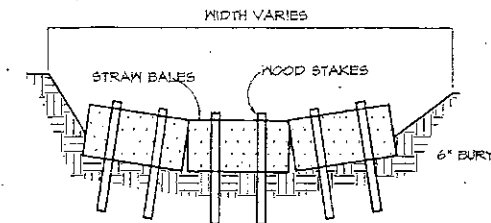
## RETENTION POND DATA

POND NO.	PHASE	POND VOLUME (CU.FT.)	EXPOSED HEIGHT	PIPE INVERT H1	ELEV. TOP OF WEIR H2	WEIR LENGTH L1	WEIR DEPTH D1	PIPE DIAMETER O	EXPOSED LENGTH EL	BOTTOM WIDTH BW	RIP-RAP PAD LENGTH L2	RIP-RAP PAD THICKNESS D2
7	3	6950	8'	7777'	7785'	3.3'	3'	18"	60'	12'	10'	15'
8	5	5446	8'	7809'	7815'	3.5'	3'	18"	60'	9'	10'	15'
10	4	46937	15'	N/A	N/A	N/A	N/A	18", 24", 36"	N/A	N/A	10'	15'
11	6	4956	8'	7699'	7707'	2.9'	3'	18"	50'	12'	10'	15'
12	4	5083	7.5'	7702.5'	7710'	3'	3'	18"	50'	12'	10'	15'
13	6	3718	5.5'	7699.5'	7705'	3'	3'	18"	40'	9'	10'	15'

\* POND 10 IS IN PLACE AT SOUTH SUMMIT RIDGE ARROYO CROSSING NORTH OF HIGH SUMMIT I. A 15' HIGH VERSOLock WALL DAMS THE ARROYO WITH 3 ROPS WITH A CAPACITY OF 169 CFS.

# TEMPORARY EROSION CONTROL PLAN

1. STRAW BALE CHECK DAMS SHALL BE INSTALLED DOWNSTREAM OF ALL PLANNED CULVERTS PRIOR TO BEGINNING ROAD CONSTRUCTION.
2. DISTURBED SOILS SHALL BE WATERED AS NECESSARY TO MINIMIZE WIND EROSION.
3. SILT FENCES SHALL BE PLACED BELOW ALL FILL SLOPES

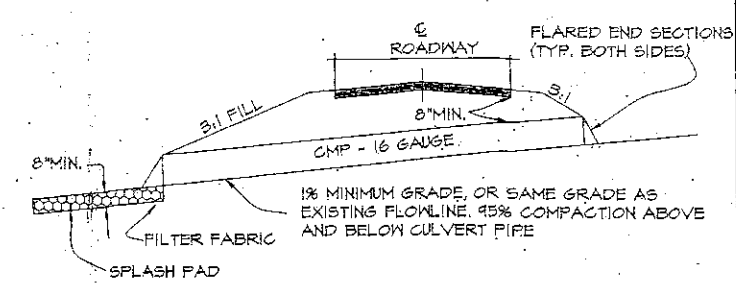


## TEMPORARY STRAW BALE CHECK DAM

- NOTES:
1. USE THIS ARRANGEMENT 50 FT. DOWNSTREAM OF ALL PLANNED CULVERTS INSTALLED IN NATURAL CHANNELS BEFORE ROAD CONSTRUCTION.
  2. INSTALL 1 TO 3 STRAW BALES TO SPAN THE CHANNEL'S WIDTH. 3. WOOD STAKES TO BE 2"x2"x4'

## PERMANENT EROSION CONTROL PLAN

1. RIP-RAP PADS SHALL BE INSTALLED AT THE OUTLET OF ALL CULVERTS PER PLANS.
2. ALL DISTURBED AREAS OUTSIDE OF ROADBEDS SHALL BE RESEED AS NOTED IN GENERAL CONSTRUCTION REQUIREMENTS.



## TYPICAL CULVERT SECTION

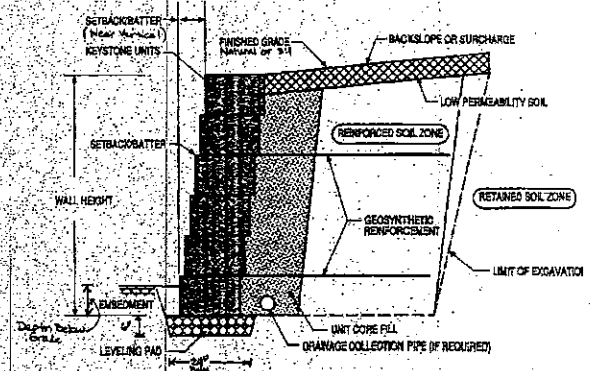
SPLASH PADS ARE TO BE CONSTRUCTED TO FIT FIELD CONDITIONS AND AS APPROVED BY THE ENGINEER. IF ROCK EXISTS AT OUTLET, THEN AT THE DISCRETION OF THE ENGINEER THE SPLASH PAD MAY BE ELIMINATED. GENERALLY SPLASH PADS WILL HAVE A 6' WIDTH AND 8' LENGTH CONSTRUCTED OF ON-SITE NATIVE ROCK 6" OR LARGER.

## RIP RAP PAD SIZES FOR ALL CULVERTS

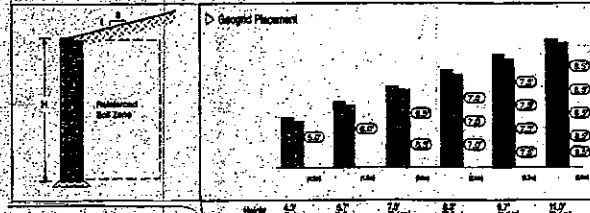
STA/PIPE SIZE	WIDTH	LENGTH
18"	4'	6'
24"	6'	8'
30"	7'	9'
36"	8'	10'
42"	10'	15'
48"	10'	15'

- NOTES:
1. RIP RAP SHALL BE WIRE ENCLOSED WITH FILTER FABRIC.
  2. USE 6" RIVER ROCK MINIMUM.
  3. 2' MIN. SPACING BETWEEN ALL MULTIPLE CULVERTS.
  4. PAD SHALL BE ANCHORED WITH 4" STEEL PIPE, 8' LONG SET 4' O.C. LONGITUDINALLY ALTERNATELY.
  4. IF D<sub>50</sub> > 10" RIVER ROCK AND 15" MINIMUM THICKNESS WIRE-MESH MAY BE ELIMINATED.
  6. SEE ALSO COUNTY DETAIL.
  7. 3' CULVERT DELINEATORS SHALL BE SET 2' BEHIND CURB, EACH SIDE.

# RETAINING WALLS

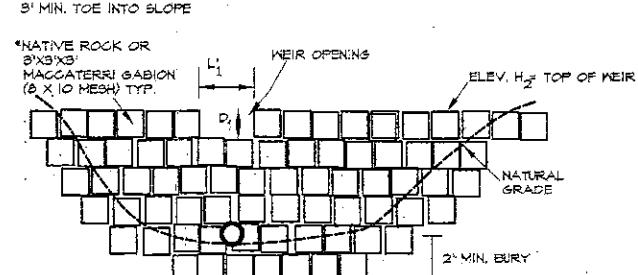


- NOTES:
- A. Wall Height (H) is the total height from top to bottom.
  - B. Minimum wall embankment is 6" (150mm) or higher.
  - C. Subsurface soils must be capable of supporting wall system.
  - D. Unit core fill is 3/4" (20mm) clean crushed stone.
  - E. Leveling pad is crushed stone base material.
  - F. All backfill materials are compacted to 95% max. density.
  - G. Geogrids must be of appropriate type and length per the design.
  - H. Finished grade must provide positive drainage.
  - I. The symbol  $\frac{L}{L+H}$  indicates location and length of geogrid as measured from the connection point to the end of the geogrid.



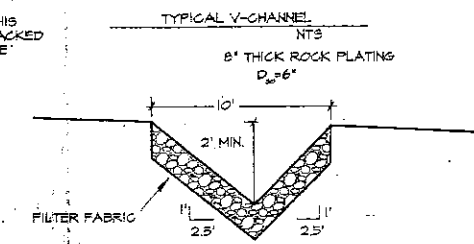
## KEYSTONE RETAINING WALL (NTS)

## RETENTION POND TYPICAL

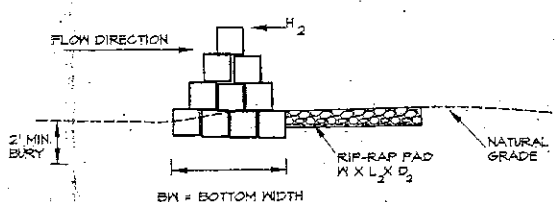


ELEV. H<sub>1</sub> = PIPE INVERT  
φ = DRAIN PIPE DIAMETER, CMP UNLESS OTHERWISE NOTED

EL = EXPOSED LENGTH  
N.T.S.



## GABION RETENTION POND SIDE VIEW TYPICAL



REVISIONS	
DATE	BY



DESIGN ENGINEER

1601 LUNA STREET, SUITE C  
SANTA FE, NEW MEXICO 87505  
(505) 791-1951

HIGH SUMMIT III - PHASES 3-6

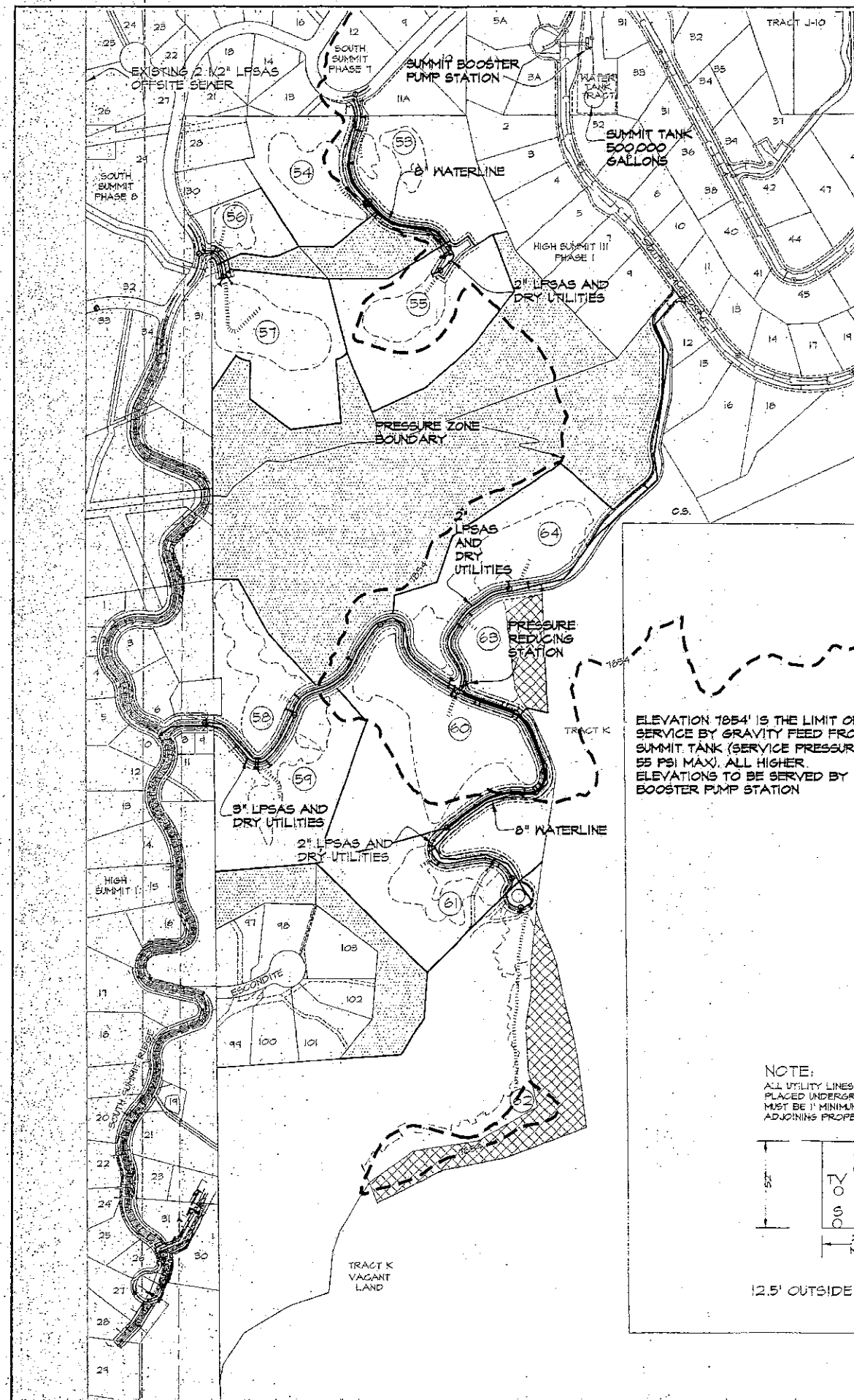
DRAINAGE DETAILS

SCALE: 1"=200'

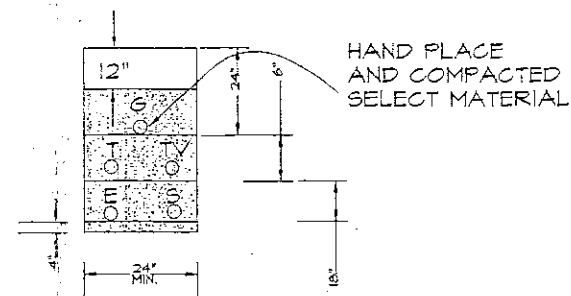
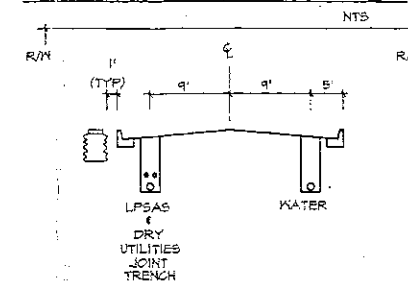
DWG. NO.:

DATE: 10/01/2016

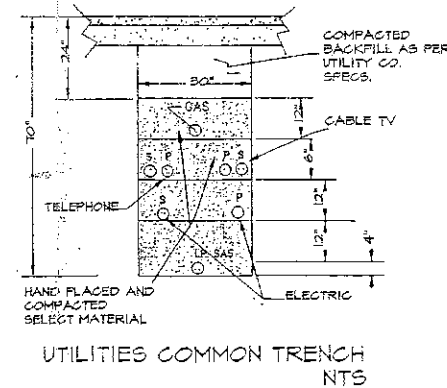
SHEET NO. 133



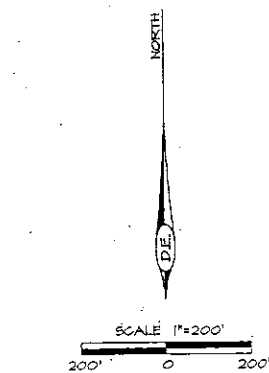
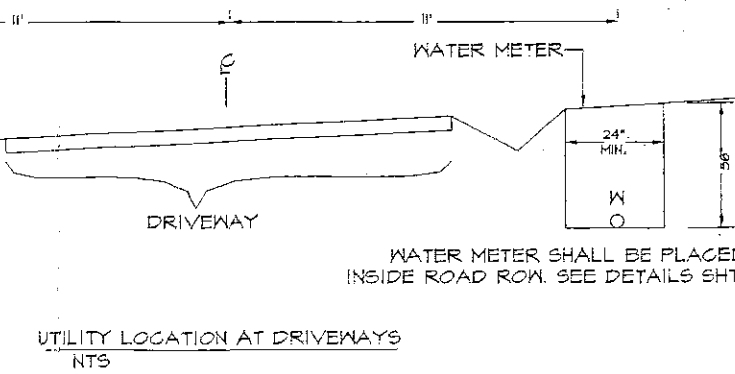
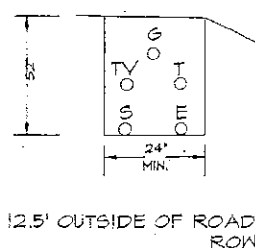
# UTILITY/STREET CROSS SECTION



LOT SERVICE TRENCH  
NTS  
(CONTAINS SECONDARY ELECTRIC, TELEPHONE AND CATV CABLES, SEWER AND GAS SERVICES)



NOTE:  
ALL UTILITY LINES MUST BE PLACED UNDERGROUND, AND MUST BE 1' MINIMUM FROM ADJOINING PROPERTY LINES.



## LEGEND

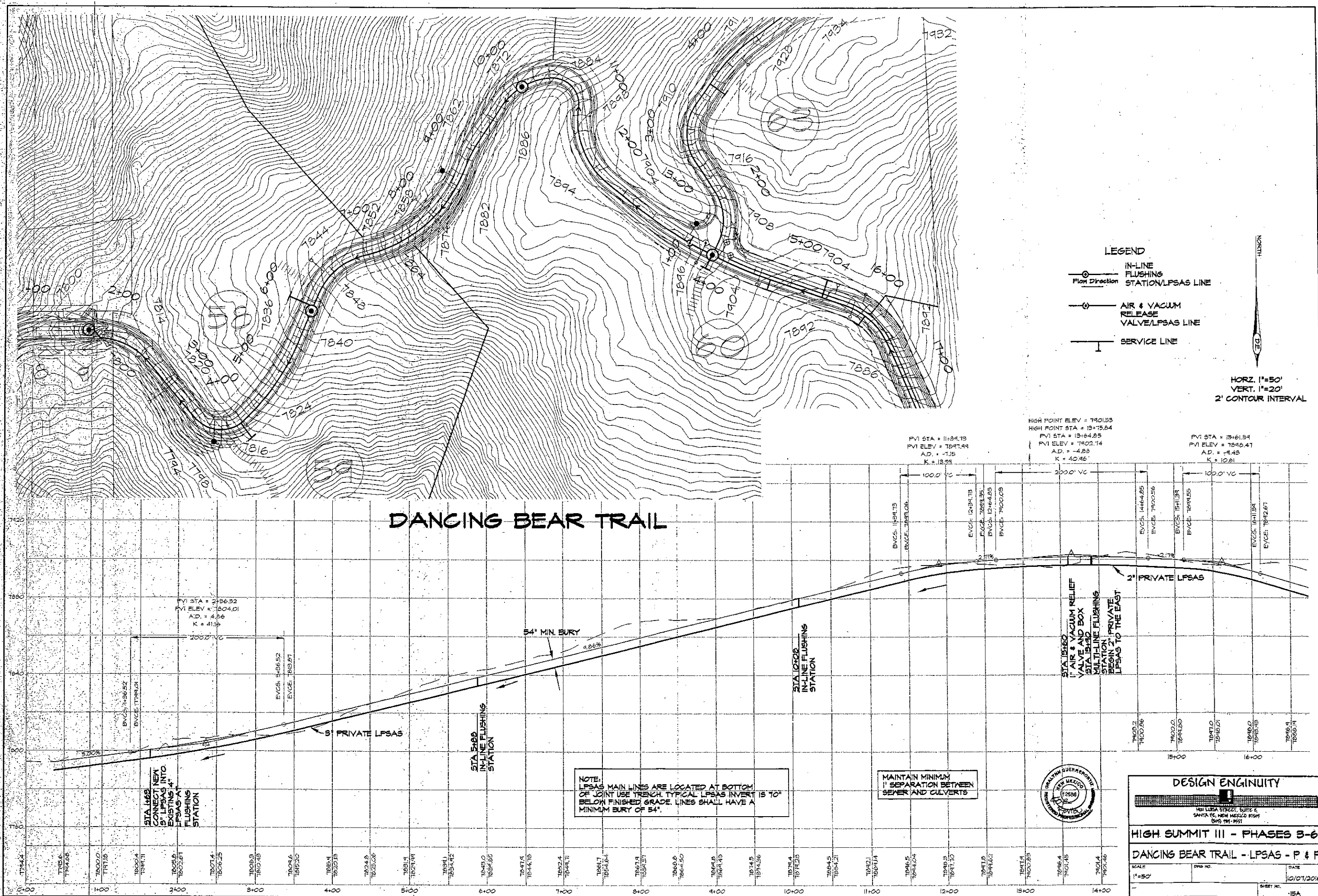
- IN-LINE FLUSHING STATION/LPSAS LINE
- AIR & VACUUM RELEASE VALVE/LPSAS LINE
- SERVICE LINE
- NEW WATER
- EXISTING WATER
- NEW FIRE HYDRANT
- 1" WATER SERVICE CONNECTION WITH 1" METER SERVICE
- 2-1/2" FLUSHING HYDRANT
- GATE VALVE AND VALVE BOX
- WATER LINE END CAP
- AIR & VACUUM RELIEF VALVE AND VALVE VAULT

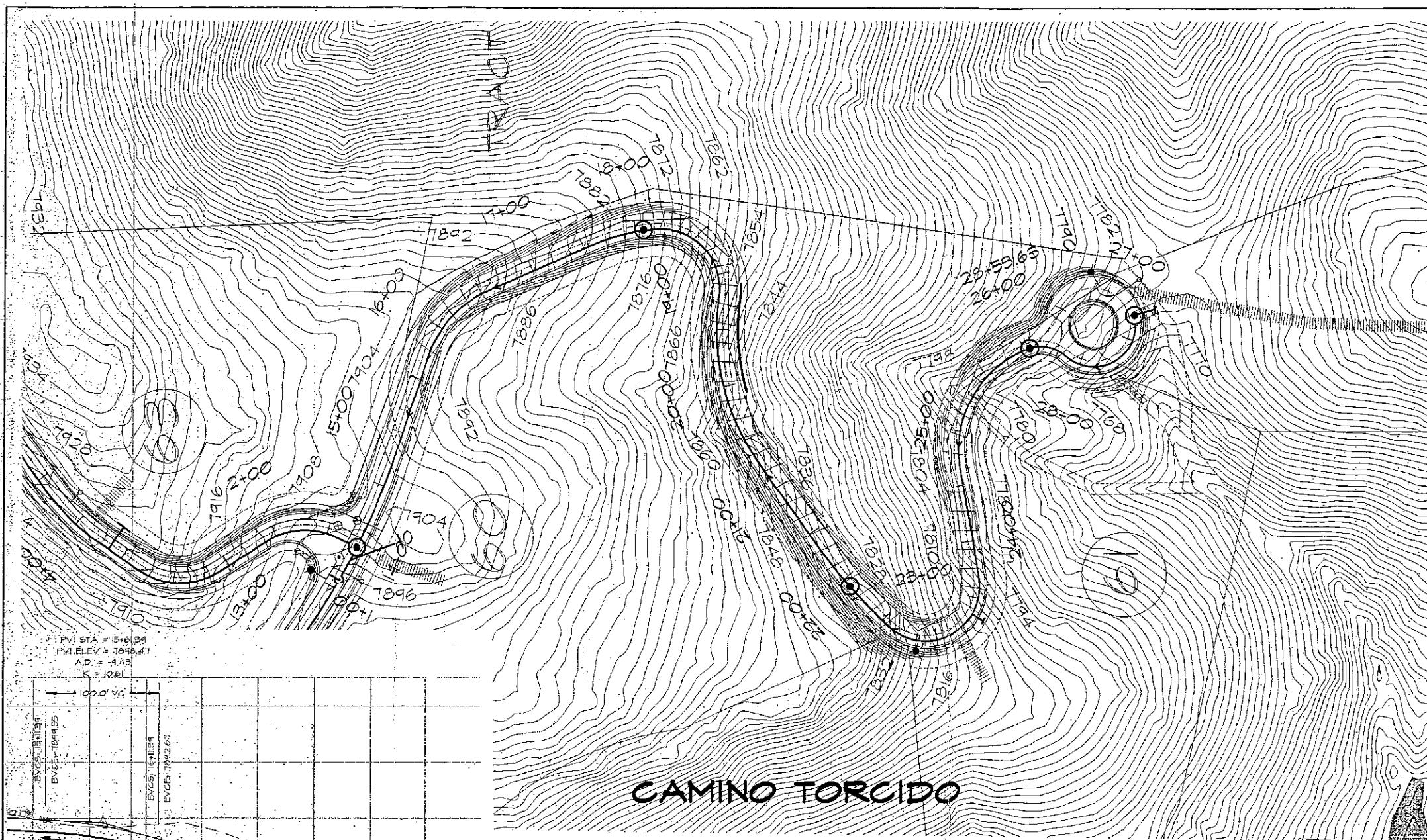
REVISIONS	
DATE	BY



DESIGN ENGINEERING	
1401 LUISA STREET, SUITE C SANTA FE, NEW MEXICO 87505 (505) 294-1951	
HIGH SUMMIT III - PHASES 3-6	
MASTER UTILITY PLAN	
SCALE 1"=200'	DATE 10/07/2016
SHEET NO. 14	



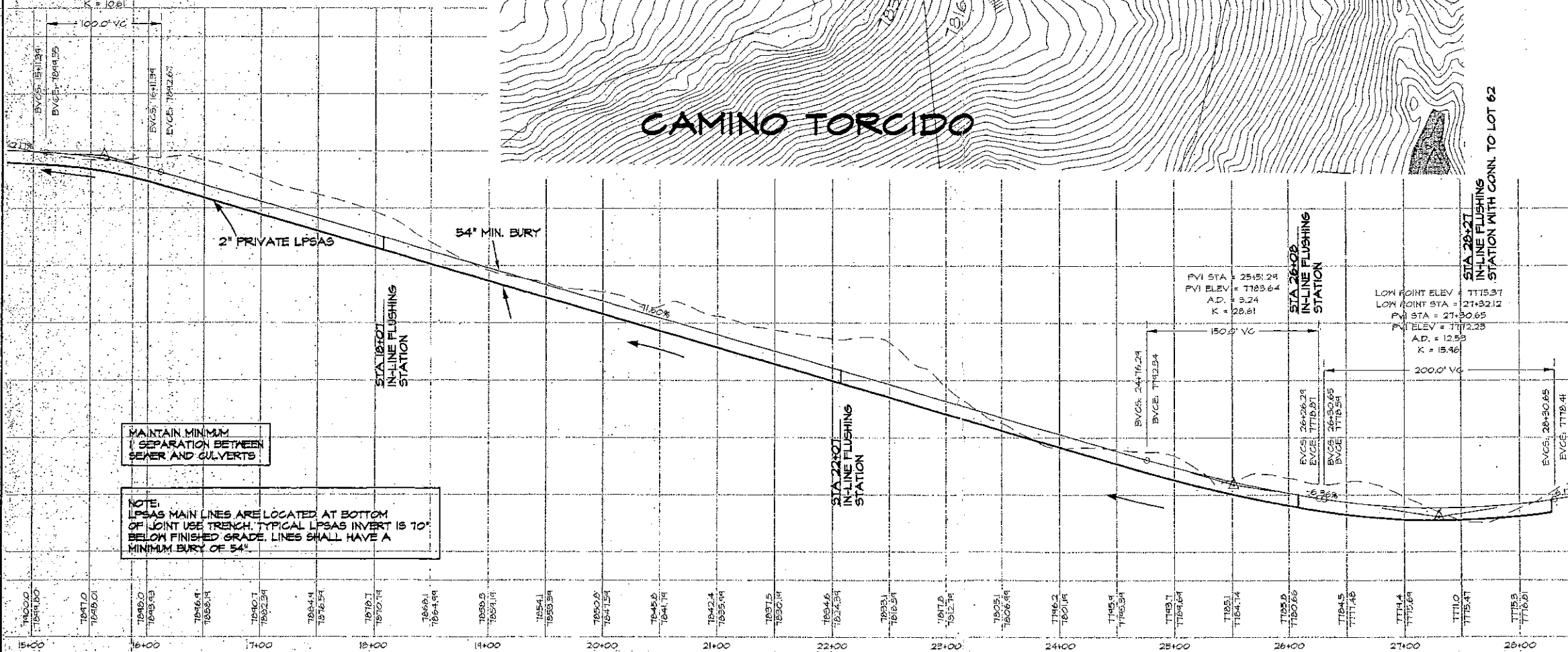




- LEGEND**
- IN-LINE FLUSHING STATION/LPSAS LINE
  - AIR & VACUUM RELEASE VALVE/LPSAS LINE
  - SERVICE LINE

NORTH

HORZ. 1"=50'  
VERT. 1"=20'  
2' CONTOUR INTERVAL



MAINTAIN MINIMUM SEPARATION BETWEEN SEWER AND CULVERTS

NOTE:  
LPSAS MAIN LINES ARE LOCATED AT BOTTOM OF JOINT USE TRENCH. TYPICAL LPSAS INVERT IS 10" BELOW FINISHED GRADE. LINES SHALL HAVE A MINIMUM BURY OF 54".



REVISIONS	
DATE	BY

**DESIGN ENGINEER**

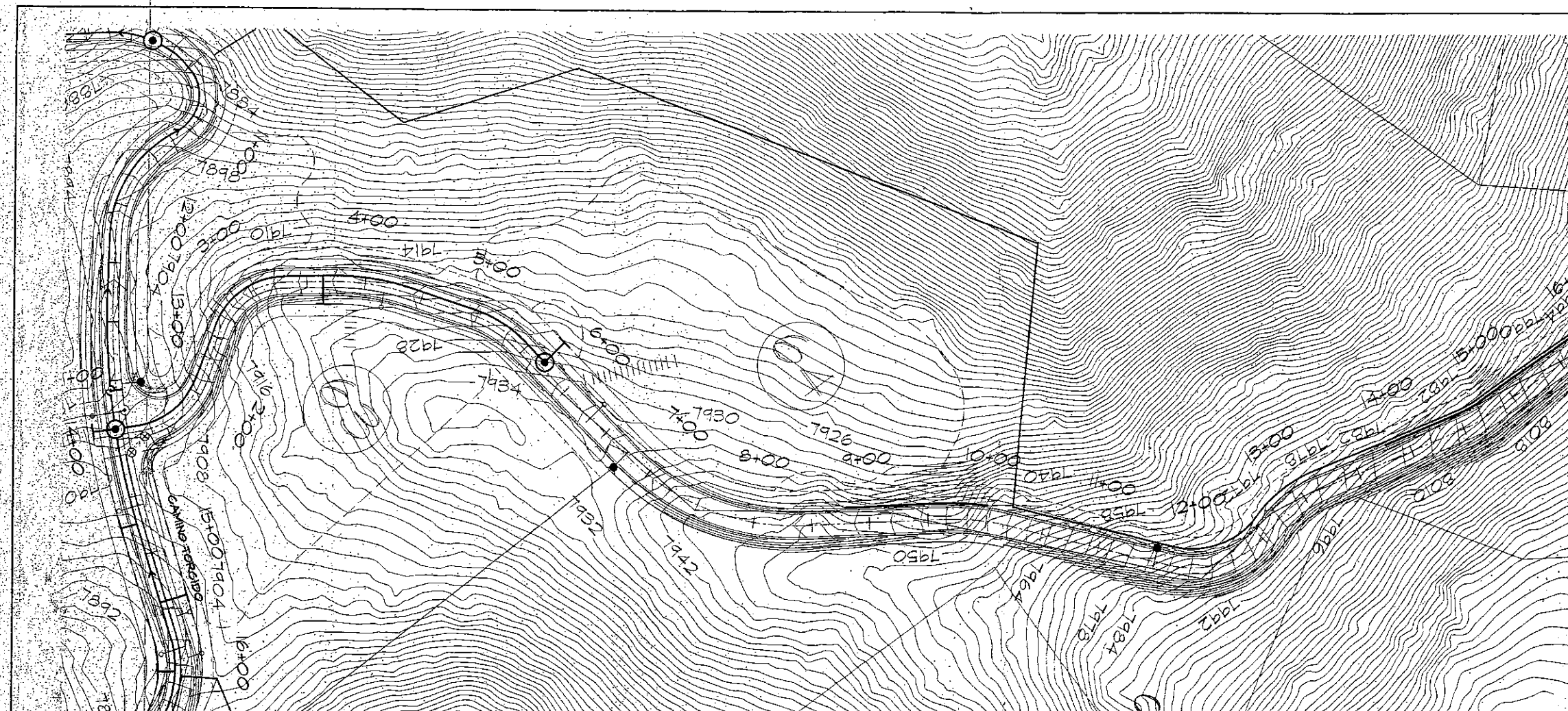
1401 LUNA STREET, SUITE 2  
SANTA FE, NEW MEXICO 87505  
(505) 994-7971

**HIGH SUMMIT III - PHASES 3-6**

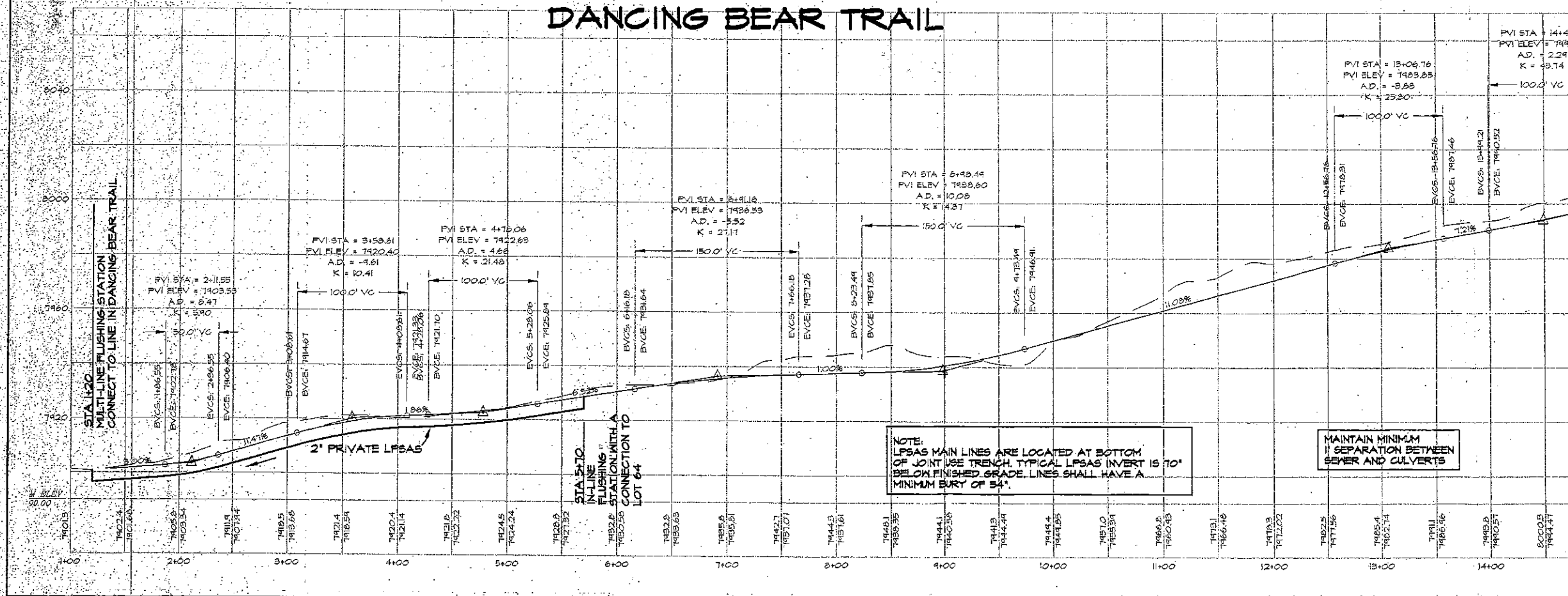
**CAMINO TORCIDO - LPSAS - P & P**

SCALE: 1"=50' DATE: 10/07/2016

SHEET NO. 15B



## DANCING BEAR TRAIL



REVISIONS	
DATE	BY

DESIGN ENGINEER

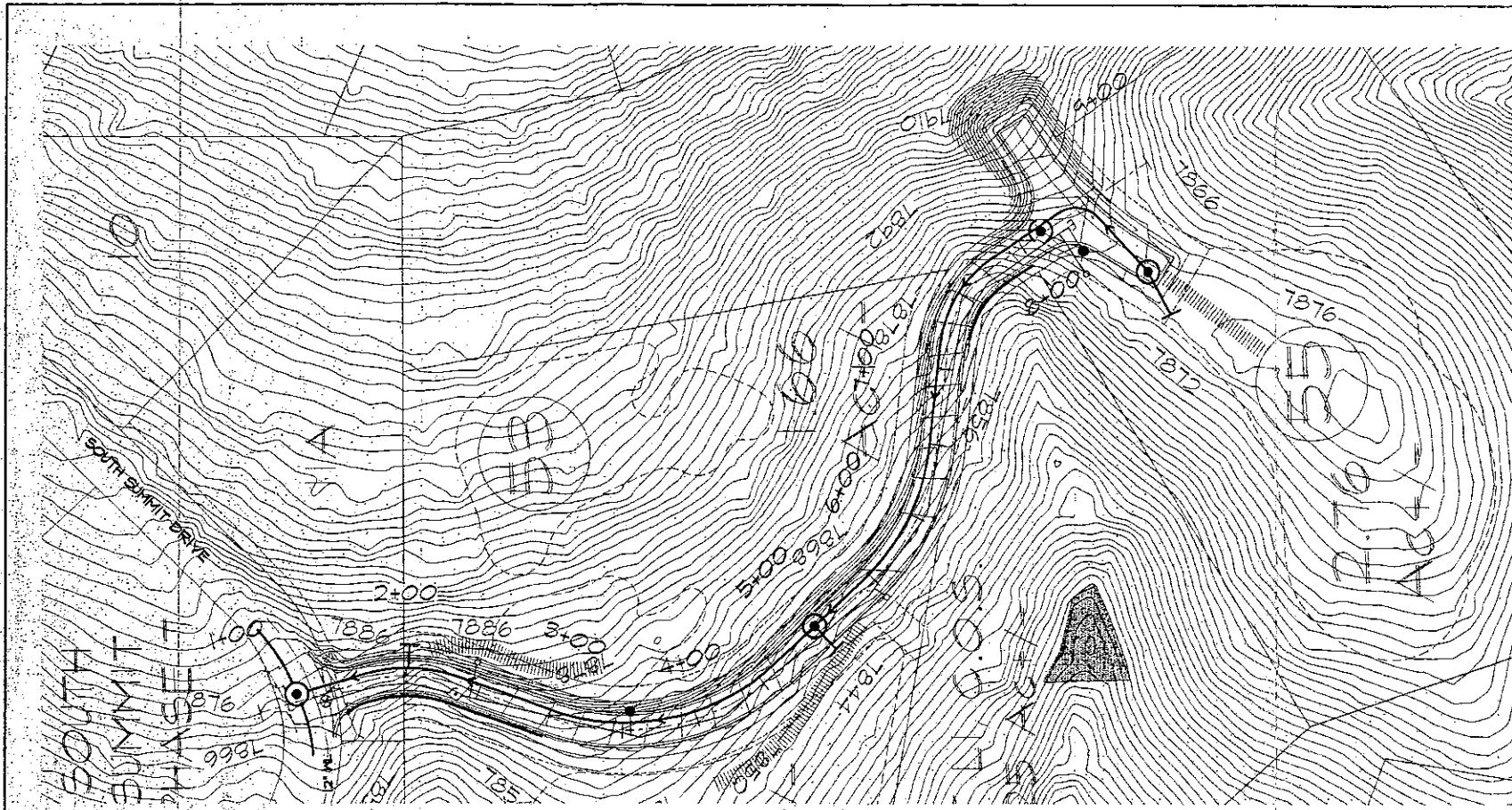
12888

NEW MEXICO

10/01/2016

150





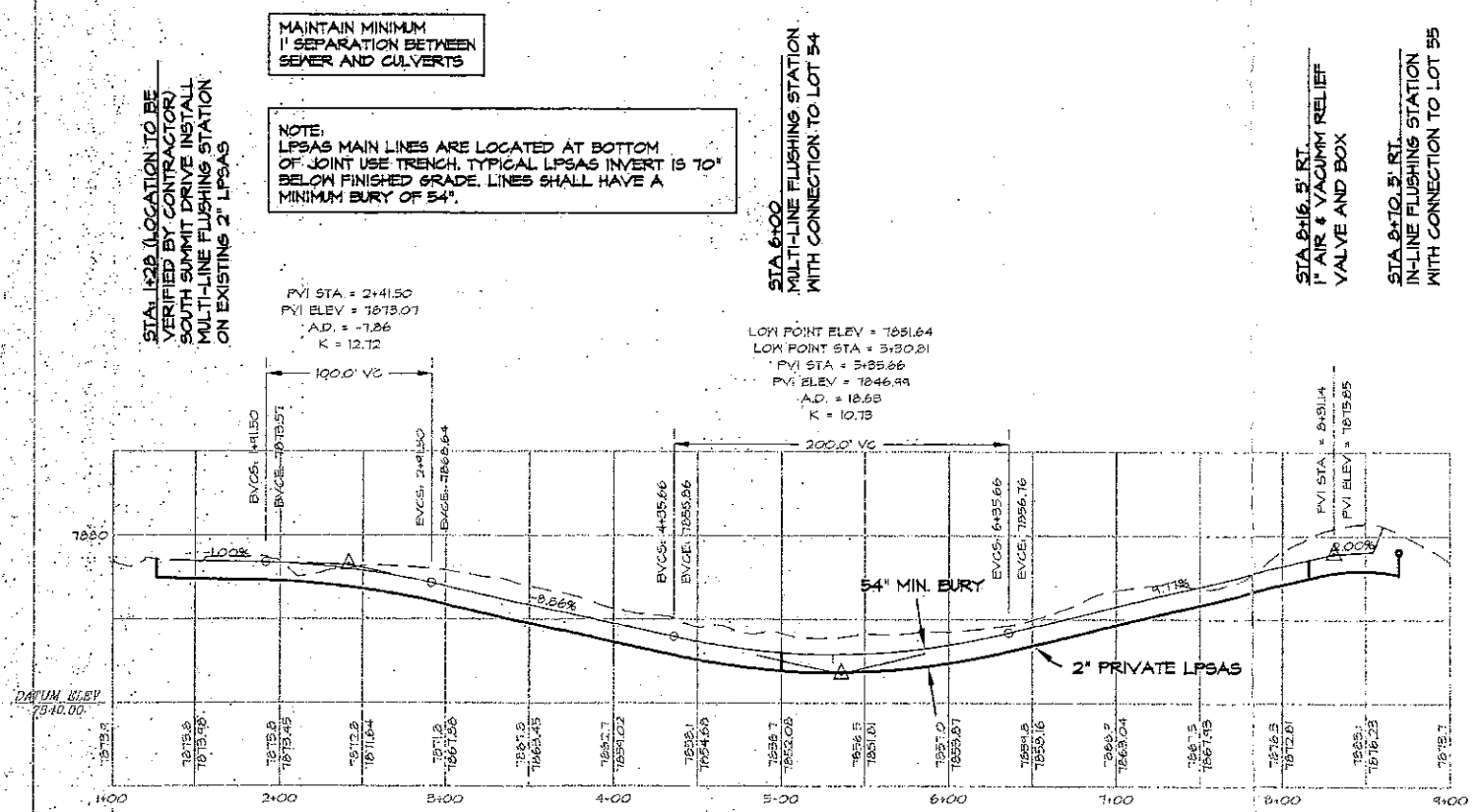
SAS SERVICE CONNECTION SCHEDULE				
LOT #	STA	LENGTH	CONN. TYPE/SIZE	ADDRESS
84	17+18	24'	S 1-1/4"	
85	18+98	24'	S 1-1/4"	
86	19+53	24'	S 1-1/4"	
67	20+28	14'	S 1-1/4"	

- LEGEND**
- IN-LINE FLUSHING STATION/LPSAS LINE
  - AIR & VACUUM RELEASE VALVE/LPSAS LINE
  - SERVICE LINE

NORTH

HORZ. 1"=50'  
VERT. 1"=20'  
2' CONTOUR INTERVAL

### BUFFALO LANE



REVISIONS	
DATE	BY

**DESIGN ENGINEER**

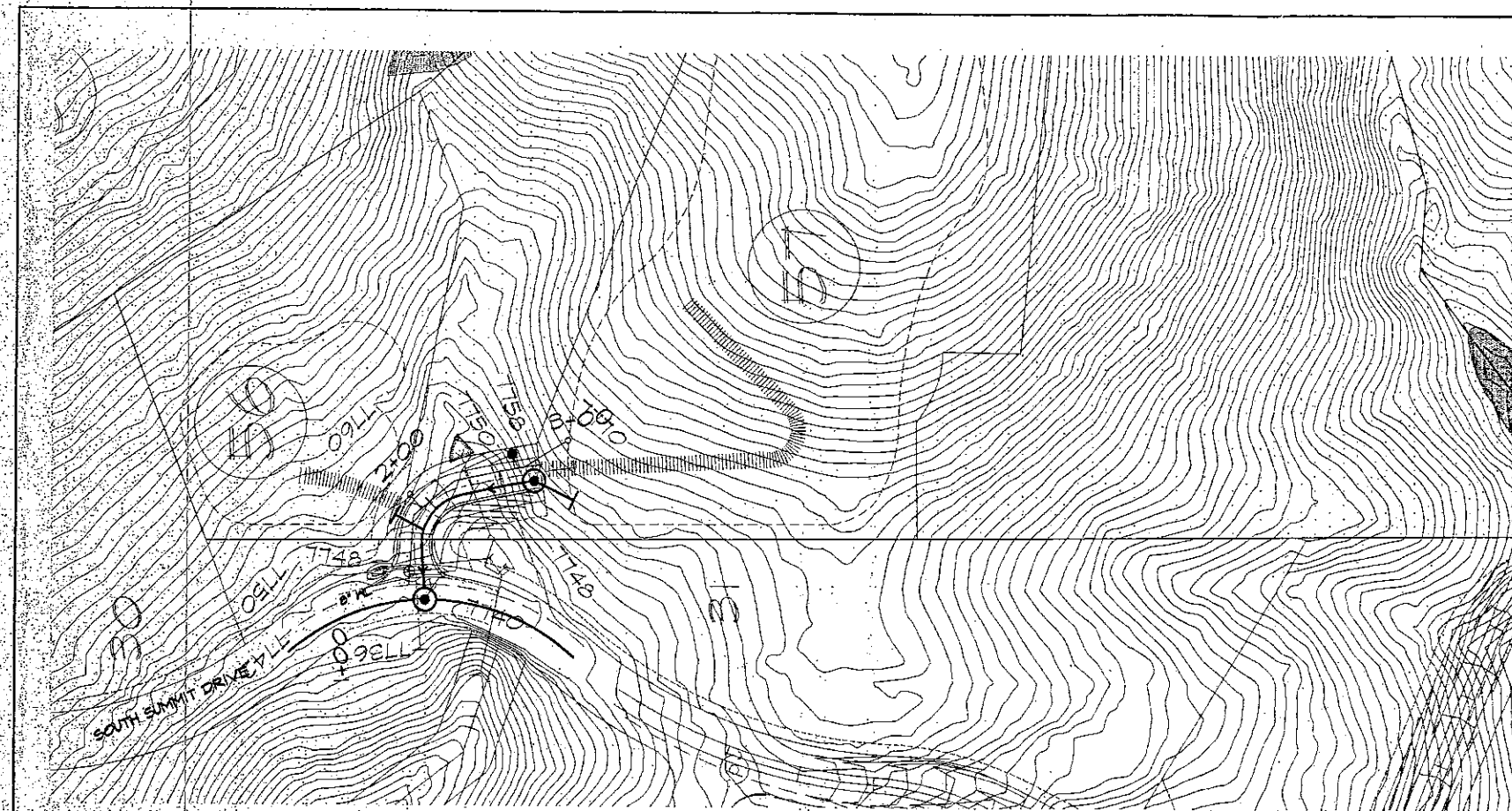
**HIGH SUMMIT III - PHASES 3-6**

**BUFFALO LANE - LPSAS - P & P**

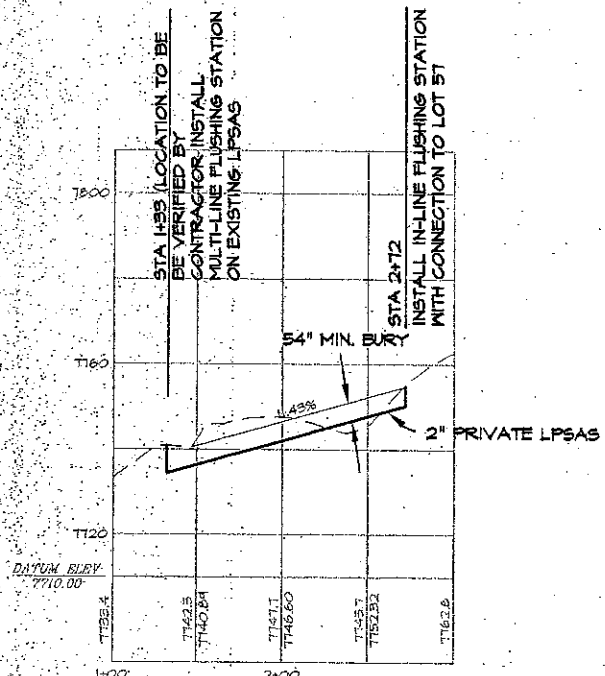
SCALE: 1"=50'      SHEET NO. 150

DATE: 10/01/2016





# SHARED DRIVEWAY



MAINTAIN MINIMUM  
1' SEPARATION BETWEEN  
SEWER AND CULVERTS

NOTE:  
LPSAS MAIN LINES ARE LOCATED AT BOTTOM  
OF JOINT USE TRENCH. TYPICAL LPSAS INVERT IS 10'  
BELOW FINISHED GRADE. LINES SHALL HAVE A  
MINIMUM BURY OF 54\"/>

NORTH

HORZ. 1"=50'  
VERT. 1"=20'  
2' CONTOUR INTERVAL

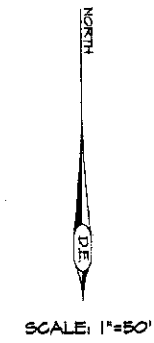
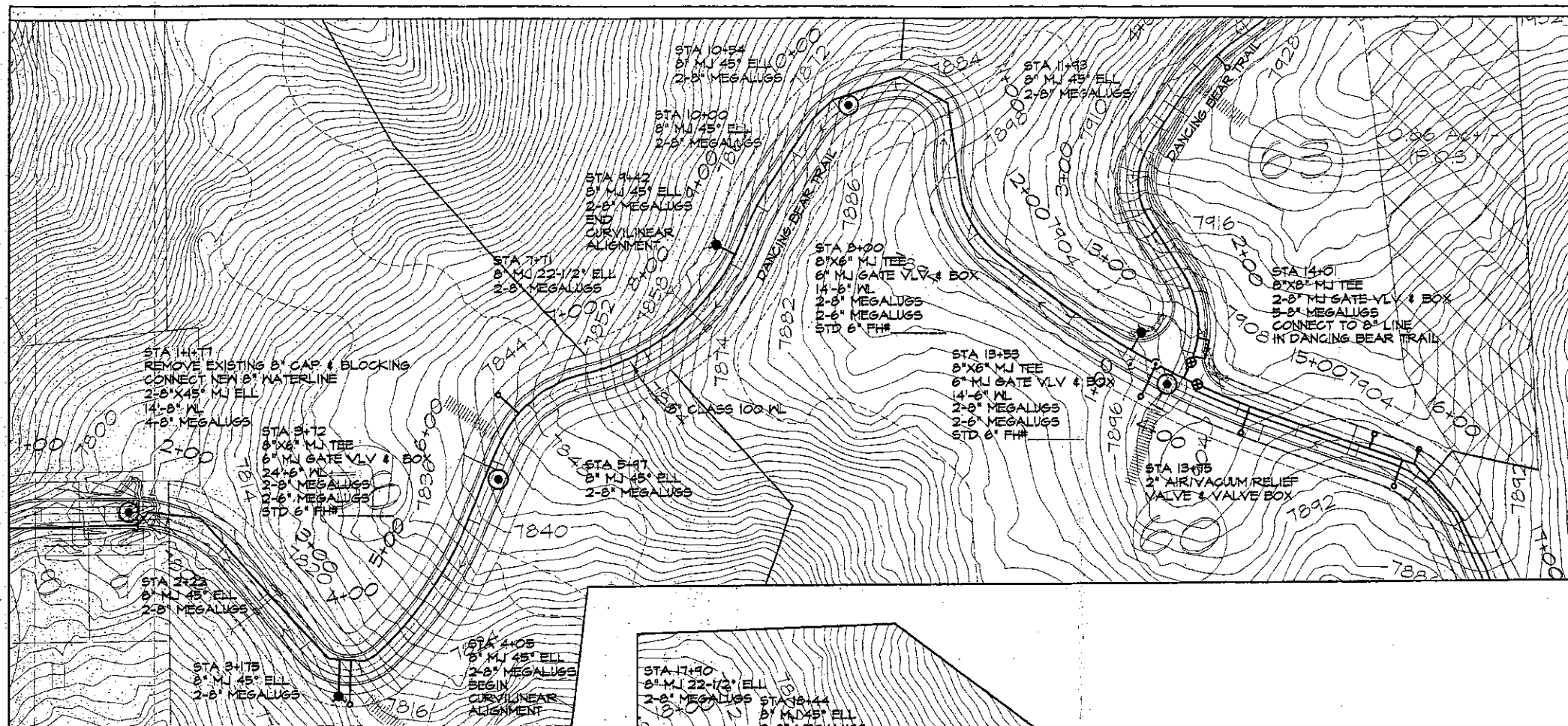
## LEGEND

- IN-LINE  
FLUSHING  
STATION/LPSAS LINE
- AIR & VACUUM  
RELEASE  
VALVE/LPSAS LINE
- SERVICE LINE

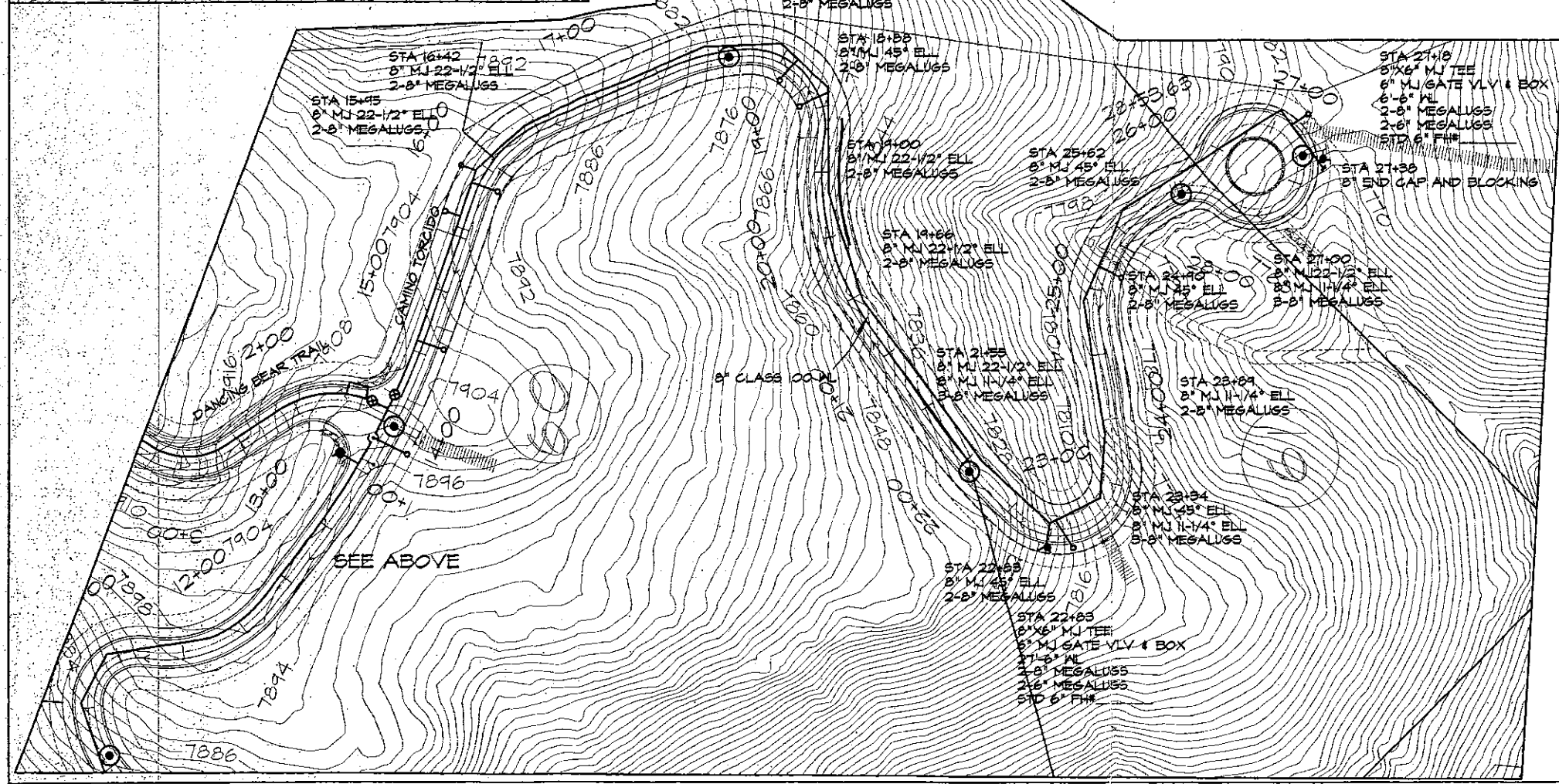


REVISIONS	
DATE	BY

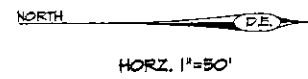
DESIGN ENGINEER	
1111 LINDA STREET, SUITE C SANTA FE, NEW MEXICO 87505 (505) 994-7971	
HIGH SUMMIT III - PHASES 3-6	
DRIVEWAY 53 & 54 - LPSAS - P & P	
SCALE 1"=50'	DATE 10/01/2016
SHEET NO. 152	



- LEGEND
- NEW WATER
  - EXISTING WATER
  - NEW FIRE HYDRANT
  - WATER SERVICE CONNECTION
  - 2-1/2" FLUSHING HYDRANT
  - GATE VALVE
  - WATER LINE END CAP
  - AIR & VACUUM RELIEF VALVE

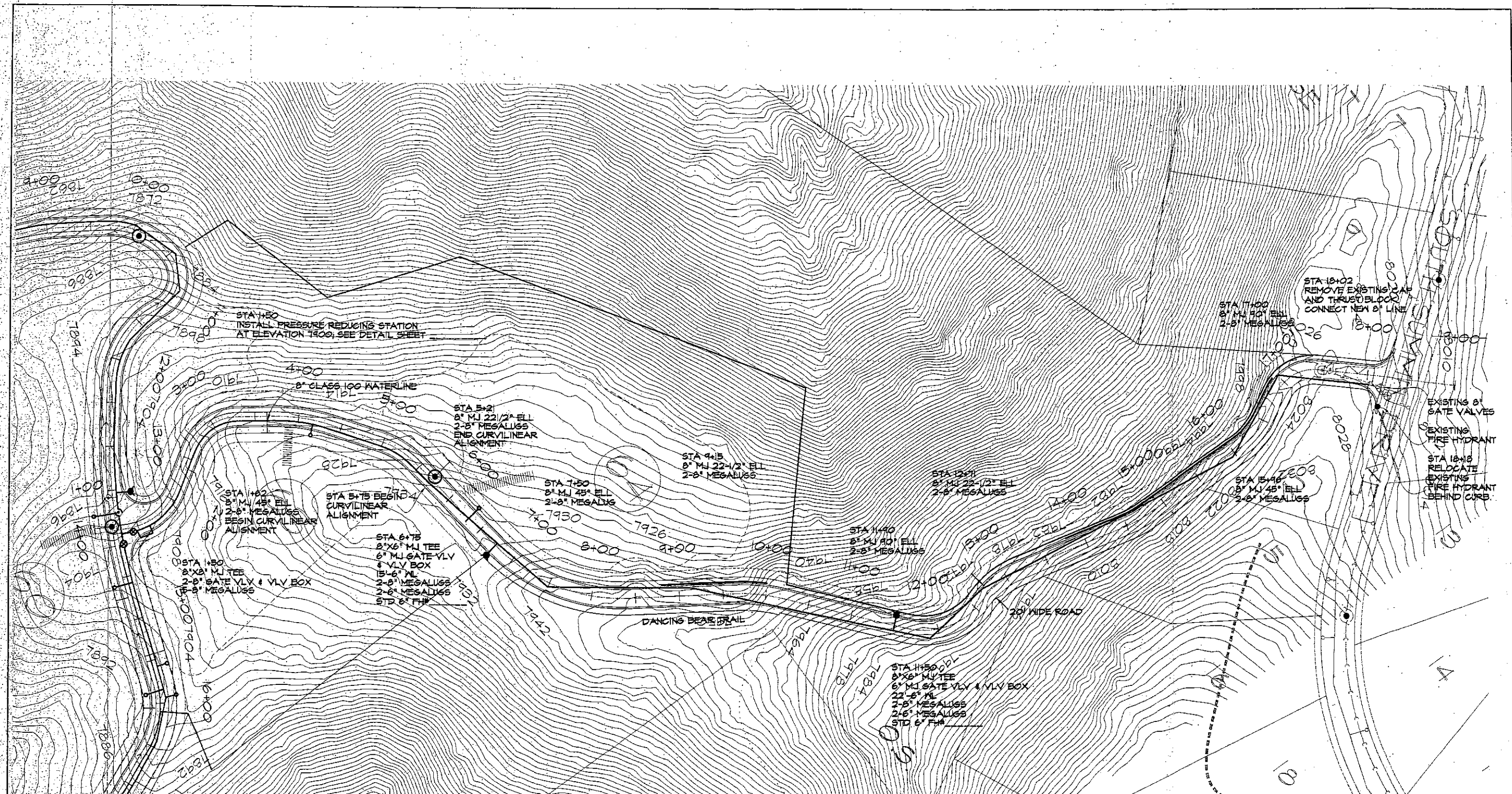


RECORDED MAPPING		
	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___



DESIGN ENGINEERY	
1401 LUNA STREET, SUITE 2 SANTA FE, NEW MEXICO 87505 (505) 494-1951	
HIGH SUMMIT III - PHASES 3-6	
DANCING BEAR TRAIL & CAMINO TORCIDO - WATER AND FIRE PROTECTION	
SCALE 1"=50'	DATE 10/07/2016
FILE CASE #	SHEET NO. 16A

REVISIONS		APPROVED		INSPECTOR	
DATE	BY	CITY OF SANTA FE WATER DIVISION	DATE	DATE	DATE
		SANTA FE FIRE DEPARTMENT		2016	
		AERIAL TOWNSHIP, RANGE, SECTION	WORK ORDER NO.		
					(1 OF 4)



- LEGEND**
- NEW WATER
  - EXISTING WATER
  - NEW FIRE HYDRANT
  - WATER SERVICE CONNECTION
  - 2-1/2" FLUSHING HYDRANT
  - GATE VALVE
  - WATER LINE END CAP
  - AIR & VACUUM RELIEF VALVE

RECORDED MAPPING		
	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
SIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

SCALE: 1"=50'

NORTH



**DESIGN ENGINEER**

1401 LUISA STREET, SUITE C  
SANTA FE, NEW MEXICO 87505  
(505) 991-1991

**HIGH SUMMIT III - PHASES 3-6**

**DANCING BEAR TRAIL - WATER AND FIRE PROTECTION**

SCALE: 1"=50' DATE: 10/07/2016  
SHEET NO. 16B

**APPROVED**

CITY OF SANTA FE WATER DIVISION DATE: 2016

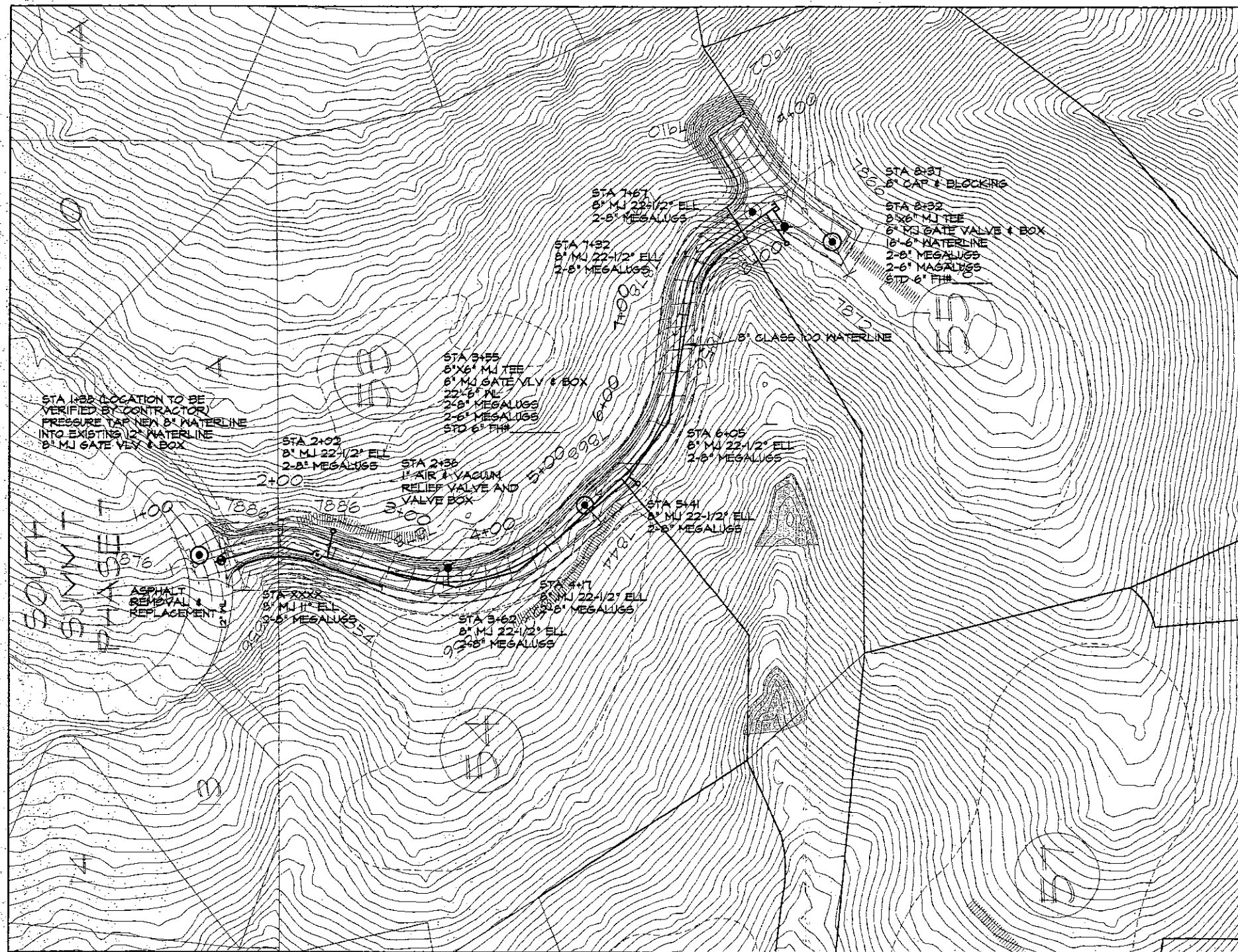
SANTA FE FIRE DEPARTMENT DATE: 2016

AERIAL TOWNSHIP, RANGE, SECTION WORK ORDER NO. (2 OF 4)

REVISIONS	
DATE	BY

46





NORTH

SCALE: 1"=50'

# LEGEND

- NEW WATER
- EXISTING WATER
- NEW FIRE HYDRANT
- WATER SERVICE CONNECTION
- 2-1/2" FLUSHING HYDRANT
- GATE VALVE
- WATER LINE END CAP
- AIR & VACUUM RELIEF VALVE

## RECORDED MAPPING

	INITIALS	DATE
AS BUILT	---	___/___/___
VALVE MAPS	---	___/___/___
GIS (MAPPING)	---	___/___/___
INSPECTOR APPROVED	---	___/___/___



## REVISIONS

DATE	BY

FLAT RECORDING INFORMATION  
BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
FILE DATE \_\_\_\_\_

## DESIGN ENGINEER

161 LUISA STREET, SUITE C  
SANTA FE, NEW MEXICO 87505  
(505) 991-1951

## HIGH SUMMIT III - PHASES 3-6

## BUFFALO LANE- WATER AND FIRE PROTECTION

SCALE: 1"=50' DWS NO. \_\_\_\_\_ DATE: 10/01/2016  
FROM CASE # \_\_\_\_\_ SHEET NO. 160

## APPROVED

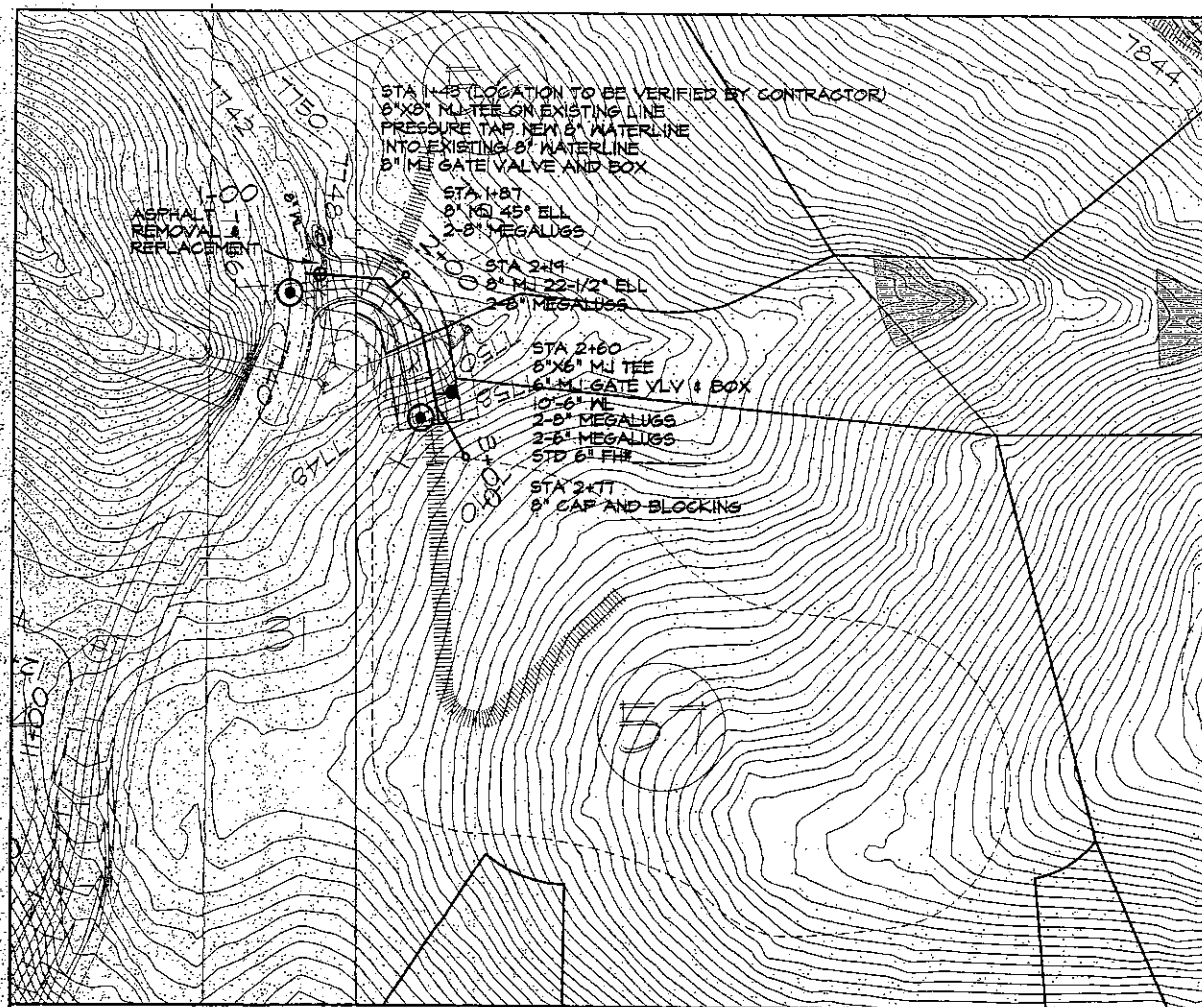
CITY OF SANTA FE WATER DIVISION DATE: \_\_\_\_\_

SANTA FE FIRE DEPARTMENT DATE: \_\_\_\_\_

AERIAL TOWNSHIP, RANGE, SECTION WORK ORDER NO. \_\_\_\_\_

INSPECTOR  
DATE: 2016

(3 OF 4)



NORTH  
SCALE: 1"=50'

- LEGEND
- NEW WATER
  - - - EXISTING WATER
  - ⦿ NEW FIRE HYDRANT
  - ⦿ WATER SERVICE CONNECTION
  - ⦿ 2-1/2" FLUSHING HYDRANT
  - ⦿ GATE VALVE
  - ⦿ WATER LINE END CAP
  - ⦿ AIR & VACUUM RELIEF VALVE

#### RECORDED MAPPING

	INITIALS	DATE
AS BUILT	—	—/—/—
VALVE MAPS	—	—/—/—
SIS (MAPPING)	—	—/—/—
INSPECTOR APPROVED	—	—/—/—



REVISIONS	
DATE	BY

PLAT RECORDING  
INFORMATION

BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

FILE \_\_\_\_\_

DATE \_\_\_\_\_

<b>DESIGN ENGINEER</b>  1611 LUISA STREET, SUITE 2 SANTA FE, NEW MEXICO 87505 (505) 491-1991	
<b>HIGH SUMMIT III - PHASES 3-6</b> <b>DRIVEWAY 53 &amp; 54 - WATER AND FIRE PROTECTION</b>	
SCALE 1"=50'	DATE 10/01/2016
SHEET NO. 16D	
<b>APPROVED</b>	
CITY OF SANTA FE WATER DIVISION	DATE
SANTA FE FIRE DEPARTMENT	DATE
AERIAL TOWNSHIP RANGE SECTION	WORK ORDER NO.
INSPECTOR 2016	
(4 OF 4)	

GENERAL

1. IN GENERAL, ALL CONSTRUCTION, RE-CONSTRUCTION AND REPAIR WORK PERFORMED ON PUBLIC AND PRIVATE INFRASTRUCTURE SHALL COMPLY WITH THE PROJECT'S SET OF APPROVED CONSTRUCTION DRAWINGS (ACD), IN ADDITION THE FOLLOWING SHALL APPLY: NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2014 EDITION (NMT STANDARD SPECIFICATIONS); THE SANTA FE COUNTY WATER UTILITIES (SFCU) CONSTRUCTION NOTES AND STANDARD SPECIFICATIONS FOR WATER CONSTRUCTION, 2014 EDITION (SFCU STANDARD SPECIFICATIONS); THE SANTA FE COUNTY WATER UTILITIES (SFCU) AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION, INCLUDING ALL AMENDMENTS.

2. IN THE EVENT OF CONFLICTING REQUIREMENTS ARISING AMONG THESE DOCUMENTS, THE ENGINEER OF RECORD SHALL DETERMINE THE MOST RESTRICTIVE REQUIREMENT TO BE FOLLOWED.

3. THE ENGINEER OF RECORD (EOR) SHALL BE A NEW-MEXICO LICENSED ENGINEER (NMPE), WITH DEMONSTRATED EXTENSIVE EXPERIENCE IN THE DESIGN, CONSTRUCTION ADMINISTRATION, AND REGULATORY REQUIREMENTS OF PUBLIC INFRASTRUCTURE PROJECTS.

4. THE OWNER'S PROJECT REPRESENTATIVE (OPR) SHALL BE AN INDIVIDUAL WITH A COMBINATION OF FORMAL TRAINING AND DEMONSTRATED FIELD EXPERIENCE IN MANAGING AND ADMINISTERING THE EXECUTION OF CONSTRUCTION PROJECTS THAT INCLUDE THE INSTALLATION OF PUBLIC INFRASTRUCTURE IN COMPLIANCE WITH APPROVED DRAWINGS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

5. THE OPR SHALL BE PRESENT ON THE CONSTRUCTION AS OFTEN AS NECESSARY TO ASSURE CONTRACTOR REASONABLY MEETS ALL ACD REQUIREMENTS WHILE MEETING THE COST AND TIME REQUIREMENTS OF THE CONTRACT. THE OPR AND THE EOR SHALL WORK TOGETHER TO REPRESENT THE OWNER'S BEST INTEREST.

6. THE OPR SHALL BE THE PRIMARY POINT OF CONTACT OR LIAISON BETWEEN THE CONTRACTOR AND THE OWNER.

7. THE OWNER SHALL DESIGNATE BOTH THE EOR AND THE OPR, NO LESS THAN FIVE (5) DAYS FOLLOWING THE AWARD OF THE CONSTRUCTION CONTRACT.

8. UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE COUNTY SHALL ASSUME THE EOR TO BE THE SAME AS THE DESIGN ENGINEER OF THAT DECISION AT THE PRE-CONSTRUCTION MEETINGS, IF NOT EARLIER.

PRE-CONSTRUCTION

1. THE OPR SHALL TRANSMIT TO THE CONTRACTOR THE OWNER'S NOTICE TO PROCEED (NTP), AND ARRANGE A PRE-CONSTRUCTION MEETING IF NECESSARY. NEITHER CONSTRUCTION ACTIVITIES NOR EQUIPMENT MOBILIZATION SHALL BEGIN ON THE SITE UNTIL A COUNTY EOR OR REPRESENTATIVE HAS BEEN PROVIDED TO THE CONTRACTOR AND A SUFFICIENT BASIS FOR THE MEETING HAS BEEN ESTABLISHED.

2. AS A MINIMUM, IN ATTENDANCE TO THE PRE-CONSTRUCTION MEETING SHALL BE: THE OPR, APPROPRIATE COUNTY REPRESENTATIVES (IN THE OPINION OF THE OPR), CONTRACTOR, AND UTILITY COMPANY REPRESENTATIVES.

3. THE CONTRACTOR SHALL PROVIDE THE NAMED ROLE AND CONTACT INFORMATION, INCLUDING NORMAL AND EMERGENCY PHONE NUMBERS, TO THE CONTRACTOR'S EOR AND THE OPR FOR THE CONSTRUCTION WORK. AT LEAST ONE PERSON SHALL BE AVAILABLE TO THE NAMED ROLE AT ALL TIMES DURING THE CONSTRUCTION WORK. THIS INFORMATION SHALL BE AVAILABLE AT THE PRE-CONSTRUCTION MEETING, AND BE UPDATED BY THE CONTRACTOR AS NECESSARY THROUGHOUT THE PROJECT'S EXECUTION PERIOD.

RELAY PLAN CHANGES

1. THE CONTRACTOR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE OPR TIMELY AND IN WRITING. CONTRACTOR SHALL ALLOW 24 HOURS FOR THE EOR'S WRITTEN ACKNOWLEDGEMENT OF RECEIPT.

2. THE EOR SHALL MAKE EVERY EFFORT TO RESPOND TO THE CONTRACTOR'S RFI WITHIN THE INITIAL 24 HOURS. WHEN THE EOR ANTICIPATES LONGER THAN 24 HOURS NEEDED TO PREPARE THE RFI RESPONSE, THE EOR SHALL PROVIDE THE CONTRACTOR, AS SOON AS POSSIBLE, THE ESTIMATED TIME TO THE RFI RESPONSE.

3. REQUESTS FOR DEVIATIONS FROM ANY PROVISIONS SPECIFIED IN THESE ACD OR THE CONTRACT DOCUMENTS MAY BE CONSIDERED ONLY WHEN THE CONTRACTOR ANTICIPATES IMPROVED OUTCOMES IN COST, TIME AND QUALITY OF THE CONSTRUCTED PROJECT, AS THE PRIMARY RESULT OF IMPLEMENTING DEVIATIONS TO THE ACD, WHILE KEEPING INTACT THE DESIGN'S INTENT.

4. CONTRACTOR SHALL SUBMIT ALL PLAN DEVIATION REQUESTS TO THE OPR. NO DEVIATIONS TO THE ACD SHALL PROCEED UNTIL CHANGES HAVE BEEN APPROVED IN WRITING BY THE OPR.

RECORDS

1. THROUGHOUT THE PROJECT'S EXECUTION PERIOD, THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE A COPY OF ALL RELEVANT FIELD NOTES, AND THESE SHALL BE MADE AVAILABLE TO THE OPR AT ANY TIME DURING WORKING HOURS. THE UPDATES OF SUCH NOTES AND DRAWINGS SHALL BE DONE AS FREQUENTLY AS NECESSARY, NOT LESS THAN ONCE A WEEK.

SURVEY MARKS

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR (NMPS) FOR VERIFICATION OF ALL CRITICAL HORIZONTAL AND VERTICAL CONTROL DATA, AND CERTIFICATION OF RECORD DRAWINGS.

2. THE NMPS SHALL IDENTIFY AND MARK ALL CRITICAL DATA IN THE ACD, OR WHEN NOT SPECIFICALLY IDENTIFIED IN THE FIELD, CRITICAL DATA D, X, Y, AND Z, RELATED TO WATER VALVES OF ALL KINDS, WATER METERS, FIRE HYDRANTS, CULVERT INLET OR OUTLET INVERTS, MANHOLE INVERTS AND RIMS, END OF MASTERWATER SERVICE CONNECTIONS WHICH SHALL BE COLLECTED BY THE CONTRACTOR'S. VOLUME OF DRAINAGE PONDS AND POND OUTLET INVERTS SHALL ALSO BE SHOWN ON THE RECORD DRAWINGS.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF SURVEY MONUMENTS OR MARKS. IN THE EVENT THAT ACCIDENTAL DAMAGE IS CAUSED TO THESE MARKS DURING PROJECT CONSTRUCTION, AN NMPS RETAINED BY THE CONTRACTOR SHALL RE-ESTABLISH THE MARKS IN COMPLIANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE "GEODETIC MARK PRESERVATION GUIDEBOOK". FOR MORE INFORMATION CONTACT NGS MARK PRESERVATION CENTER, NOAA (303) 786-5606. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COST FOR SUCH REPAIRS.

PROJECT LIMITATION/EROSION CONTROL/VEGETATION

1. CONTRACTOR SHALL CONFINe ALL CONSTRUCTION OPERATIONS TO THE DESIGNATED PROJECT BOUNDARIES SHOWN IN THESE ACD. NO PERSONNEL, MATERIALS, OR EQUIPMENT SHALL EVER ENOUGHACH ONTO AREAS OUTSIDE SUCH BOUNDARIES, UNLESS SPECIFICALLY PERMITTED BY THE OPR.

2. EVEN WITHIN THE PROJECT BOUNDARIES, CLEARING AND GRUBBING SHALL BE KEPT TO THE MINIMUM NECESSARY TO EXECUTE THE PROJECT. STABILIZATION OF DISTURBED SURFACES SHALL BEGIN AS SOON AS PRACTICAL AFTER INITIATION OF ANY CONSTRUCTION ACTIVITIES.

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. IF REQUESTED BY THE ACD, THE CONTRACTOR SHALL SUBMIT TO THE OPR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EVIDENCE OF A FILING NO 10 DAYS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

4. SWPPP SHALL COMPLY WITH THE PROVISIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SWPPP BEST MANAGEMENT PRACTICES (BMP) ENHANCED SPECIES OR ARCHAEOLOGICAL RESOURCES IN ANY WAY OF THE PROJECT. THE OPR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SWPPP AND ASSOCIATED PAPERWORK SHALL BE PROVIDED TO THE OPR FOR INSPECTION WHEN REQUESTED.

5. AT A MINIMUM, ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WINDY DAYS AS NEEDED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE REVEGETATION PLAN IMPLEMENTATION HAS NOT BEEN COMPLETED BEFORE SEPTEMBER 1, DUE TO CONSTRUCTION DELAYS, OR BECAUSE DISTURBED SURFACES MUST REMAIN OPEN FOR TEMPORARY PROTECTION SUCH AS A COVER CROP OR MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO THE OWNER.

7. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, INCLUDING UNDERGROUND UTILITY CONDUITS LOCATED WITHIN AND WITHOUT THE PROJECT BOUNDARIES, FREE OF DUST AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. DEBRIS AND MUD SHALL BE PREVENTED FROM ENTERING EXISTING DRAINAGE BODIES. THE CONTRACTOR SHALL BE RESPONSIBLE OF THE CONTRACTOR ALONE, AND ALL RELATED COSTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PROJECT.

8. OWNERS AND THEIR AGENTS SHALL NOT BE HELD RESPONSIBLE FOR THE COSTS OF REPAIRING ANY DAMAGE OR ALTERATIONS CAUSED DURING EXECUTION OF THIS PROJECT, TO THE ORIGINAL CONDITION OF THIRD PARTY'S PROPERTY (E.G. STRUCTURES, EXISTING UTILITIES, ETC.) LOCATED WITHIN OR OUTSIDE THE PROJECT BOUNDARIES.

9. EXISTING ROAD AND DRIVEWAY ACCESSES FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL WEATHER CONDITIONS.

10. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN ON THE ACD.

11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL SPECIFIED MATERIALS OR EQUIPMENT, WHETHER IN STORAGE OR INSTALLED, UNTIL FINAL WRITTEN APPROVAL OF THE PROJECT BY THE OPR AND THE COUNTY.

12. BORROW MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC. SHALL NOT BE PLACED IN WETLAND AREAS, OR ANY AREAS DESIGNATED AS SUCH BY THE STATE OF NEW MEXICO.

13. ALL WORK PERFORMED IN THE VICINITY OF EXISTING STREAMS, WATER IMPOUNDMENTS, WETLANDS, DRINKING OR IRRIGATION WATER SOURCES SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE VEGETATION DAMAGE OR REMOVAL, AS WELL AS SOIL EROSION.

14. CONSTRUCTION EQUIPMENTS CROSSINGS OF EXISTING STREAMS, WHETHER THE STREAMS ARE EMERGENCY OR PERSONAL, SHALL BE MINIMIZED, REMAINING OPERATIONS AND CONCRETE DUMPING IN THE VICINITY OF ANY BODY OF WATER SHALL BE STRICTLY PROHIBITED.

15. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROADS, SHALL BE RESTORED IN ACCORDANCE WITH THE SHADING PLANS, AND RESEEDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEBRIS

1. CONTRACTOR SHALL DESIGNATE AN AREA WITHIN THE PROJECT BOUNDARIES FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS AND MASTE. SUCH DEBRIS MAY INCLUDE REMOVED TREES AND BRUSH, AND ANY MATERIALS THAT MAY BE UNEARTHED WHICH ARE DEEMED NOT SUITABLE FOR REUSE AS CONSTRUCTION MATERIAL ON THIS PROJECT.

2. CONSTRUCTION DEBRIS AND MASTE SHALL BE PREVENTED FROM BEING BLOWN BY WIND, SURFACE RUNOFF, OR ANIMALS (DOMESTIC OR WILD), AND BECOMING A NUISANCE TO ANYONE OUTSIDE THE PROJECT BOUNDARIES.

3. FROM THE TIME THE DEBRIS AND MASTE SHALL BE TRANSPORTED OUT OF THE SITE AND DISPOSED OF PROPERLY AT A NON STATE APPROVED LANDFILL, CONTRACTOR SHALL SUBMIT CORRESPONDING TIPPING RECEIPTS TO THE OPR TO ACCOUNT FOR A PROPER DISPOSAL OF THE DEBRIS AND MASTE.

4. MASTE THAT REQUIRES SPECIAL HANDLING UNCOVERED DURING CONSTRUCTION ACTIVITIES AND NOT PREVIOUSLY IDENTIFIED SHALL BE THE SUBJECT OF CONSIDERATION AS A CHANGE ORDER DUE TO UNKNOWN SUBSURFACE CONDITIONS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP SPILLS ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITIES.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP SPILLS OF HAZARDOUS MATERIALS SUCH AS SOLID OILS, GREASE, MOTOR OIL, SOLVENTS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY PRESENT A THREAT TO THE HEALTH AND WELFARE OF HIS WORKERS, THE GENERAL PUBLIC, OR THE ENVIRONMENT.

7. CONTRACTOR SHALL REPORT IMMEDIATELY ANY EVIDENCE OF PAST SPILLS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES ON THE PROJECT. SUCH SPILLS SHALL BE REPORTED TO THE APPROPRIATE STATE AGENCY, CLEANUP SHALL BE COMPLETED, AND ANY SPILLS THAT HAVE OCCURRED DURING THE CONSTRUCTION OF THIS PROJECT, HOWEVER THEY MAY BECOME EVIDENT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE LATEST TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), BUT MAY BE REVISED UNDER WRITTEN DIRECTION FROM THE COUNTY TRAFFIC ENGINEER.

ONE CALL


1. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN INCLUDED ON THESE ACD OR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT EACH UTILITY LOCATED AT THE PROJECT LOCATIONS, INCLUDING UNDERGROUND FACILITIES, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT (800)831-2857 TO COORDINATE EACH SPOT LOCATING NO LESS THAN 48 HOURS PRIOR TO INITIATING ANY WORK.

TESTING

1. MATERIAL QUALITY TESTS SHALL BE PERFORMED BY A RECOGNIZED LABORATORY. SUCH LABORATORY SHALL BE OPERATED UNDER THE AUSPICES/DIRECTION OF AN NMPE. NAME AND CONTACT OF THE LABORATORY SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OPR AS SOON AS PRACTICAL, AFTER THE CONTRACTOR'S RECEIPT OF THE NOTICE TO PROCEED.

- IF PROVISIONS FOR A TESTING ALLOWANCE HAVE BEEN MADE IN THE CONSTRUCTION CONTRACT FOR TESTING SPECIFICALLY REQUIRED IN THESE ACC, OR REQUIRED BY THE OPR, THE CONTRACTOR SHALL SUBMIT TESTING LABORATORY INVOICES TO THE OPR FOR REIMBURSEMENT. COST OF RE-TESTING FOR BELOW-STANDARD RESULTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO PAYMENT SHALL BE MADE FOR SUCH.
46. IF COMPACTION TESTS DOES NOT HAVE A TESTING COST ALLOWANCE, THE COST OF ALL REQUIRED TESTING AND RE-TESTING, FOR EITHER MATERIAL OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.
47. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 100 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS AND BENEATH ALL DROP INLET BASES; TEST RESULTS SHALL BE SUBMITTED BY THE LABORATORARY TO THE OPR. FIELD TEST REPORTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTING.
48. CONTRACTOR SHALL SUBMIT TO THE OPR MATERIAL QUALITY TEST RESULTS, AND ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
49. SUBGRADE, BASE MATERIAL, ASPHALT-TREATED BASE, AND ASPHALT SURFACE COURSE SHALL BE TESTED FOR COMPACTION EVERY 100 LINEAL FEET. IN ADDITION, ASPHALT BASES SHALL BE TAKEN FOR EVERY 500 TONS INSTALLED, OR ONCE A DAY, IF LESS THAN 500 TONS ARE INSTALLED. ALL TESTS SHALL BE TESTED AND THE RESULTS SENT BY THE LAB DIRECTLY TO THE OPR.
50. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 100 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS WITHIN TWO (2) HORIZONTAL FEET OF ANY PCC OR OTHER MATERIAL STRUCTURES (E.G., MANHOLES, FOUNDATIONS, TANKS), BENEATH ALL MANHOLE BASES OR CONCRETE FOUNDATIONS, FOR EVERY LIFT FOR EVERY SOLE LINEAR FEET FRENCH BACKFILL; OR FOR EACH BOX CUBIC YARDS OF FILL OF SIMILAR MATERIAL APPLIED OR FOR EACH DAY OF CONSTRUCTION WHEN MORE THAN 500 CUBIC YARDS OF FILL IS PLACED. ALL TESTS SHALL BE SUBMITTED BY THE LABORATORY DIRECTLY TO THE OPR. FIELD TEST REPORTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTING.
51. FOR ALL PORTLAND CEMENT CONCRETE (PCC) ONE SAMPLE SET SHALL BE CONDUCTED FOR EACH BOX LINEAR FEET (E.G. CURB AND GUTTER), 50 CUBIC YARDS CAST, OR ONE SET PER DAY OF CASTING, WHICHEVER IS MOST RESTRICTIVE IN THE OPINION OF THE OPR. PCC CYLINDERS SHALL BE TESTED AT 1, 7, 28 AND 56-DAY INTERVALS. THE LATTER INTERVAL MAY BE MAINTAINED IF SPECIFIED STRENGTH HAS BEEN REACHED AS DEMONSTRATED BY AN EARLIER TEST. ALL TEST RESULTS SHALL BE SUBMITTED BY THE TESTING LABORATORY DIRECTLY TO THE OPR.
- CONTRACTOR SHALL SUBMIT TO THE OPR ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
- DRAINAGE DESIGN**
52. ALL DRAINAGE PIPELINES OR CULVERTS SPECIFIED IN THESE ACC AS CORRUGATED METAL PIPE OR "CMP" SHALL HAVE A MINIMUM 18-GAUGE, AND MINIMUM 12-INCH DUCTY.
- SITE GRADING**
53. ALL CUT AND FILL SLOPE, INCLUDING SETBACK REQUIREMENTS, SHALL COMPLY WITH THESE ACC, APPLICABLE PROVISIONS OF THE COUNTY CODE, AND LOCAL ORDINANCES. WHEN IN CONFLICT, PROVISIONS OF THE COUNTY CODE SHALL PREVAIL, AS DETERMINED BY THE OPR.
54. SLOPES SPECIFIED IN THESE ACC ARE EXPRESSED IN TERMS OF THE HORIZONTAL RUN VERSUS THE VERTICAL RISE OF THE GROUND'S SURFACE (%).
55. IF THE CONTRACTOR IS PROVIDED A PROJECT GEOTECHNICAL REPORT, THEN THE PROVISIONS OF THAT REPORT SHALL PREVAIL OVER THE PROVISIONS OF THESE ACC.
56. AFTER CLEARING, THE SOIL SHALL BE MOISTURE CONDITIONED AND DESIGNED AS NOTED BELOW PRIOR TO PLACEMENT OF BACKFILL OR CONSTRUCTION.
57. EXPOSED NATIVE SOILS SHALL BE SCAFORIZED TO A DEPTH OF AT LEAST 8-INCHES, MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. THE REMAINING 5% OF MAXIMUM DRY DENSITY SHALL BE OBTAINED AT OR ABOVE THE TOP OF FINISH GRADE.
58. ALL STRUCTURAL FILL OR BACKFILL SHALL BE FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 3-INCHES.
59. FILL OR BACKFILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS IF COMPACTED WITH APPROVED EQUIPMENT AND 4-INCH LOOSE LIFTS IF HAND HEAVY COMPACTION EQUIPMENT IS USED. EACH LIFT SHOULD BE FIRM AND NON-YIELDING. ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN .2% OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED IN ACCORDANCE WITH ASTM D-1557.
- ROAD AND FILL MATERIAL SPECIFICATIONS**
60. FILL MATERIAL SHALL MEET NM STANDARD SPECIFICATIONS FOR DIVISION 200.
61. BASECOURSE SHALL MEET GRADATION REQUIREMENTS SPECIFIED IN TABLE 200.2.111 NM STANDARD SPECIFICATIONS.
62. ASPHALT SHALL MEET GRADATION REQUIREMENTS SPECIFIED FOR SP-11 IN TABLE 420.2.2, NM STANDARD SPECIFICATIONS.
63. BASECOURSE SHALL BE COMPACTED TO MINIMUM 95% OF THE MAXIMUM DENSITY PER AASHTO, T-99 MODIFIED MOISTURE DENSITY TEST. SUBGRADE BENEATH ASPHALT SHALL BE COMPACTED TO 95% AASHTO D-1557.
- CONCRETE WORK**
64. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACC SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1300 PSI AT 7 DAYS, AND 1800 PSI AT 28 DAYS. IN ADDITION, CONCRETE SHALL HAVE 1-BAG PER FOOT OF CONCRETE AND 1-CUBIC YARD OF CONCRETE (1-BAG MIX), PLUS MAXIMUM 3/4-INCH AGGREGATE SIZE, WITH AIR ENTRAINMENT BETWEEN 4% AND 7% AT DELIVERY TIME.
65. ACTUAL TOP OF SURFACE AT CURB AND GUTTER SHALL NOT DEViate FROM SPECIFIED ANY MORE THAN 1/8-INCH IN 10 FEET. INSIDE FACE OF CURB SHALL NOT DEViate MORE THAN 7-INCH IN 10 FEET FROM A STRAIGHT LINE.
66. OPR SHALL VERIFY THAT ALL CURB AND GUTTER SHOWS POSITIVE WATER FLOW PRIOR TO FINAL ACCEPTANCE, OR DURING COUNTY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- PAVING**
67. A COMPLETION LETTER, WRITTEN BY EACH UTILITY COMPANY WHOSE STRUCTURES/CONDUITS ARE AFFECTED DURING THE EXECUTION OF THE PROJECT, SHALL BE DELIVERED BY THE CONTRACTOR TO THE OPR BEFORE THE CONTRACTOR CAN REQUEST TO BEGIN PAVING. PAVING SHALL NOT COMMENCE UNTIL RECEIVED BY THE OPR.
68. OPR SHALL VERIFY THAT ALL PAVING SHOWS POSITIVE WATER FLOW PRIOR TO FINAL ACCEPTANCE, OR DURING COUNTY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- WATER LINE WORK**
69. CONTRACTOR SHALL NOTIFY THE COUNTY UTILITY DIVISION, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE OPERATION OF THE COUNTY UTILITY SYSTEM.
70. UNLESS OTHERWISE INDICATED IN THE ACC, ALL WATER/SEWER ITEMS SHALL BE MADE OF OR BE FULLY COMPATIBLE WITH DUCTILE IRON OR CLASS 200-15 PVC, INSTALLED OVER CLASS-D BEDDING OR BETTER, WITH MECHANICAL OR MESALUPL JOINTS, OR THERMALLY FUSED JOINTS AS APPROPRIATE. EXCAVATION SHALL ADEQUATELY ACCOMMODATE THE PIPES BELL ENDS.
71. ALL WATER VALVES SHALL BE PRESSURIZED TYPE, RESILIENT SEATING, MECHANICAL OR MESALUPL JOINTS, US PIPEVALVEIT, OR COMPARABLE. EXISTING BODIES AND RISERS SHALL BE REPLACED WITH NEW, COMPARABLE TO THE EXISTING.
72. UNLESS OTHERWISE INDICATED ON THIS ACC, WATER SERVICE CONNECTIONS AND METERS SHALL BE ONE (1) INCH IN DIAMETER. INSTALLATION OF THE WATER METER ITSELF SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER AND SHALL NOT BE PART OF THE SCOPE OF THIS PROJECT. HOME BUILDER MUST REQUEST INSTALLATION OF METER FROM THE COUNTY UTILITY DIVISION.
73. ALL FIRE HYDRANTS SHALL BE SUPPLIED WITH THE TYPE OF THREAD APPROVED BY THE COUNTY FIRE MARSHAL FOR THE PROJECT LOCATION. EACH HYDRANT SHALL BE IDENTIFIED BY A PRINTED NUMBER SUPPLIED BY THE FIRE MARSHAL. HYDRANTS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 1-FEET RADIIUS AROUND THEM.
74. ALL WATER LINES SHALL BE INSTALLED IN EXCLUSIVE TRENCHES, WITH NO OTHER UTILITY LINES (INCLUDING NON-PUBLIC POTABLE WATER), AND AT LEAST 40 INCHES OF COMPACTED BACKFILL COVER.
75. NO WORK SHALL BE INSTALLED BEFORE THE FINAL GRADE HAS BEEN ACHIEVED WITHIN THE DESIGNATED WATER UTILITY CORRIDOR (ROAD RIGHT OF WAY OR easement).
76. LOCATE PIRES MEETING COUNTY OF SANTA FE STANDARDS SHALL BE INSTALLED ALONG ALL NEW WATERLINES.
77. ALL UTILITY LINES SHALL BE BORED UNDER ANY EXISTING PCC FEATURES, AND A MINIMUM OF 12 INCHES OF SEPARATION SHALL BE MAINTAINED BETWEEN SUCH LINES. ANY DAMAGE ON EXISTING PCC FEATURES (E.G. EXISTING CURB AND GUTTER, SIDEWALK), RESULTING FROM CONSTRUCTION ACTIVITIES ON THIS PROJECT, SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE, BEFORE FINAL ACCEPTANCE.
78. PARALLEL PUBLIC WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE (SEPARATION BETWEEN THEM) OF 10 FEET, PLUS A VERTICAL CLEARANCE OF 3 FEET, WHEREVER WATER AND SAS LINES CROSS. WATER LINES SHALL ALWAYS BE ABOVE THE SAS LINE IN THE EVENT THAT ANTICIPATED FIELD CONDITIONS REQUIRE THESE CLEARANCES OR RELATIVE LOCATIONS TO BE REVISED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGING ORDER TO PROVIDE ALTERNATE PROTECTION FOR THE WATER LINE. NO WORK SHALL BE PERFORMED ON SUCH CHANGE ORDERS WITHOUT FINAL CONTRACTOR VERIFICATION BY COUNTY UTIL DIVISION.
79. BURIED VESSELS, SUCH AS WATER STORAGE TANKS OF ANY KIND, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH RECOMMENDATIONS PUBLISHED BY THE VESSEL MANUFACTURER FOR THE SPECIFIC APPLICATION. AT THE VERY MINIMUM, ALL VESSELS SHALL BE BEDDED ON 24 INCHES OF 1" DIAMETER CRUSHED GRAVEL. FOR CYLINDRICAL TANKS, DEPTH OF GRAVEL WILL REACH THE "9 O'CLOCK" AND "4 O'CLOCK" MARKS ON THE TANKS.
80. AT THE POINT OF CONNECTION BETWEEN BURIED VESSELS AND PIPES, FLEXIBLE COUPLINGS (METALLIC OR EQUAL) SHALL BE INSTALLED, UNLESS SPECIFICALLY REQUIRED OTHERWISE IN THESE ACC.
81. OVER-EXCAVATION OF TRENCHES SHALL NOT BE ACCEPTABLE, UNLESS THE OPR PROVIDES WRITTEN AUTHORIZATION FOR THE CONTRACTOR TO DO SO, TO ADDRESS PREVIOUSLY UNKNOWN SUBSOIL CONDITIONS WHICH WOULD BE UNSUITABLE FOR FOUNDATION OR PIPELINE BEDDING.
82. CONTRACTOR SHALL REPAIR AND REPAIR AT THE CONTRACTOR'S EXPENSE, ANY ACCIDENTAL OVER-EXCAVATION PERFORMED BY CONTRACTOR'S CREWS, BY INSTALLING AND COMPACTING CLASSIFIED FILL IN COMPLIANCE WITH CLASS-D BEDDING OR BETTER.
83. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DISINFECTION, CHLORINATION, CHLORINE RESIDUAL TESTING, AND LEAK INTEGRITY PRESERVATION OF ALL EXISTING WATER LINES THAT MAY HAVE BEEN AFFECTED BY THE PROJECTS CONSTRUCTION. OPR SHALL WITNESS ALL SUCH TESTING.
84. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES.
85. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL VALVE RISERS TO HIGH FINISH GRADE.
- SANITARY SEWER WORK**
86. CONTRACTOR SHALL NOTIFY THE COUNTY UTILITY DIVISION, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE OPERATION OF THE COUNTY UTILITY MASTERWATER SYSTEMS.
87. SANITARY SEWER (SANITARY) LINES SHALL BE PVC 8" OR 12" OR 18" AS APPROVED EQUIVALENT BY THE BOR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 8-FOOT OF COMPACTED BACKFILL COVER (12, 8-FOOT ABOVE THE PIPE).
88. SANITARY SEWER LINES SHALL BE INSTALLED WITH FITTINGS, SUCH AS PIPE TEES, WYES, OR MECHANICALLY-STRAPPED SADDLE-TYPE FITTINGS AS APPROVED BY COUNTY UTILITY DIVISION.
89. UNLESS OTHERWISE SHOWN ON THESE ACC, ALL LOW-PRESSURE SEWER LINES (LPSS) SHALL BE PVC 8" OR 12", OR EQUIVALENT HOPE PIPE, BURIED UNDER A MINIMUM OF 42 INCHES OF COMPACTED BACKFILL.
90. SANITARY SEWER MANHOLES AND FLUSHING STATIONS SHALL BE MADE OF FACTORY-PRE-CAST REINFORCED CONCRETE PIPE SEGMENTS, UNLESS OTHERWISE SPECIFIED. MANHOLE AND FLUSHING STATIONS SHALL BE 4 FEET IN DIAMETER. ALL MANHOLES SHALL BE SPECIFIED IN THESE ACC. TOP AND BOTTOM SLABS MAY BE EITHER FACTORY-PRE-CAST OR CAST IN-SITU REINFORCED CONCRETE.
91. LOCATE PIRES OR OTHER COUNTY APPROVED UNDERGROUND UTILITY MARKERS SHALL BE INSTALLED FOR ALL SEWERS (SAS AND LPSS), SO THAT THESE ARE VISIBLE INSIDE ALL MANHOLES AND FLUSHING STATIONS. COMPLIANCE WITH THIS REQUIREMENT SHALL BE VERIFIED BY THE OPR FOR EACH INSTALLATION EVENT.
92. ALL UTILITY LINES SHALL BE BORED UNDER ANY EXISTING PCC FEATURES, AND A MINIMUM OF 12 INCHES OF SEPARATION SHALL BE MAINTAINED BETWEEN SUCH LINES. ANY DAMAGE ON EXISTING PCC FEATURES (E.G. EXISTING CURB AND GUTTER, SIDEWALK), RESULTING FROM CONSTRUCTION ACTIVITIES ON THIS PROJECT, SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE, BEFORE FINAL ACCEPTANCE.
93. LINES SHALL BE PLACED BELOW STORM SEWERS WHEN THESE CROSS, UNLESS OTHERWISE SHOWN IN THESE ACC OR APPROVED BY THE OPR. IN CONSULTATION WITH THE COUNTY UTILITY DIVISION, A MINIMUM VERTICAL CLEARANCE OF 12 INCHES SHALL BE PROVIDED BETWEEN THE TOP OF A SAS LINE AND THE BOTTOM OF A STORM SEWER LINE, UNLESS OTHERWISE APPROVED IN WRITING BY COUNTY UTILITY DIVISION.
94. LPSS SERVICE CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH DETAILS SHOWN ON THESE ACC. WHEN SERVICE LPSS LINE CONNECTS ONTO GRAVITY SEWER LINE, THE CONNECTION SHALL BE MADE AT THE TEE, WITH OR SADDLE DESCR

10. FOR LPSAS SERVICE CONNECTIONS SHOWN ON THESE ACD SHALL BE MADE DIRECTLY ONTO FLUSHING STATIONS, CONTRACTOR SHALL FOLLOW THE SAME DETAIL USED FOR IN-LINE FLUSHING STATIONS, REPLACING THE RESPECTIVE OWNER MAIN BRANCH WITH THE SPECIFIED SERVICE LINE DIAMETER.
11. ANY LPSAS GRINDER PUMP STATIONS SHOWN ON THESE ACD SHALL BE MANUFACTURED BY ENVIRONMENT-ONE CORPORATION AND NO SUBSTITUTIONS SHALL BE ALLOWED. THE LOCATION OF GRINDER PUMPS BEYOND THE LPSAS UTILITY CORRIDOR SHALL BE THE RESPONSIBILITY OF THE HOME BUYER/OWNER, AND SHALL NOT BE PART OF THIS PROJECT'S SCOPE.
12. BURIED VESSELS, SUCH AS WATER STORAGE TANKS OF ANY KIND, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH RECOMMENDATIONS PUBLISHED BY THE VESSEL MANUFACTURER FOR THE SPECIFIC APPLICATION. AT THE VERY MINIMUM, ALL VESSELS SHALL BE BURIED ON 24 INCHES OF 7" DIAMETER CRUSHED GRAVEL. FOR CYLINDRICAL TANKS, DEPTH OF GRAVEL WILL REACH THE 18 INCHES AND FOR RECTANGULAR TANKS, THE 18 INCHES CLASSIFIED GRAVEL SHALL BE PLACED ABOVE THE TANK BY EVAPORATION.
13. AT THE POINT OF CONNECTION BETWEEN BURIED VESSELS AND PIPES, FLEXIBLE COUPLINGS (VICTAULIC OR EQUAL) SHALL BE INSTALLED, UNLESS SPECIFICALLY REQUIRED OTHERWISE IN THESE ACD.
14. OVER-EXCAVATION OF TRENCHES SHALL NOT BE ACCEPTABLE, UNLESS THE OFR PROVIDES WRITTEN AUTHORIZATION FOR THE CONTRACTOR TO DO SO, TO ADDRESS PREVIOUSLY UNKNOWN SUBSOIL CONDITIONS WHICH COULD BE UNSUITABLE FOR FOUNDATION OR PIPELINE BEDDING.
15. CONTRACTOR SHALL REMEDY AND REPAIR, AT THE CONTRACTOR'S EXPENSE, ANY ACCIDENTAL OVER-EXCAVATION PERFORMED BY CONTRACTOR'S CREWS, BY INSTALLING AND COMPACTING CLASSIFIED FILL IN COMPLIANCE WITH CLASS-D BEDDING OR BETTER.
16. ALL GRAVITY SEWER LINE SEGMENTS BETWEEN MANHOLES, INCLUDING ANY GAS SERVICE LINES WITHIN THE SEWER UTILITY CORRIDOR, SHALL BE FLUSHED, TELEVIEWED AND PRESSURE-TESTED BY THE CONTRACTOR BEFORE THEIR INSTALLATION CAN BE DEEMED COMPLETE BY THE OFR.
17. CONTRACTOR SHALL COORDINATE WITH THE OFR SO THAT THE OFR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND UNDERGROUND VESSELS.
18. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING OR COORDINATING PRESSURE TEST OF ALL GRAVITY-FLOW SEWER LINES, AS WELL AS THEIR TELEVISION INSPECTION PRIOR TO INSTALLING PAVEMENT WITHIN THE SEWER UTILITY CORRIDOR. CONTRACTOR SHALL PROVIDE THE OFR WITH A VIDEO REPORT TO IDENTIFY ANY DEFECTS AND REPAIRS. VIDEO TAPES SHALL BE PREPARED IN A NATIONAL SEQUENCE AND BE PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING GIVEN IN THE ACD. VIDEO TAPES SHALL BE SUBMITTED TO THE OFR FOR REVIEW PRIOR TO ACCEPTANCE OF THE SEWER.
19. PRESSURE TESTING OF GRAVITY GAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6 PSI, AND VERIFYING NO PRESSURE LOSS OCCURS UPON HOLDING THE PRESSURE FOR A PERIOD OF ONE HOUR.
20. LOW PRESSURE TEST RESULTS SHALL BE AT A MINIMUM OF 6 PSI OF PRESSURE, WHEN TESTED AT 120 PSI FOR A MINIMUM OF ONE HOUR. ALL TEST REPORTS SHALL BE SUBMITTED, FOR THE OFR'S REVIEW, PRIOR TO INSTALLING PAVEMENT.
21. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL MANHOLE, FLUSHING STATIONS AND VALVE KIMS TO SUCH FINISH GRADE.
- DRY UTILITIES**
22. SHADING AND BEDDING MATERIAL SHALL BE TYPE IV, CLASS I FOR DIRECT-BURY-CABLE AND TYPE IV, CLASS 2 FOR CABLE-IN-CONDUIT INSTALLATION. TYPE III MATERIAL SHALL BE CONSIDERED SUITABLE FOR EITHER TYPE OF INSTALLATION.
23. IF TRENCH/RAMP MATERIAL MEETS BACKFILL MATERIAL REQUIREMENTS, 8-INCH BEDDING MAY BE OMITTED, PROVIDED THAT THE TRENCH BOTTOM IS SMOOTH, FLAT, AND WITHOUT SURFACE IRREGULARITIES.
24. SEPARATION BETWEEN JACKED-IN PRIMARY AND COMBINATION CABLES SHALL BE AT LEAST 12 INCHES.
25. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF THE TRENCH.
- SEEDING**
26. SLOPES 4:1 OR FLATTER SHALL BE TREATED WITH DRILL SEEDING, WHILE SLOPES STEEPER THAN 4:1 SHALL BE TREATED WITH BROADCAST-OR HYDRO SEEDING, AND SHALL INCLUDE HAND-RAKING OR CHAIN-HARROWING TO COVER SEED TO A DEPTH OF ONE-QUARTER INCH TO ONE-HALF INCH. SLOPES EXCEEDING 4:1 SHALL BE TREATED WITH A STEEP-SLOPE-SEEDING METHOD APPROVED BY THE US FOREST SERVICE RANGER.
27. ALL TOP SOIL WHICH MUST BE REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE SAVED AND STOCKPILED AT A LOCATION DESIGNATED BY THE OFR. ANY DISTURBED AREA TO BE SEEDING WHICH HAS LESS THAN 6 INCH TOPSOIL, TOP SOIL DEPTH SHALL BE SUPPLEMENTED WITH STOCKPILED TOP SOIL.
28. THE SEED BED SHALL BE PREPARED TO A MINIMUM 4-INCH DEPTH, BY TILLING WITH A DISC, HARROW, OR CHISELING TOOLS. ALL COGNITIVE WEEDS SHALL BE UPROOTED DURING THIS PREPARATION, AND THE SOIL SHALL BE UNIFORMLY WORKED TO A SMOOTH, FIRM SURFACE FREE OF CLODS, STONES OR OTHER EXTRANEUS MATERIALS 4 INCHES IN DIAMETER OR LARGER, THAT WOULD INTERFERE WITH SEEDING EQUIPMENT AND GERMINATION.
29. ALL TOP SOIL WHICH MUST BE REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE SAVED AND STOCKPILED AT A LOCATION DESIGNATED BY THE OFR. ANY DISTURBED AREA TO BE SEEDING WHICH HAS LESS THAN 6 INCH TOPSOIL, TOP SOIL DEPTH SHALL BE SUPPLEMENTED WITH STOCKPILED TOP SOIL.
30. SEED BED PREPARATION BY MECHANICAL MEANS WILL NOT BE REQUIRED ON SLOPES STEEPER THAN 3:1 IF, IN THE OPINION OF THE OFR, SUCH BED PREPARATION IS NOT NECESSARY. SOIL SHALL BE PREPARED ACCORDING TO THE SLOPE WHEN PRACTICAL, AND SHALL BE PERFORMED IN BOTH DIRECTIONS. HOWEVER ONE PASS IS INSUFFICIENT, IN THE OFR'S OPINION, TO ADEQUATELY BREAK UP THE SOIL.
31. TILLING SHALL NOT BE PERMITTED WHEN THE WIND BLOWS AT MORE THAN 10 MPH AND MAY CAUSE A DUST GENERATION AND MOVEMENT INTO ADJACENT AREAS. NO WORK SHALL BE PERFORMED WHEN THE SOILS MOISTURE CONTENT IS UNFAVORABLE OR THE GROUND CONDITIONS ARE NOT SUITABLE FOR TILLING.
32. SEED SHALL BE SEEDING IN ALL AREAS TO BE TREATED. THE CONTRACTOR'S EQUIPMENT SHALL NOT TRAVEL OVER THE SEEDING AREAS. IF RAIN OR OTHER NATURAL PHENOMENA WHICH MAKE THE SOIL UNSUITABLE FOR SEEDING, THE CONTRACTOR SHALL RE-PREPARE THE SOIL, AS DESCRIBED HEREBY, AT NO ADDITIONAL COST TO THE OWNER.
33. SEEDS SHALL BE DRILLED TO A MINIMUM OF ONE-HALF (1/2) INCHES, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. DIRECTION OF SEEDING SHALL BE ACROSS THE SLOPES AND ON THE CONTOUR. THEREFORE POSITIVE PROTECTION SHALL BE PROVIDED TO PREVENT BROADCAST SEEDING SHALL BE PERFORMED WITH A ROTARY SPREADER OR A SEEDER-BOW WITH GEAR FEED MECHANISM IF DRILL SEEDING IS NOT PRACTICAL.
34. RICE HILLS OR OTHER FILLERS SHALL BE USED TO PREVENT UNEVEN SEEDING OF LIGHTER SEED. SEED BED SHALL BE LIGHTLY RAKED IMMEDIATELY FOLLOWING THE SEEDING OPERATION TO PROVIDE ONE-HALF INCH SOIL COVER OVER THE SEED.
35. RICE HILLS MAY HAVE A MAXIMUM OF ONE-HALF (1/2) INCHES TO TWO (2) INCHES. STRAW OR HAY WITH NOXIOUS SEEDS OR PLANTS, ROTTED, BRITTLE, SHORT FIBERED, OR IMPROPERLY CURLED SHALL NOT BE ACCEPTABLE.
36. SEED MIX AND SEEDING RATE SHALL BE PLANTS OF THE SOUTHWEST DRYLAND BLEND AT A RATE OF 25 POUNDS PER ACRE.
- DISCLAIMERS**
37. THE SOIL INVESTIGATION DATA HAS PROVIDED TO THE ENGINEER TO PREPARE THESE ACD. THE CONTRACTOR SHALL REPORT TO THE OFR ANY UNANTICIPATED CONDITION THAT, IN THE OPINION OF THE CONTRACTOR, MAY SIGNIFICANTLY AFFECT THE CONTRACT TIME OR COST. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGE, CONSTRUCTION DELAYS, OR LOSS THAT OCCURS AS A RESULT OF UNANTICIPATED SUBSOIL CONDITIONS.
38. INVESTIGATION SHOWN ON THESE ACD REPRESENTS THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES, HAS BEEN PROVIDED BY THE UTILITY COMPANY, AND HAS NOT BEEN FURTHER VERIFIED IN THE FIELD. THE DESIGN ENGINEER SHALL NOT TAKE ANY RESPONSIBILITY FOR ANY INFORMATION FOUND TO BE ERRONEOUS OR INCOMPLETE, NOR SHALL THE ENGINEER BE HELD RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGES, CONSTRUCTION DELAYS OR LOSSES THAT MAY RESULT FROM SUCH INFORMATION.
39. OWNERS OR THEIR AGENTS, INCLUDING THE DESIGN ENGINEER, OFR, AND OFR SHALL NOT BE HELD RESPONSIBLE FOR ANY LOSS OR DAMAGE RESULTING FROM CONTRADICTIONS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS FOUND IN THESE ACD.
40. THE DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR LOSS OR DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO FOLLOW REQUIREMENTS, SPECIFICATIONS AND DESIGN INTENT OF THESE ACD.
41. THE ACD AND ALL ENGINEERING DESIGN ASSUMPTIONS AND CALCULATIONS ARE BASED ON DATA (E.G. SURVEY WORK) SUPPLIED BY THE OWNERS OR THEIR AGENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN. THE CONTRACTOR SHALL NOT BE HELD LIABLE OR OTHERWISE RESPONSIBLE FOR ANY LOSS, DAMAGE, DELAYS, OR OMISSIONS THAT MAY RESULT FROM HAVING RELIED ON AND APPLIED SUCH DATA DURING THE PROJECT'S DESIGN.

<h1 style="text-align: center;">DESIGN ENGINEERING</h1> <div style="text-align: center;">  </div> <p style="text-align: center;">             4001 LUISA STREET, SUITE 10              SANTA FE, NEW MEXICO 87505              (505) 994-9957         </p>	
<h2 style="font-size: 1.5em;">HIGH SUMMIT III - PHASES 3-6</h2>	
<h3 style="font-size: 1.2em;">GENERAL CONSTRUCTION NOTES</h3>	
SCALE 1"=200'	DATE 10/07/2016
SHEET NO. 17	SHEET NO.




1. ALL WATER LINE AND FITTING MATERIALS AND THEIR INSTALLATION SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION (AWWA) STANDARDS, THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (NMAAPWA) 2006 EDITION, OR SUBSEQUENT REVISIONS, AND THE SANTA FE COUNTY UTILITY DEPARTMENT'S CONSTRUCTION STANDARD AND SPECIFICATIONS MANUAL, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. WHEN CONFLICT ARISES AMONG THESE, THE LATTER SHALL PREVAIL.

THIS FILE IS AVAILABLE ELECTRONICALLY UPON REQUEST

1. WHERE INSTALLED ALL RECLAIMED WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE APPLICABLE AWWA STANDARDS, OR THE RECOMMENDATION OF THE PIPE MANUFACTURER. SHOULD THERE BE ANY CONFLICT AMONG THESE DOCUMENTS, THE LATTER SHALL PREVAIL.
2. ALL PIPES, VALVES, AND FITTINGS SHALL BE COLOR-CODED PURPLE (ONE STRIPE PVC SDR 21 OR HDPE DR 17 WITH CHEMICALLY-FUSED JOINTS, WHERE NECESSARY; FLANGED OR MECHANICAL JOINTS, AND OR THRU-PUT BLOCKS SHALL BE INSTALLED IN ACCORDANCE WITH THESE DRAWINGS).
3. ALL VALVES SHALL ALSO HAVE COLOR-CODED PURPLE HANDLES AND BE FULL-PORT BALL TYPE HOPE WITH THERMO-FUSED JOINTS, RUBBER POLY-PIPE O-RING. CAST IRON VALVE BOX LIDS SHALL BE ENGRAVED "NON-POTABLE".
4. FLUSHING HYDRANTS AND FIRE HYDRANTS HOSE BIBS CONNECTED TO RECLAIMED WATER LINES SHALL ALSO BE PAINTED PURPLE AND BARE A SIGN PROMINENTLY PLACED NEXT TO THEM WITH THE FOLLOWING TEXT: \*NON POTABLE WATER DO NOT DRINK/PELIGRO \*AGUA NO ES PARA BEBER\*.
5. SERVICE CONNECTIONS SHALL BE 3/4" INCH, CONSISTENTLY COLOR CODED. THESE SHALL BE THERMO-FUSED WHEN INSTALLED ONTO HDPE PIPES. SERVICE CONNECTIONS ON PVC PIPE SHALL BE MADE WITH THE APPROPRIATE TEES, REDUCERS, VALVES, VALVE BOXES ETC. INDIVIDUAL SERVICE CONNECTIONS SHALL BE METERED. METERS SHALL BE NEPTUNE T10, WITH E-CODER 9-0001 REGISTER AND RADIO TRANSMITTER.
6. RECLAIMED WATER/EFFLUENT IRRIGATION LINES SHALL NEVER BE CONNECTED TO THE POTABLE DOMESTIC SUPPLY SYSTEM.
7. ALL RECLAIMED WATER LINES SHALL BE INSTALLED IN THEIR OWN TRENCH, WITH NO OTHER UTILITIES TO SHARE THIS TRENCH, BURIED UNDER MINIMUM 48 INCHES OF COMPACTED BACKFILL.
8. LOCATE WIRES SHALL BE INSTALLED FOR ALL RECLAIMED WATER LINES. THE LOCATE WIRES MUST BE VISIBLE IN ALL MANHOLES OR ACCESS STRUCTURES. THIS WILL BE VERIFIED DURING THE PRELIMINARY INSPECTION PRIOR TO PAVING. THE LOCATE WIRE SHALL BE A CONTINUOUS, 1/2 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE LOCATE WIRE SHALL FOLLOW THE SPECIFICATIONS IN THE SANTA FE COUNTY UTILITIES DEPARTMENT'S CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.

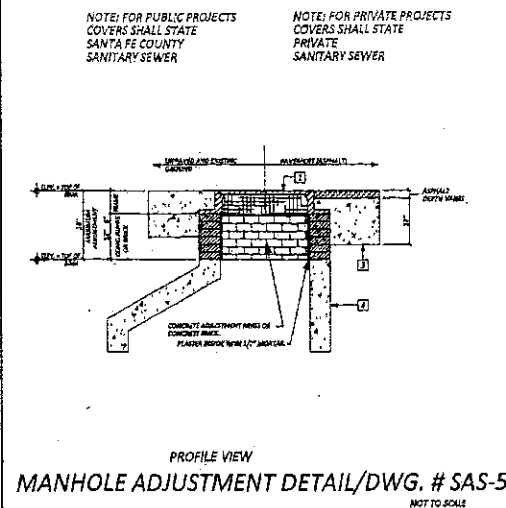
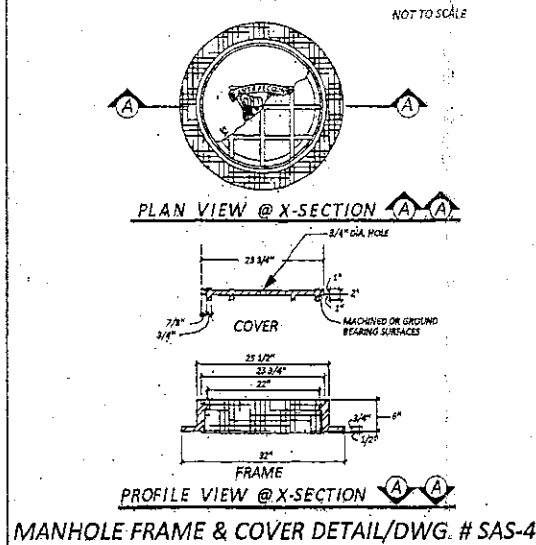
- NOTE: POUNDS PER ACRE OF SEED MIXTURE: 15-20 LBS IF DRILLED; 20-25 LBS, IF BROADCAST, SEED SHALL BE CERTIFIED AS WEED FREE.

REVISION			SANTA FE COUNTY	
			UTILITIES DIVISION 424 NM 599, SANTA FE, NM 87507	
SYMBOL	DATE	BY		PROJECT NAME:
			GENERAL CONSTRUCTION REQUIREMENTS	
			APPROVED BY: P. GUERRERO RORTIZ, PE	
			REVIEWED BY: RAS	
			DATE: 04/18/2012	SCALE: NA
			DRAWN BY: PC	SHEET NO. 18A

50

# LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5" (in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6" (in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18" (in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9" (in) minimum width with 1" (in) per 1' of slope, from crown of pipe
14	PIPE shall be laid through the manhole on straight runs, and up to 22 1/2 degree deflections
15	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
16	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
17	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
18	CHANGE SLOPE OF PIPE, at center of manhole
19	APPROVED WATER STOP, to be with type of pipe
20	LOCATE WIRE, SEE NOTE 1 This Sheet For Information
21	Electronic Marking System Devices (EMD's) Ball Markers are required on all sewer service stub-out locations, casing bore ends or as required by SFCU; See note 1 this sheet for information.



## GENERAL NOTES

### CONSTRUCTION REQUIREMENTS

- CM-1 MATERIALS AND WORK:  
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2009) IS 85 NM APWA) WITH MODIFICATIONS NOTED BY SANTA FE COUNTY.
- CM-2 APPROVED PLANS:  
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND SIGNATURE OF THE APPROVED REPRESENTATIVE OF THE COUNTY UTILITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.
- CR-2.1 PRIOR TO FINAL SFCU APPROVAL OF THE CONSTRUCTION PLANS A LETTER WILL BE REQUIRED FROM THE DESIGN ENGINEER INDICATING THAT THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
- CR-2.2 THE CONTRACTOR, THROUGH THE PROJECT ENGINEER SHALL SUBMIT PRELIMINARY AS-BUILTS WITHIN 5-DAYS OF COMPLETION TO SFCU FOR REVIEW AND APPROVAL AND SHALL INCLUDE: AS-BUILT MANHOLE RIM AND INVERT ELEVATIONS, FINAL PIPE SLOPES AND DISTANCES BETWEEN MANHOLES, AND A SUMMARY SHEET SHOWING BEARINGS AND DISTANCES WITH A SURVEY TO THE NEAREST SFCU CONTROL MONUMENT. FINAL CERTIFIED AS-BUILTS AND CERTIFICATION OF COMPLIANCE STATEMENT (FCC-2.1) SHALL BE SUBMITTED TO SFCU PRIOR TO FINAL ACCEPTANCE BY SFCU.
- CR-3 SEWER HOOK-UP PERMIT:  
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. PERMITS MUST BE OBTAINED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
- CR-4 SUBSTITUTIONS OR CHANGES:  
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE COUNTY UTILITY DIVISION OR COUNTY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE COUNTY UTILITY DIVISION OR APPROVED REPRESENTATIVE. WHEN APPROPRIATE, SUBMITTALS MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE COUNTY UTILITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBSTITUTIONS WILL BE REJECTED.

- CM-2 MANHOLE:  
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, RINGS, COVERS, AND ADJUSTMENT RINGS PER ASTM C 476 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 476 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
- B. PIPE PENETRATION: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO MANHOLE AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
- C. MANHOLE TIERS: PRECAST UNITS SHALL HAVE POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL (14" (in) WIDE, 3/8" (in) MAXIMUM SPACING).
- D. FRAMES AND COVERS:  
1. CASTING SHALL CONFORM TO SECTION 140.151 & 150. NM APWA CLASS 300.
2. COVERS AND ADAPTERS: SHOWN DIMENSIONS REQUIRED.
3. MINIMUM COVER WEIGHT: 165 POUNDS.
4. MINIMUM COVER WEIGHT: 165 POUNDS.
5. REINFORCING SURFACES: SHALL BE MATCHED FOR A FORM NEW JOINTS SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8" (in).
6. COVERS: MANDATORY: SANTA FE COUNTY H.M. SANITARY SEWER.
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS: TOLERANCE 1/4" (in) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOGS FITTING UNITS WILL BE REJECTED IN THE FIELD.
- CM-3 SHALLOW SEWER POLYPROPYLENE ENCASEMENT:  
A. REQUIREMENTS:  
1. WHEN THE PIPE COVER IS 36" (in) OR LESS.
2. WHEN ONLY SEWER PIPE COVERS AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (in) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 24" (in) HORIZONTALLY AND LESS THAN 24" (in) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE WRAPPED WITH GREEN TUBULAR POLYETHYLENE PROTECTION. (SEE NOTE 1)
6. CONCRETE ENCASEMENTS SHALL NOT BE ALLOWED WITHOUT EXPRESSED WRITTEN AUTHORIZATION FROM SFCU DIVISION DIRECTOR ON A CASE BY CASE BASIS.

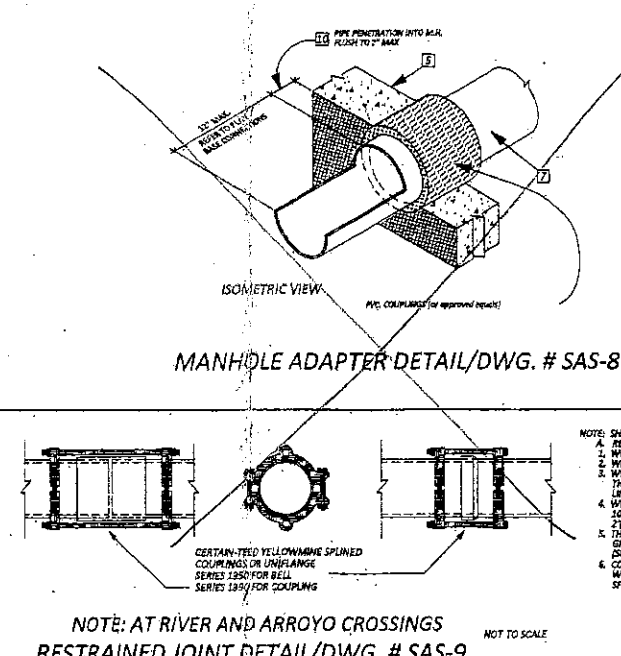
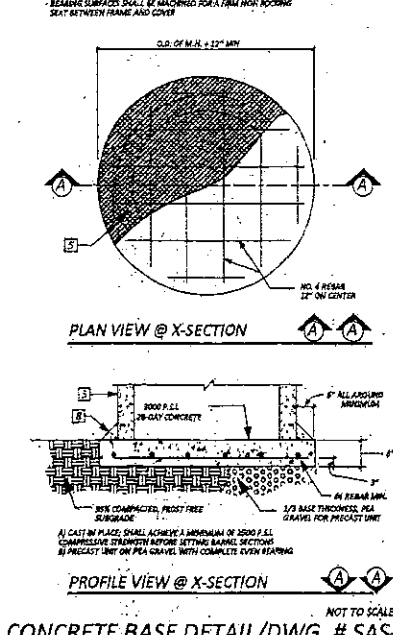
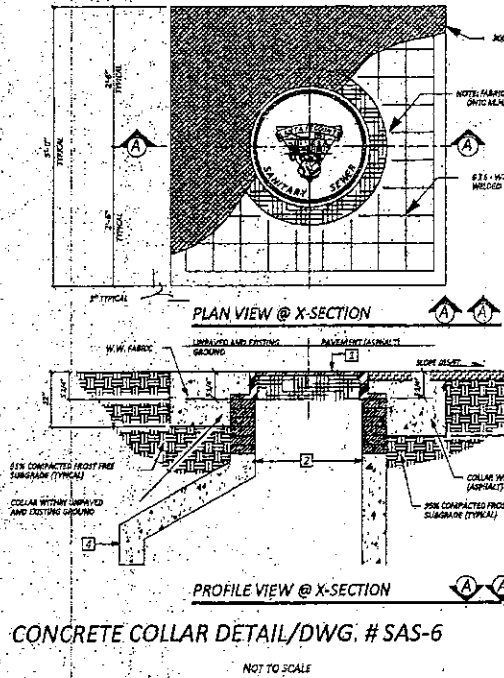
### INSTALLATION

- CM-1 LAYING PIPE:  
AS PER SECTION 900. NM APWA PIPE SHALL BE PLACED AND BEDDED IN A PROST FREE TRENCH. SLEETS SHALL BE FULLY SEATED AND NOT SLIPPED. PIPE SHALL BE LAD THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
- CM-2 MANUFACTURER'S CERTIFICATES:  
CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS. DOCUMENTS SHALL BE SUBMITTED TO THE COUNTY UTILITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.
- CM-3 CONTRACTOR REQUIREMENTS:  
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED NEW MEXICO UTILITY CONTRACTOR.
- CONSTRUCTION MATERIALS
- CM-1 SEWER PIPE (CERTIFICATES REQUIRED):  
A. VITRIFIED CLAY: REFER TO SECTION 125. NM APWA FOR EXTRA STRENGTH VCP.
- B. PLASTIC (PVC): REFER TO SECTION 125. NM APWA AS REQUIRED BY THE CITY.
- C. 4" THRU 15" BORE DIAMETER, ASTM D-3034 OR SECTION 125 FOR PIPE WITH MINIMUM 35-40 STRENGTH. 30-35 OR EQUAL.
- D. LARGER THAN 15" (in) DIAMETER: ASTM 1-200 VOL. 04.05.
- E. HOPE PIPE PER ASTM D-1248 CLASS B WHEN APPROVED BY COUNTY UTILITY DIVISION ENGINEER.
- F. PVC RESTRAINED JOINTS: SERIES 1550 OR SERIES 1590 FOR COUPLINGS PRODUCED BY UN-PLANCE CORPORATION. LOCKING COUPLINGS WITH NYLON SPINE, MARKETED AS "YELLOWWAX" AND PRODUCED BY CERTAINTED CORPORATION; OR APPROVED EQUAL.
- G. MANHOLE ADAPTERS: ADJUSTED CEMENT (AC) MANHOLE ADAPTERS, OR AC/PC ADAPTER COUPLINGS.
- H. BUILDING SERVICE STUDS: CAST IRON DWV, PVC, EOL, 40 DWV.
- I. SERVICE CONNECTIONS:  
1. TOP PIPE: FACTORY TIE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING: SLEETS WITH STAINLESS STEEL TAPPING STRAP AND FITTINGS: FOWLER QUICKWAY OR APPROVED EQUAL.
- H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 7.0.1.5 NM APWA.
- I. ALL SEWER MAINS AND OTHER PRESSURE PIPELINES SHALL BE BURIED WITHIN A 12" COVERED ELECTRICAL TRACING WIRE TO ENABLE FUTURE LOCATION OF PIPE. THE TRACING WIRE SHALL BE TIED TO THE TOP OF THE PIPE AT 30-FOOT INTERVALS TO PREVENT DISLOCATION OF THE WIRE DURING BACKFILL. LOCATE WIRES SHALL EXTEND TO THE TOP OF MANHOLES ON THE OUTSIDE AND PENETRATE UNDER THE MANHOLE FRAME TO THE MANHOLE FOR ACCESS TO THE WIRE. THE TRACING WIRE SHALL BE SPACED USING A 3-WAY OR SIMILAR LOW VOLTAGE TAP CONNECTOR. 3M-502 OR EQUIVALENT. THE SPICE SHALL BE COATED FOR CORROSION PROTECTION USING A GENERAL PURPOSE TAPE SEALANT. SIMILAR TO BAY-CHEM PRODUCTS. 1.5 INCH WIDE GEL-100 THICK. SPICALLY WRAPPING WITH 1-INCH OVERLAP AT CONNECTOR AND WIRE. THE TAPE SEALANT SHALL BE COVERED WITH A LAYER OF ELECTRICAL TAPE AS AN OUTER WRAP.
- J. MANHOLE BALLS SHALL BE INSTALLED DIRECTLY ABOVE THE LINE BEING IDENTIFIED AND IN NO CIRCUMSTANCES SHALL THE BALLS BE BURIED DEEPER THAN 5 FEET MAXIMUM. ACCEPTABLE MATERIALS ARE: 3M EXOS BALL MARKERS, 3M-402R FOR WASTEWATER, AND 3M-402R FOR RECLAIMED WATER SYSTEMS.
- K. POLYPROPYLENE:  
1. 8 IN. MINIMUM GROUP 3, LINEAR LOW DENSITY FLAT FILM, VIRGIN POLYETHYLENE FILM SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D 1505-05 AND ALL SIZE, ASTM D 1505-05, AND 10-15-05. THE FILM IS MARKED SHOWING TRADEMARK, YEAR OF MANUFACTURE, TYPE OF RESIN, DEFORMATION PERFORMANCE, PIPE SIZE AND THE WORDS "WARNING CORROSION/LEAK PROTECTION - REPAIR ANY DAMAGE".

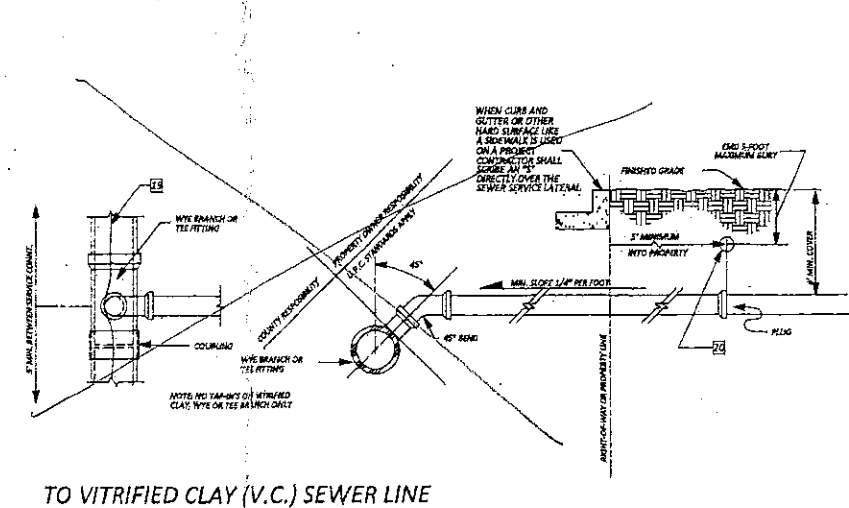
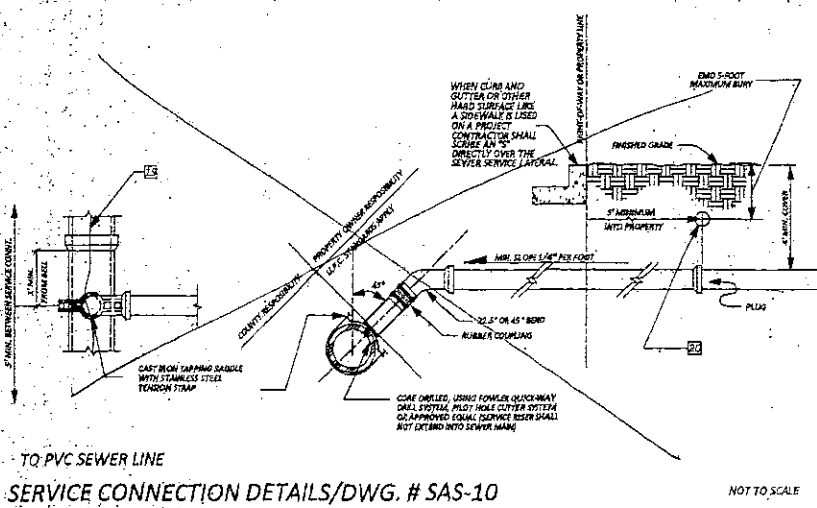
### FIELD QUALITY CONTROL


- FQC-1 TESTING AND INSPECTION:  
SUPERVISION CONDUCTED BY DESIGN ENGINEER.
- A. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
- C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.
- FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:  
A. LINE: 0.00 FOOT.
- B. GRADE: 0.02 FOOT. PIPE SHALL NOT HOLD BACK ANY WATER.
- FQC-3 LEAKAGE TEST:  
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.
- FQC-4 TELEVISION INSPECTION:  
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.
- FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDE REHABILITATING THE TB IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF SANTA FE COUNTY UTILITIES DIRECTOR AND/OR INFRASTRUCTURE MANAGER.

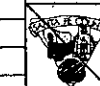


NOTE: AT RIVER AND ARROYO CROSSINGS RESTRAINED JOINT DETAIL/DWG. # SAS-9



REVISION			<b>SANTA FE COUNTY</b> WATER UTILITIES DIVISION 424 NM 599, SANTA FE, NM 87507	
SYMBOL	DATE:	BY:		PROJECT NAME:
			SANTA FE COUNTY SANITARY SEWER STANDARD CONSTRUCTION DETAILS	
APPROVED BY: P. GUERRERORTIZ, PE			REVIEWED BY: RAS	
DATE: 06/8/2012			SCALE: NA	SHEET NO:
DRAWN BY: PCASAU			18A	

SANTA FE COUNTY  
WATER UTILITIES DIVISION 424 NM 599,  
SANTA FE, NM 87507



PROJECT NAME:

SANTA FE COUNTY SANITARY  
SEWER STANDARD CONSTRUCTION DETAILS

APPROVED BY: P. GUERRERORTIZ, PE REVIEWED BY: RAS

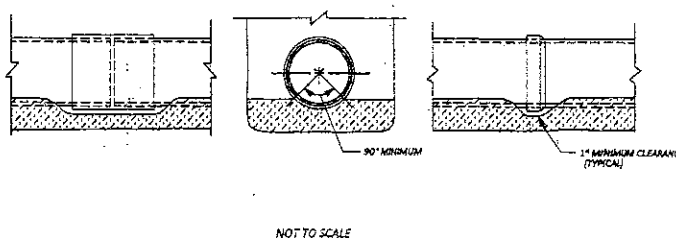
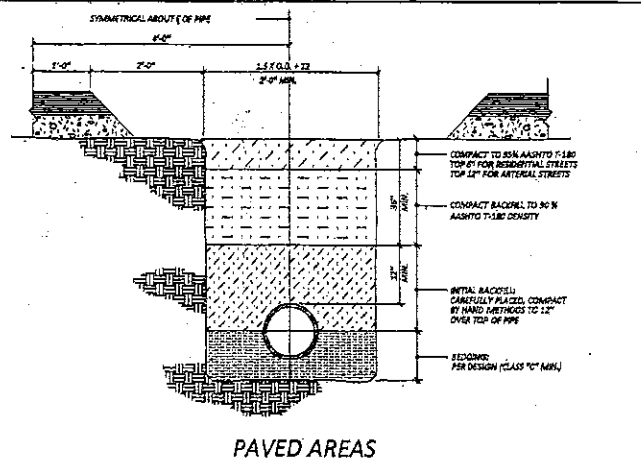
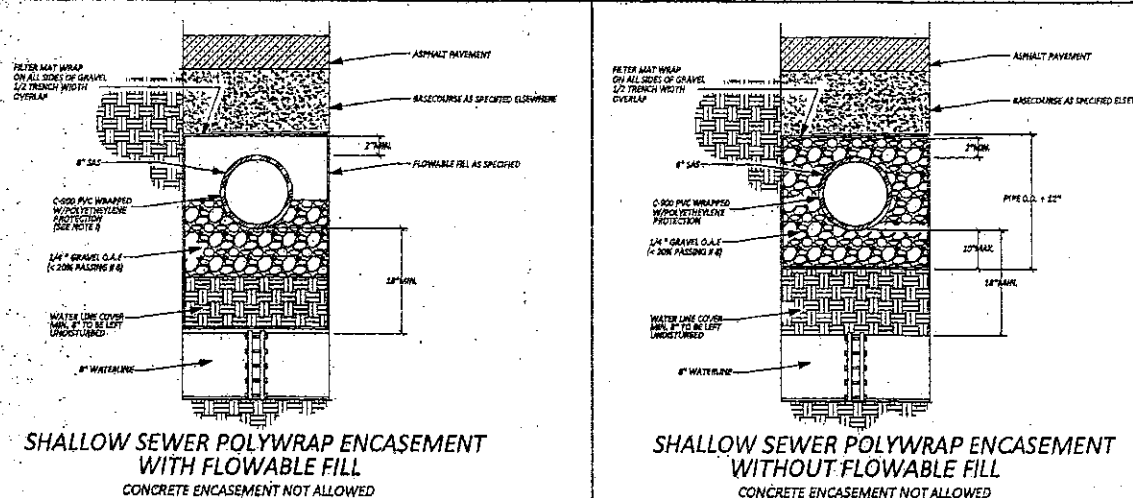
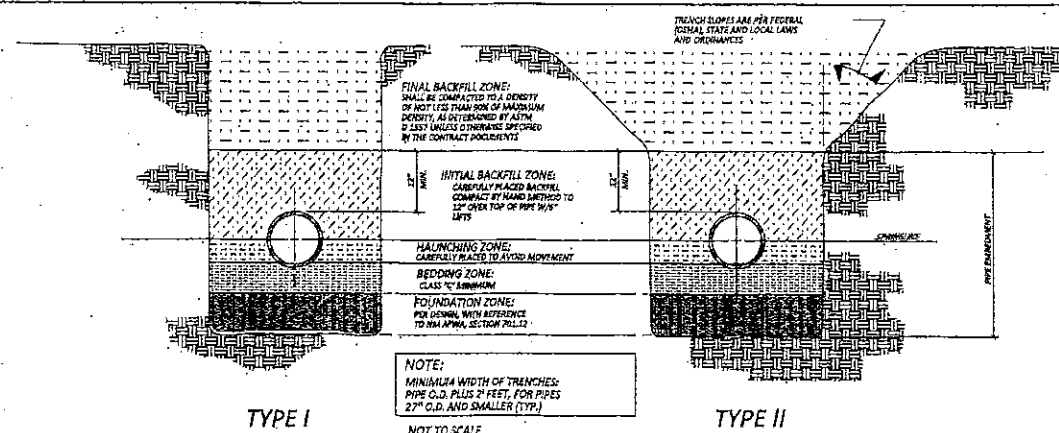
DATE: 06/8/2012 SCALE: NA

DRAWN BY: PCASALS

SHEET NO:  
18B



### GENERAL NOTES




- CONSTRUCTION REQUIREMENTS**
- C-8.1 MATERIALS AND WORK  
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) SHALL BE THE BASIS FOR THE PROJECT. THE COUNTY UTILITIES DIVISION NOTES BY SANTA FE COUNTY UTILITIES.
- C-8.2 APPROVED PLANS  
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE COUNTY UTILITIES DIVISION QUESTION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.
- C-8.2.1 WORK TO FINAL SPEC APPROVAL OF THE CONSTRUCTION  
PLANS A LETTER WILL BE REQUIRED FROM THE DESIGN ENGINEER INDICATING THE RESULTS OF THE QUESTION OF THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
- C-8.2.2 THE CONTRACTOR, THROUGH THE PROJECT ENGINEER SHALL SUBMIT PRELIMINARY AS-BUILT AND APPROVAL OF COMPLETION TO SPEC FOR REVIEW AND APPROVAL. PLANS SHALL INCLUDE: ELEVATIONS AND DISTANCES TO EXIST ELEVATIONS, FINAL PIPE SLOPES AND DISTANCES BETWEEN EXISTING AND A NEW CONSTRUCTION, EXISTING BEARINGS AND DISTANCES (WITH A SURVEY) TO THE NEAREST SET CONTROL MONUMENT, FINAL CERTIFIED AS-BUILT AND APPROVAL OF COMPLETION TO SPEC. THE AS-BUILT SHALL BE SUBMITTED TO SPEC PRIOR TO FINAL ACCEPTANCE BY SPEC.
- C-8.3 SEWER HOOK-UP PERMIT  
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING CONSTRUCTION. A CONSTRUCTION PERMIT SHALL BE OBTAINED PERMITS SHALL BE REQUIRED.
- C-8.4 CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CLASS OF BEARING TO BE USED. CHANGE OF BEARING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR JOINT JOINTS.
- C-8.5 SUBSTITUTIONS OR CHANGES  
SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE COUNTY UTILITIES DIVISION OR COUNTY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE COUNTY UTILITIES DIVISION FOR REVIEW AND APPROVAL. AN APPROPRIATE SUBMITTAL MUST INCLUDE FABRICATION OF THE PROPOSED DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO VERIFY SUBSTITUTIONS OR CHANGES. THE COUNTY UTILITIES DIVISION SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE COUNTY UTILITIES DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.
- C-8.6 MANUFACTURERS' CERTIFICATES  
CERTIFICATES OF PERFORMANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS. DOCUMENTS SHALL BE SUBMITTED TO THE COUNTY UTILITIES DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.
- C-8.6 CONTRACTOR REQUIREMENTS:  
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES

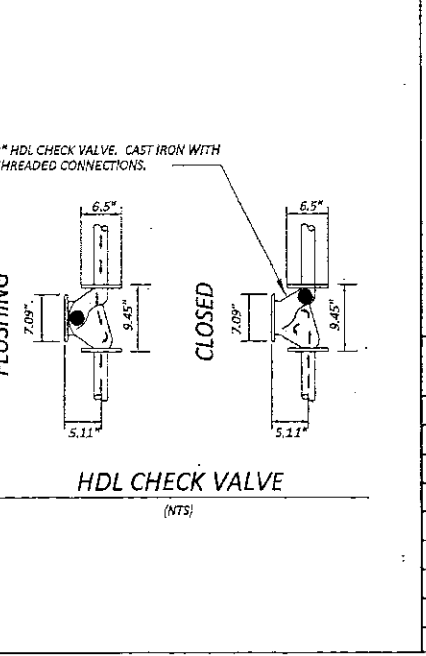
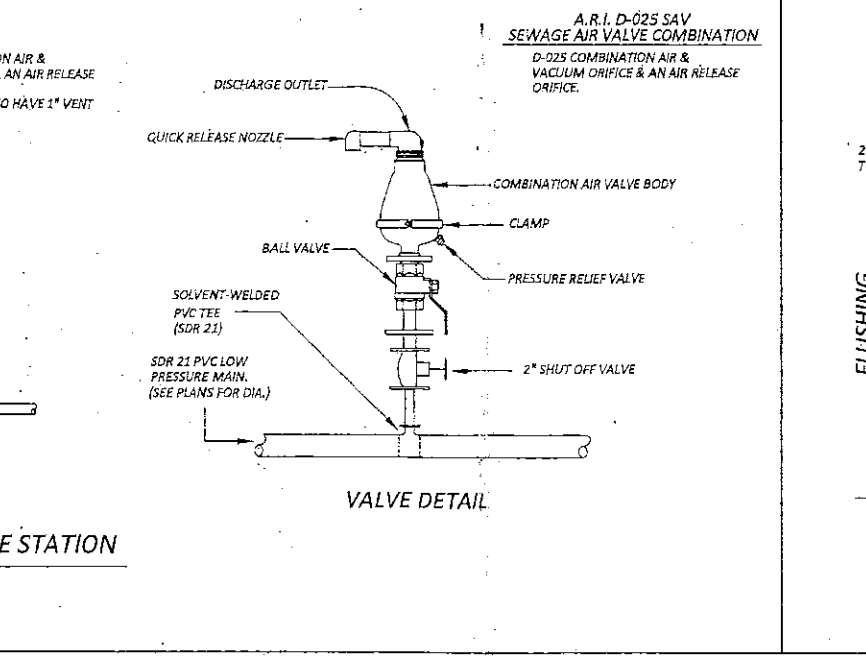
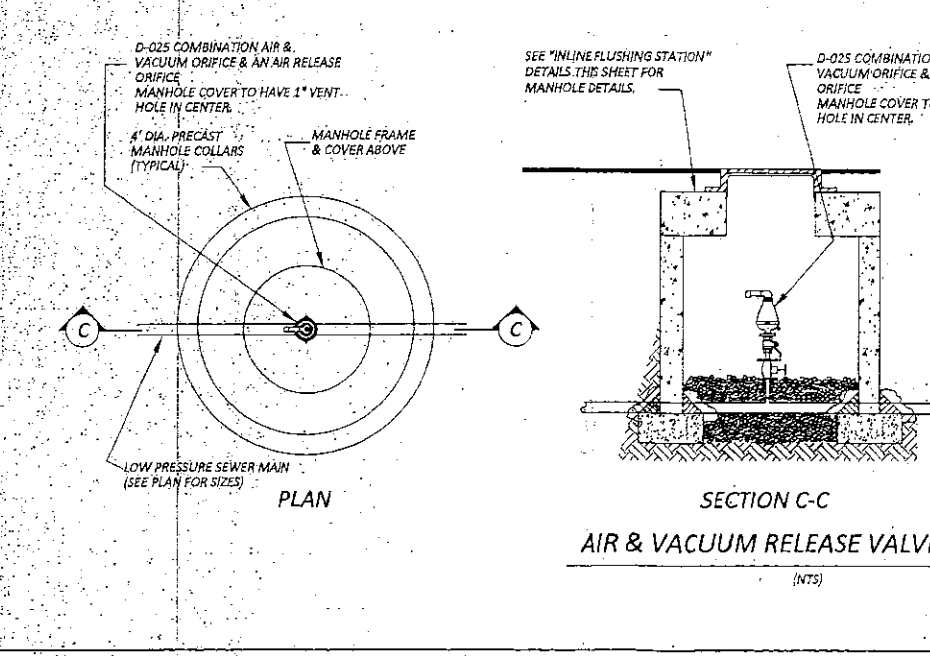
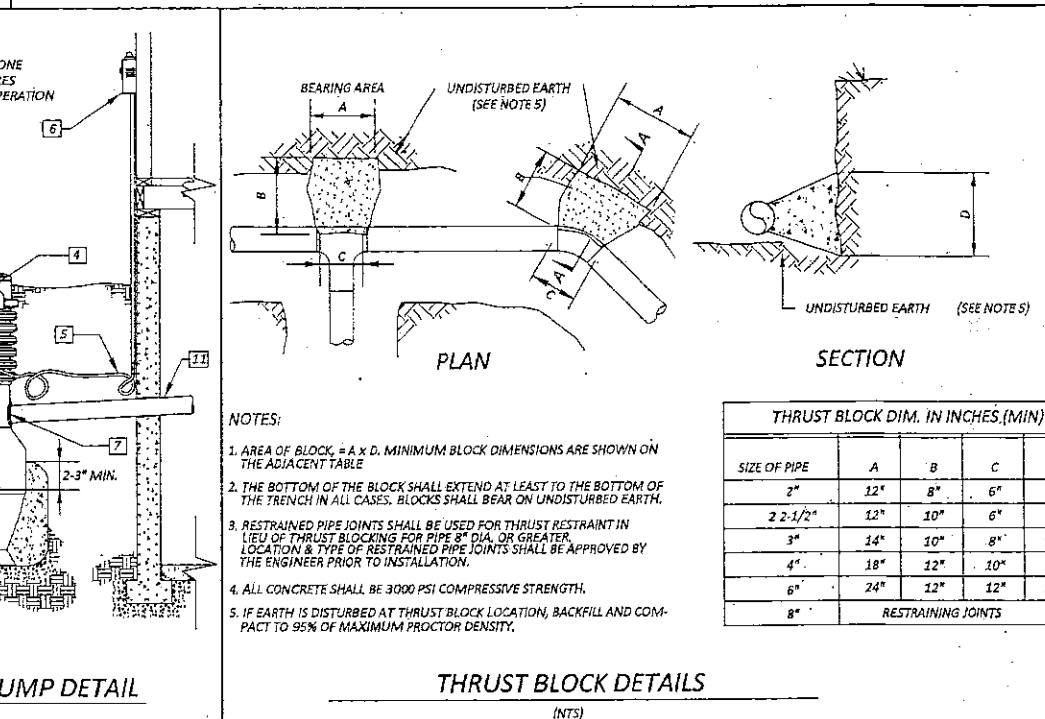
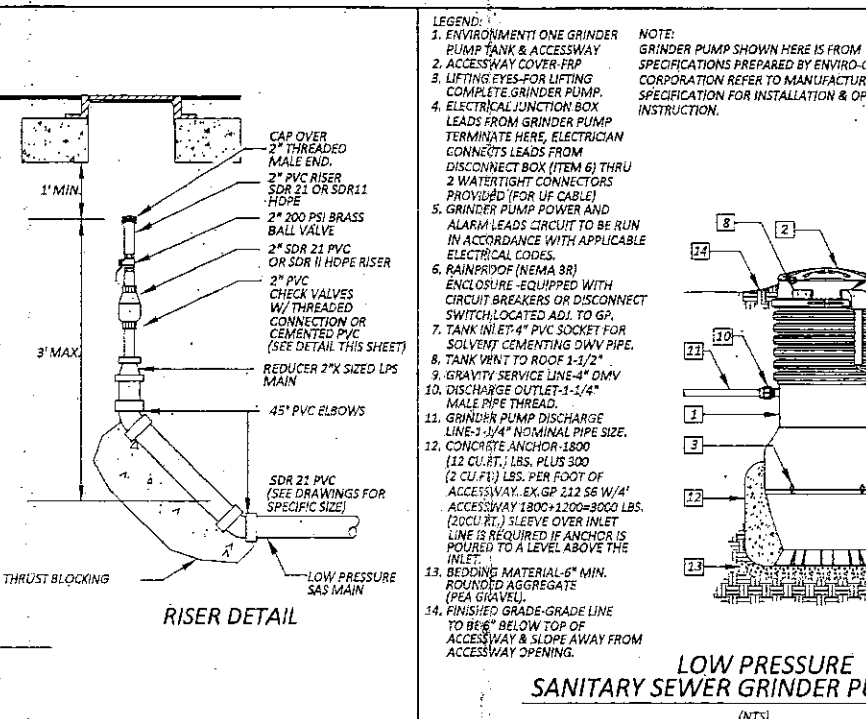
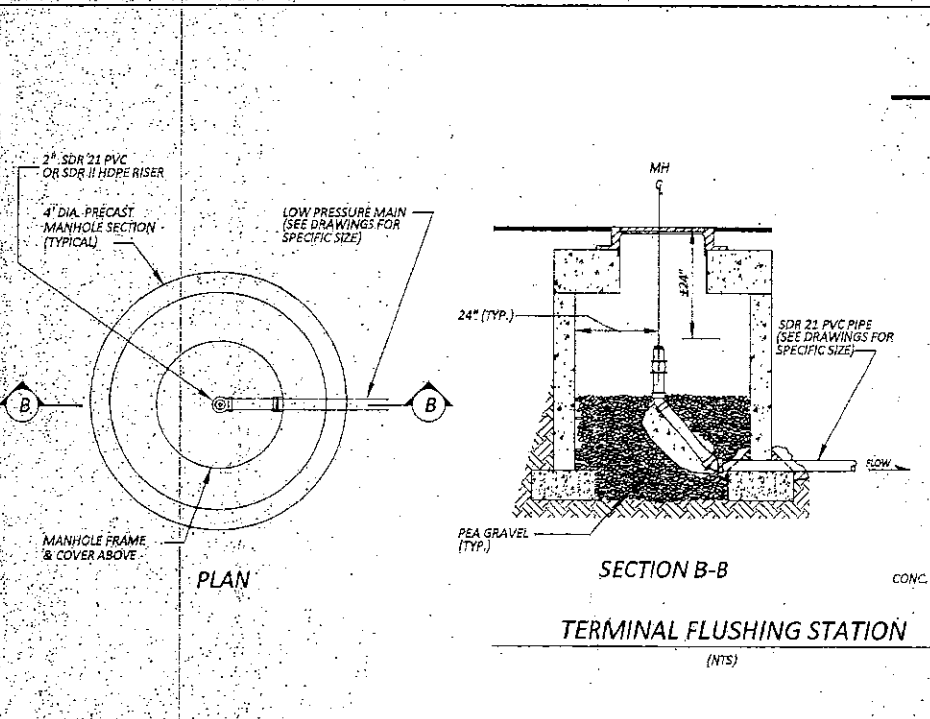
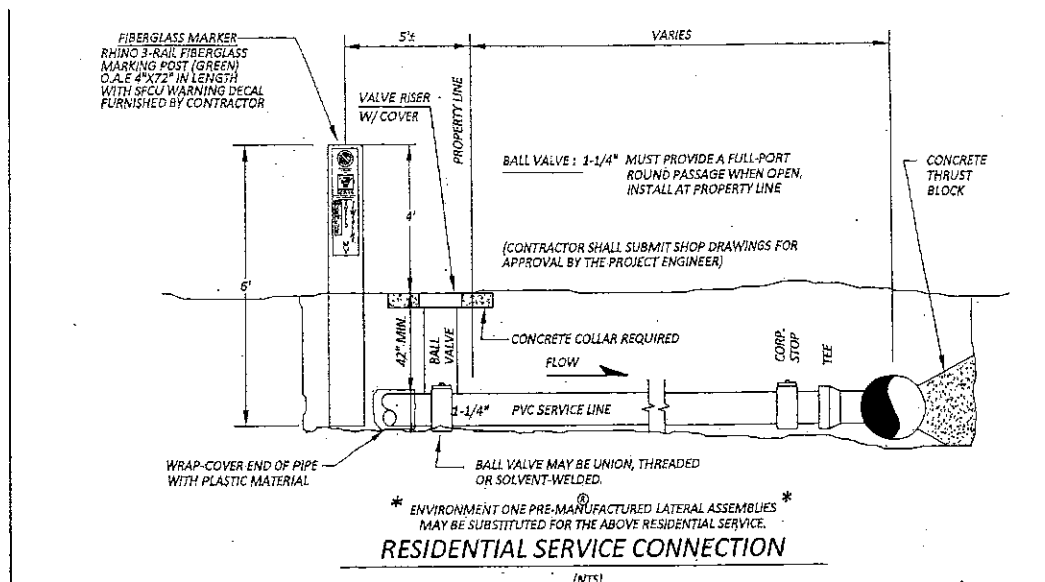
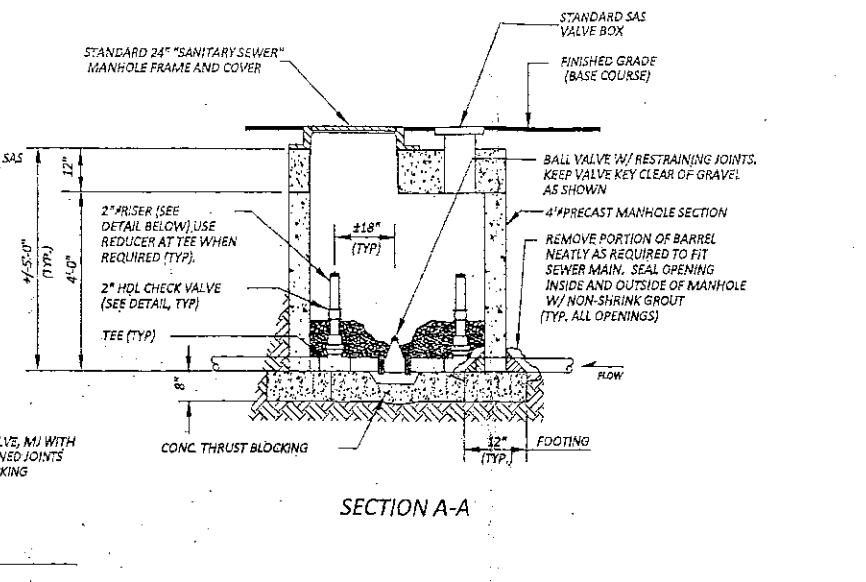
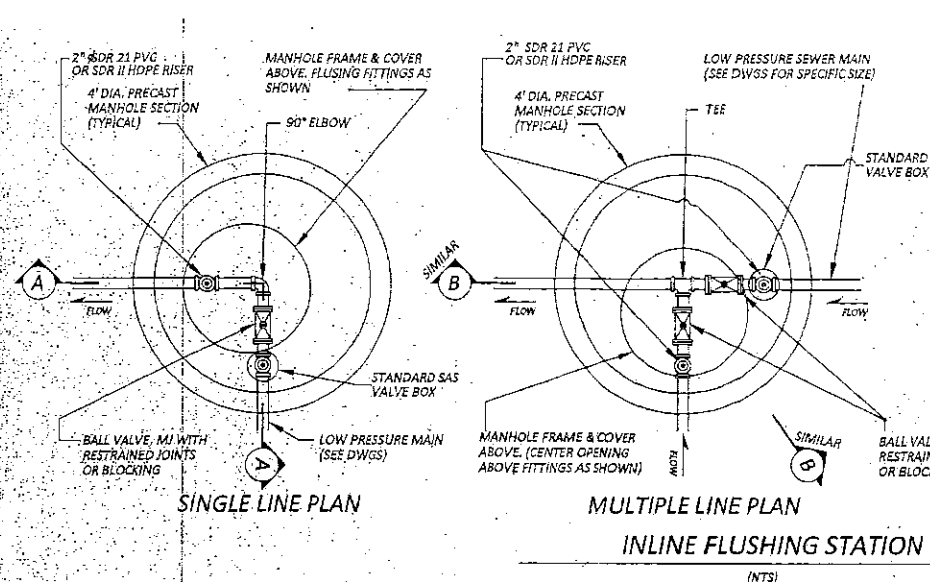
- CONSTRUCTION MATERIALS
- CM-1. SPINNER PIPES (SPECIFICATIONS REQUIRED)
- A. WITFIREED JACO. REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH.
- B. PLASTIC PIPE. REFER TO SECTION 122, NM APWA, AS MODIFIED BY THE COUNTY.
- C. 18" DIA. 15' LONG. MINIMUM 150 LB. STRENGTH. ASTM F-482 TYPE B. MINIMUM 60 LB. STRENGTH. SDH-35 OR EQUAL.
- D. LARGER THAN 18" DIA. DIAMETERS:
1. HOPE PIPE PER ASTM D-3348 CLASS II
2. UNIM APPROVED BY THE COUNTY UTILITIES ENGINEER
3. PVC RESTRAINER CANTS. SERIES 1250 OR 1565
4. FOR SOIL COLLAPSE PROTECTION, UNIM APPROVED COORDINATION. LOCATING COUPLINGS WITH NYLON SLIP, MARKED AT "YELLOWLINE" AND PRODUCED BY UNIM APPROVED CONTRACTOR, OR AS PER
- E. EQUAL.
- F. POLYMER ADAPTES: ASBESTOS CEMENT (AC) MANHOLE ADAPTES, OR AC/PVC ADAPTER COUPLINGS.
- F. JOINTS USING STUDS: CAST IRON DRY, P.V.C. SINK 40 DRY.
- G. JOINT CONNECTIONS:
1. VCO PIPE. FACTORY TIE FITTINGS
2. P.V.C. SECTION 125 NM APWA.
3. P.V.C. CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION RODS AND FITTINGS. SMC "QUICKWAVE" GENESEE, HERSEY "PROGRESS" OR APPROVED EQUAL.
- H. SOIL CLASSIFICATION. THE COUNTY SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 125-1 NM APWA.
- I. POLYMERBARK
1. MIN. MINIMUM GROUP 2. LINEAR LOW DENSITY POLYMER. VIRGIN POLYMER. 1/2" DIA. UNIMET OR DULIZED THE DIMENSIONS OF ASTM A335-29, AND 42-15.5, ASTM D4678, AND 17-11.2.5. THE FALL 1/2" DIA. EXHAUSTING. THE COUNTY YEAR OF MANUFACTURE, TYPE OF RESIN, SPECIFICATION CONFORMANCE, APPLICABLE TO THE SOIL AND THE WORKING AREA. CORROSION / LEAK PROTECTION. REPAIR ANY DAMAGE.
- CM-2. MANHOLE
- A. CONCRETE MANHOLES. PRECAST REINFORCED CONCRETE MANHOLES. REINFORCE PER SECTION 125 NM APWA. ASTM C-478 VOL. 04 D.S. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST. 18" DIA. 478 VOL. 04 D.S. (CERTIFICATES REQUIRED). COATED OR VISIBLY DEFECTIVE UNITS MUST BE REJECTED.
- B. PIPE PENETRATIONS
1. CASTING 200D ORANGES CAST INTO BARREL AT PROPER ANGLES FOR PROPER JOINT MATTERS.
2. MANHOLE COUPLER. REFER TO SECTION 125 NM APWA. POLYETHYLENE ENCASED GRADE 50 STEEL BY M.A. INC. OF APPROVED CLASS (ASTM 106, TYPE 150L).
- C. MANHOLE SPACING
1. CASTINGS SHALL CONFORM TO SECTION 160, 151 & 162. NM APWA. (SPECIFICATIONS REQUIRED)
2. MANHOLE COVER PERFECTION. 125 POINTS
3. MANHOLE COVER WEIGHT. 365 POUNDS
4. MANHOLE COMBINED WEIGHT. 365 POUNDS
5. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-SUCKING SLIP BETWEEN TRANSOM AND COVER. MANHOLE SEATING WEIGHT 7/8" (IN).
6. CASTING JOINTS
7. COVER LETTERINGS. SANTA FE COUNTY N.M. SANITARY SYSTEM
8. CASTINGS. CAST MANUFACTURE AND PERFORM ON FRAME AND COVER.
9. CASTINGS TO FOLLOW MANHOLE 1/2" PER FOOT OF OVERALL DIMENSION. CUT OFF ROUND CASTINGS AND JOIST FITTING UNITS MAY BE REJECTED IN THE FIELD.

- INSTALLATION
- 1-1. LAYING PIPE:
  - a. AS PER SPEC. 900. NM AFW PIPE SHALL BE PLACED AND BEDDED IN A 300' FINE TRENCH. GASKET SHALL BE PLACED AND BEDDED IN HOT CURED PIPE. PIPE SHALL BE Laid THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2' SLOPE SECTIONS.
  - b. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM AFW PIPE STANDARDS, THE PROJECT WILL BE DESIGN FOR A SPECIAL CONSTRUCTION PLANT. THE DESIGN ENGINEER WILL ADVISE THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
  - c. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8 FT. OR LESS.
  - d. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8 FT. AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM AFW STANDARDS SECTION 700.
- 1-2. MANHOLE CONSTRUCTION:
  - a. USE 1.
  - b. CAST IN PLACE ON UNDISTURBED FROST FREE SUBGRADE.
  - c. PRECAST LINER ON P.C.A GRAVEL WITH COMPLETE ELEV. BEAKING.
  - d. PRECAST MANHOLE.
  - e. JOINTS: GELT COMPLETELY WITH NON-SHINKING GROUT AND TIGHTEN.
  - f. MANHOLE ADAPTOR: INSTALL OVER P.V.C PIPE AND GELT IN PENETRATION WITH NON-SHINKING GROUT.
  - g. CAST IN PLACE BASES SHALL HAVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH. BASE SETTING PRECAST BASE SECTIONS.
- 1-3. EXCAVATION AND BACKFILL:
  - a. EXCAVATION 300' NM AFW SATURATION BY FLOODING OR SETTING METHODS IS NOT PERMITTED WITHOUT A SPECIAL PERMIT. EXCAVATION SETTING METHODS OR MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND BACKFILL. ALL BACKFILL SHALL BE DETERMINED PER SECTION 714.0.

- CM-3 SHALL USE SOWER POLYWRAP ENCASEMENT:
1. REQUIREMENTS:
    - a. WHEN THE PIPE COVER IS 36" (IN) ON LESS, WHEN ONLY SEWER LINES ARE INVOLVED, ALL AROUND, 3" THIN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN) ABOVE THE EXISTING SEWER LINE.
    - b. WHEN A PARALLEL WATER LINE IS LESS THAN 10 FT (1) HORIZONTAL AND LESS THAN 18" (IN) ABOVE THE SEWER LINE.
    - c. THE SEWER LINE SHALL BE WRAPPED WITH ENCASEMENT TUBULAR PROTECTIVE PROTECTION.
  2. CONCRETE ENCASEMENTS SHALL NOT BE ALLOWED WITHOUT EXPRESSED WRITTEN AUTHORIZATION FROM SPEC DIVISION DIRECTOR ON A CASE BY CASE BASIS.
- FIELD QUALITY CONTROL
- FOC-1 TESTING AND INSPECTION:
1. SUPERVISOR: QUALITY CONTROL BY DESIGN ENGINEER.
  2. CERTIFICATION: CERTIFIED ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN CONFORMANCE TO THE SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
  3. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.
- FOC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
1. LINE: 0.25 FOOT
  2. GRADE: 0.03 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER
- FOC-3 LEAKAGE TEST:
- AIR TEST REQUIRED: REFER TO SECTION 901.7 NM APWA.
- FOC-4 TELEVISION INSPECTION:
- CERTIFICATION: CONTRACTOR TO BE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT THEIR OWN EXPENSE.
- FOC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDING REHABILITATING THE TIE IN MANHOLE TO MEET THESE MINIMUM CONSTRUCTION REQUIREMENTS:

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE SANTA FE COUNTY UTILITIES DIRECTOR AND OR THE UTILITIES INFRASTRUCTURE MANAGER.

REVISION			SANTA FE COUNTY WATER UTILITIES DIVISION 424 NM 599, SANTA FE, NM 87507	
SYMBOL	DATE:	BY:		PROJECT NAME:
			SANTA FE COUNTY SANITARY SEWER DETAILS	
			STANDARD CONSTRUCTION	
			APPROVED BY: P. GUERRERORTIZ, PE    REVIEWED BY: R	
	DATE: 06/8/2012		SCALE: NA	SHEET: 1
	DRAWN BY: PCASAU			18 C



### GENERAL NOTES

- FOR DETAILS OF MANHOLE FRAMES, COVERS AND GENERAL CONSTRUCTION NOTES, SEE DETAIL/DWG # SAS 4. MANHOLES SHALL HAVE NO STEPS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR CATALOG CUTS OF VALVES TO ENGINEER PRIOR TO INSTALLATION.
- PROVIDE METALLIC LOCATE TAPE 12" ABOVE LOW PRESSURE SEWER MAIN LINE. PROVIDE CONTINUOUS # 12 LOCATE WIRE ON SEWER MAIN AS REQUIRED FOR ALL PRESSURE PIPELINES.
- HOMEOWNER SHALL CONTACT THE LOCAL REPRESENTATIVE OR ENVIRONMENT ONE SERIES 2000 GRINDER PUMP, ACCESSORIES, INSTALLATION INSTRUCTIONS, OPERATING INSTRUCTIONS. INSPECTION AND WARRANTY START-UP. OTHER PUMP MANUFACTURERS SHALL NOT BE ACCEPTABLE.

REVISION		
SYMBOL	DATE:	BY:

**SANTA FE COUNTY**  
WATER UTILITIES DIVISION 424 NM 599,  
SANTA FE, NM 87507

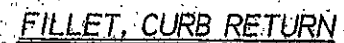
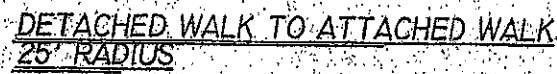
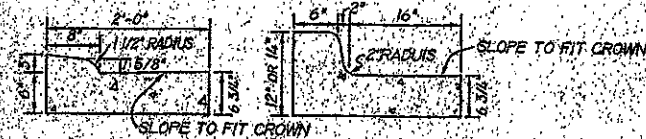
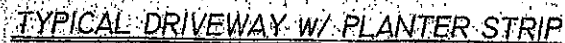
PROJECT NAME: \_\_\_\_\_

SANTA FE COUNTY SANITARY SEWER STANDARD  
CONSTRUCTION DETAIL FOR LOW PRESSURE SEWER

APPROVED BY: P. GUERRERORTIZ, PE      REVIEWED BY: RAS

DATE: 06/12/2012      SCALE: NA      SHEET NO: 18D

DRAWN BY: PCASAU



\* REQUIRED AASHTO C  
PAVEMENT DESIGN



### STANDARD CURB & GUTTER

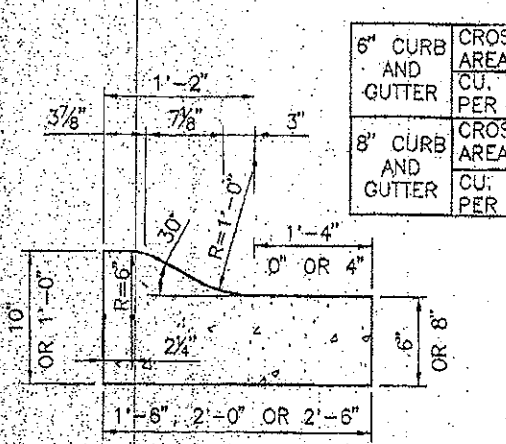
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SANTA FE COUNTY

DRAWN BY: CHARLE GONZ	CHECKED BY:	DATE:	SHT OF 19A
APPROVED BY: L.U.A.	3/25/02	SERIAL#	

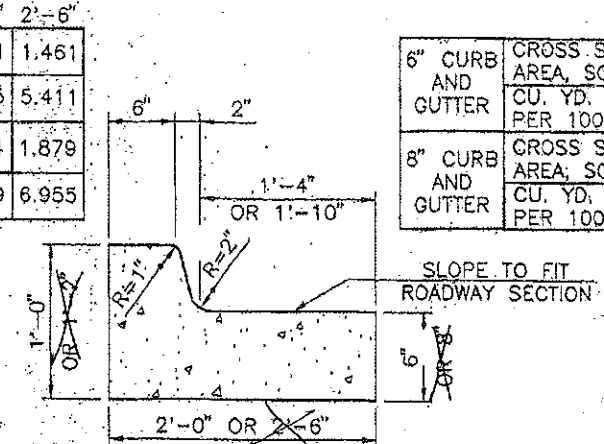






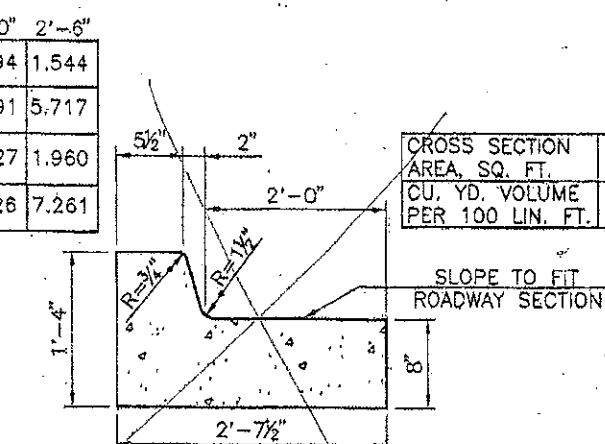
**CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"**

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
6" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
8" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955



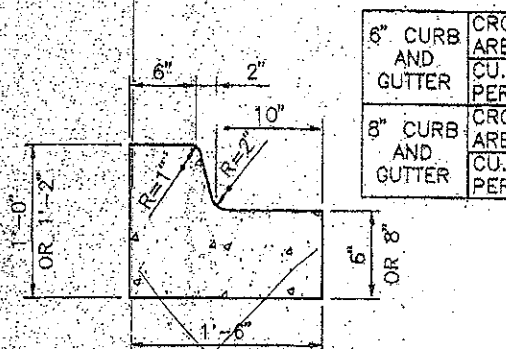
**CONCRETE BARRIER CURB AND GUTTER TYPE "B"**

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
6" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
8" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261



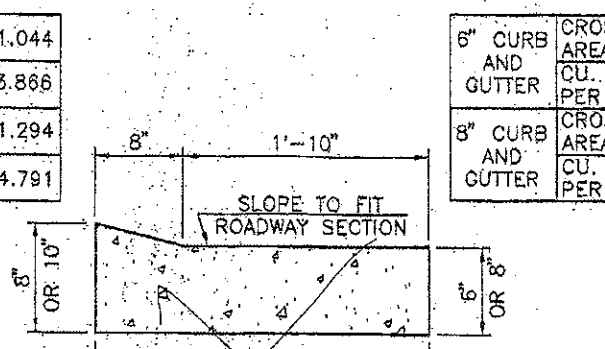
**CONCRETE BARRIER CURB AND GUTTER TYPE "C"**

CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824



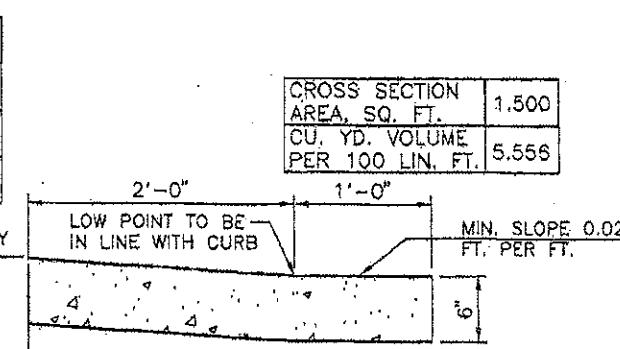
**CONCRETE BARRIER CURB AND GUTTER TYPE "D"**

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
6" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
8" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	4.791



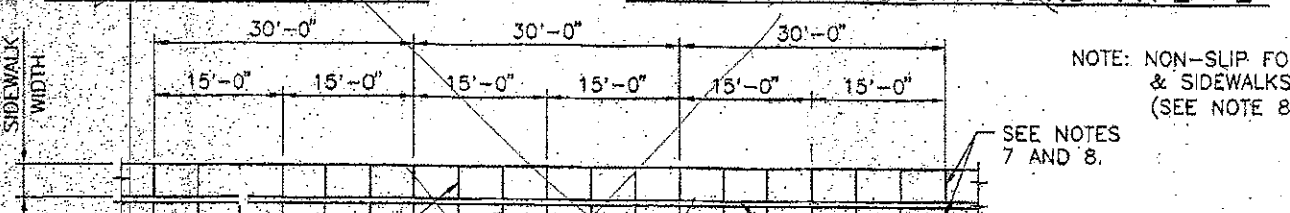
**CONCRETE LAYDOWN CURB TYPE "E"**

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
6" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
8" CURB AND GUTTER	CU. YD. VOLUME PER 100 LIN. FT.	6.379

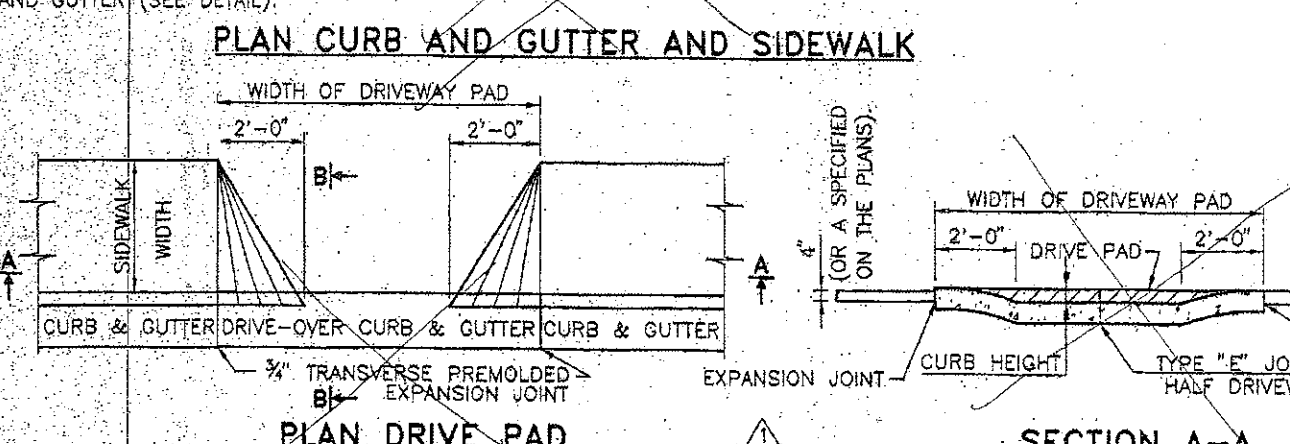


**CONCRETE VALLEY GUTTER**

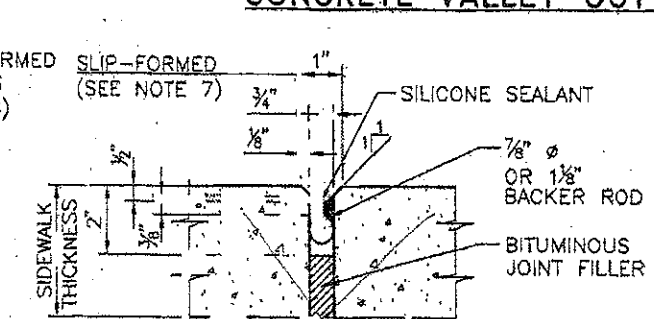
CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556



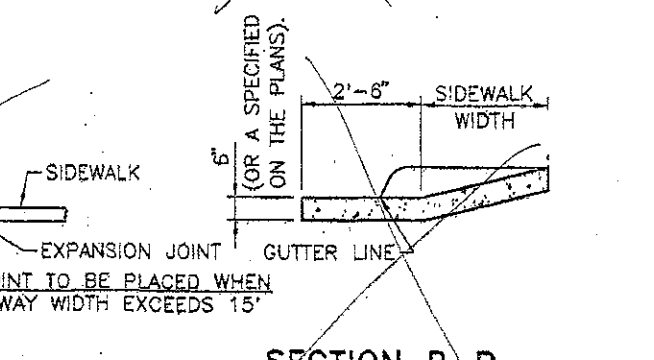
**PLAN CURB AND GUTTER AND SIDEWALK**



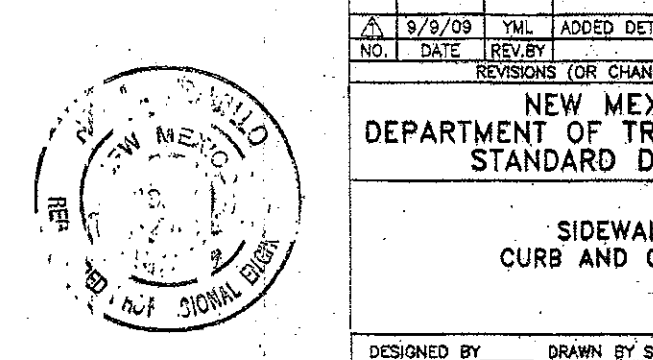
**PLAN DRIVE PAD**



**SEALED EXPANSION JOINT**

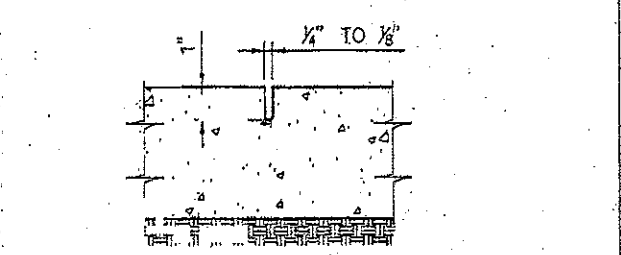


**SECTION A-A**



**SECTION B-B**

- GENERAL NOTES**
1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
  2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
  3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
  4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
  5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
  6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
  7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.
  8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



**TRANSVERSE CONTRACTION JOINT**



NO.	DATE	REV. BY	DESCRIPTION
9/9/09	YML	ADDED DETAILS	
REVISIONS (OR CHANGE NOTICES)			
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING			
SIDEWALK CURB AND GUTTER			
DESIGNED BY	DRAWN BY SKL	CHECKED BY YML	
609-01-1/1			1 of 1







NEW MEXICO DEPARTMENT OF  
**TRANSPORTATION**

November 28, 2016

Mr. Vicente Archuleta  
102 Grant Avenue  
Santa Fe, NM 87501

RE: **High Summit III Subdivision**

Dear Mr. Archuleta,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and comments or concerns to be addressed are as follows:

**Environmental Bureau:** Our review indicates that there were three cultural resource surveys for this subdivision, none within the past 10 years and therefore none that meet current standards. A letter was included in the package, from the Historic Preservation Division (HPD) dated December 30, 2003, that indicates at least one consultation between the developer and HPD was conducted. The letter has stipulations that the developer was supposed to meet, and I am going to need the documentation demonstrating that the stipulations have been met, or additional consultation with HPD has determined otherwise.

The Pueblo of Tesuque had concerns with regard to Traditional Cultural Properties and I will need documentation that the Pueblo has had an opportunity to visit the project area as stipulated in the 2003 letter, and has no further concerns.

The Traffic Impact Analysis has a conceptual plan for a right turn, deceleration lane along Hyde Park Road (Figure 7). We cannot issue an environmental certification for this deceleration lane at this time. The lane is close to what might be a US Army Corps of Engineers jurisdictional waterway and, if so, would be subject to 404 permitting under the Clean Water Act. We will require cultural resource and biological surveys of NM 475 if this lane, or any turn lane onto or off of NM 475, is being proposed.

**Traffic Technical Design Bureau:** I reviewed the Traffic Impact Analysis (TIA) for the above subdivision and have the following comments:

Susana Martinez  
Governor

Tom Church  
Cabinet Secretary

Commissioners

Ronald Schmeits  
Chairman  
District 4

Dr. Kenneth White  
Secretary  
District 1

David Sepich  
Commissioner  
District 2

Kelth Mortensen  
Commissioner  
District 3

Butch Mathews  
Commissioner  
District 5

Jackson Gibson  
Commissioner  
District 6

- In July 2002, District 5 Traffic Engineer and based on NMDOT Highway Access Management Manual requested a right lane deceleration lane for eastbound right turning vehicles entering the development. The TIA report explained that a variance was obtained for that due to physical and topographic constraints and the variance could not be found.
- The process of obtaining crash data to be analyzed is still not complete.
- The report is not clear about the requirement of right turn eastbound deceleration lane and the left turn westbound deceleration lane.
- Final Traffic Impact Analysis should be sealed and signed by NM Professional Engineer.

If there are any questions you may contact me at (505) 827-5249 or by email at [jeremy.lujan@state.nm.us](mailto:jeremy.lujan@state.nm.us).

Sincerely,



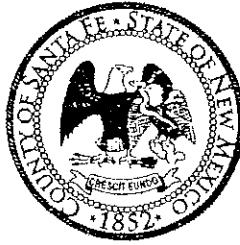
Jeremy Lujan  
Property Management Agent

FILE#: 1785

**Henry P. Roybal**  
Commissioner, District 1

**Miguel M. Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4


**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** November 18, 2016

**To:** Vicente Archuleta, Land Use Department

**From:** Johnny P. Baca, Traffic Manager Public Works 

**Re:** CASE # SDP 16-5250 High Summit Conceptual Plan & Preliminary Plat Approval for Phases 3, 4, 5, & 6 and Final Plat Approval for Phase 3.

---

The referenced project has been reviewed for compliance of the Santa Fe County Sustainable Land Development Code (SLDC), and shall conform to roads and driveway requirements of Sustainable Design standards **Chapter 7.4 (Access and Easements)** and **Chapter 7.11 (Road Design Standards)**. The referenced project is located just east of the city limits off Hyde Park Road (NM 475), within Sections 16 and 19, Township 17 North, Range 10 East. The applicant is requesting conceptual Plan and Preliminary Plat approval for phases 3, 4, 5, and 6. The applicant is also requesting Final Plat Approval for Phase 3.

**Access:**

Access to the projects site is provided by the existing South Summit Drive via Hyde Park Road (NM 475).

A Traffic Impact Analysis (TIA) was submitted by the applicants engineer Santa Fe Engineering Consultants, LLC, dated October 2016.

**Conclusion:**

Public Works has reviewed the revised Traffic Impact Analysis, dated October 2016, and feels that they can support the above mentioned project for conceptual Plan and Preliminary Plat approval for phases 3, 4, 5, and 6 and Final Plat Approval for Phase 3, with the following conditions;

- All R1-1, shall be 30"x30", and accompanied with a 12" STOP BAR.
- All W series warning signs shall be 30".
- All W13-1 placards shall be 18"x18"
- Applicant shall Install W-14 -2 30" NO OUTLET sign on Dancing Bear Trail south of South summit drive.
- Striping pattern shall meet MUTCD Standards Double Yellow Pattern (4"- 4"- 4").

## Vicente Archuleta

---

**From:** Armijo, Ernest, NMDOT <Ernest.Armijo@state.nm.us>  
**Sent:** Monday, November 14, 2016 3:14 PM  
**To:** Vicente Archuleta  
**Subject:** High Summit III submittal for Phases 3, 4, 5 and 6

Mr. Archuleta,

I have reviewed the Traffic Impact Analysis for this project and have a couple of comments.

1. The TIA mentions that a "modified" right turn taper was constructed at the intersection of NM 475 and South Summit Drive and that a deceleration lane was warranted, but was not constructed due to a possible variance was given due to site constraints. It goes on to state that copies of the variance have not been found. I would want this documentation to be located or if not for a the need for the variance to revisited with justification for why it cannot be constructed.
2. The TIA also states that crash data was requested but not received as of the date of the report. I still want to see this data.

These are the only comments I have for this submittal. The rest of the report is acceptable.

Ernest Armijo, P.E.  
District 5 Traffic Engineer  
New Mexico Department of Transportation  
P.O. Box 4127/7315 Cerrillos Rd.  
Santa Fe, NM 87502-4127  
Ph: 505-995-7800



## SANTA FE – POJOAQUE SOIL AND WATER CONSERVATION DISTRICT

4001 Office Court Drive, Suite 1000

Santa Fe, New Mexico 87507

Telephone (505) 471-0410 Extension 5

Fax (505) 471-0933

SUPERVISORS  
Alfredo Roybal  
José Varela López  
Sigmund Silber  
Shann Stringer  
Tim Henry

November 14, 2016

Vicente Archuleta  
Development Review Team Leader  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87504

Re: Case #S 16-5250, High Summit III Conceptual Plan and Preliminary Plat Approval  
For Phases 3, 4, 5 and 6, and Final Plat Approval for Phase 3

Dear Mr. Archuleta:

Upon review of the aforementioned submittal, Santa Fe-Pojoaque Soil and Water Conservation District finds no deficiencies with regard to terrain management. The District does however have two suggestions:

- With regard to flood hazards, specifically the on-site retention ponds, it is our recommendation that retention wall burial depth be as follows: Pond #7- 4 feet, Pond #8 - 3 feet, Pond #11 – 4 feet, Pond #12 4 feet, and Pond #13 – 3 feet. If these depths cannot be achieved due to the geologic features below the surface, it is recommended that the retention pond structures be anchored securely to the adjacent rock to prevent damage to the structures during a prolonged storm event.
- With regard to the Open Space, it is our recommendation that the vegetation be thinned and then seeded to decrease the possibility of a detrimental fire event. New Mexico State Forestry would be able to provide a management plan for that area.

If there are any questions please don't hesitate to call me at (505) 660-5828 or email [josevarelalopez@aol.com](mailto:josevarelalopez@aol.com)

Sincerely,

José J. Varela López  
Vice-chairman

## Vicente Archuleta

---

**From:** Gerard A. Schoeppner  
**Sent:** Wednesday, November 02, 2016 8:46 AM  
**To:** Vicente Archuleta  
**Cc:** Claudia I. Borchert; Phyllis Bustamante  
**Subject:** High Summit III

Vicente:

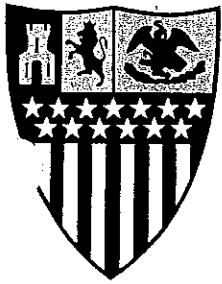
I reviewed the package you sent regarding the above-referenced development. High Summit III (HS) requests approval of their conceptual plan and preliminary plat for phases 3, 4, 5 and 6 and final plat approval for phase 3. HS proposes to reduce the number of lots from 55 to 12, develop them on 87.34 acres, and complete the development in 4 phases. HS proposes to install water conservation fixtures in all dwellings, in accordance with the SLDC.

High Summit III will connect to City of Santa Fe utilities, water and waste water and proposes a water budget of 0.25 afy per dwelling. The proposed water use is in compliance with the SLDC and HS has entered into an agreement for water service from the City of Santa Fe. Santa Fe County Utilities therefore, has determined that the proposed development is in compliance with the SLDC. If you have any question, please contact me.

*Jerry Schoeppner, P.G.  
Santa Fe County Utilities Division  
Physical address: 424 Hwy 599 New Mexico Frontage Road, Santa Fe, NM, 87507;  
Mailing address: P.O. Box 276, Santa Fe, NM 87504  
Office: 505-992-9871  
Mobile: 505-231-2346*

[Link to Google Map of our Office Location](#)





# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
www.santafenm.gov

*Javier M. Gonzales, Mayor*

## Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1  
Renee Villarreal, Dist. 1  
Peter N. Ives, Dist. 2  
Joseph M. Maestas, Dist. 2  
Carmichael A. Dominguez, Dist. 3  
Chris Rivera, Dist. 3  
Ronald S. Trujillo, Dist. 4  
Mike Harris, Dist. 4

November 23, 2016

VIA E-MAIL TO [varchuleta@santafecountynm.gov](mailto:varchuleta@santafecountynm.gov)

Mr. Vicente Archuleta  
Senior Planner  
Land Use and Planning Department  
County of Santa Fe  
102 Grant Avenue  
Santa Fe, New Mexico 87501

**Re: Case # S 16-5250 High Summit III Conceptual Plan and Preliminary Plat Approval for Phases 3, 4, 5 and 6 and Final Plat Approval for Phase 3.**

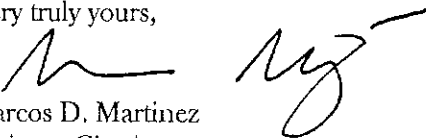
Dear Mr. Archuleta:

In connection with the referenced case, this letter confirms that pursuant to that certain Agreement for Water Service date September 10, 1990, and that certain Contract for Water and Sewer Service dated February 24, 1994, copies of both which agreements are enclosed for your reference, the City of Santa Fe will be providing water service to the proposed development and sewer service, all subject to our applicable rules and regulations.

In addition to the enclosed agreements, the County of Santa Fe and City of Santa Fe have reached an agreement in principle pursuant to mediation that provides explicitly for water and sewer service for the area of the County of Santa Fe in which the referenced project lies. The formal, mediated agreements are currently being drafted, and have not yet been approved by either the City Council or the Board of County Commissioners. However, as a general matter, under the mediated agreement the area of this development will remain within the jurisdiction of the City of Santa Fe water and sewer service.

Please let me know if more is needed to confirm the availability of water and sewer service.

Very truly yours,

  
Marcos D. Martinez  
Assistant City Attorney

AGREEMENT FOR WATER SERVICE

THIS AGREEMENT made this 10th day of September, 1990, by and between SANGRE DE CRISTO WATER COMPANY, herein referred to as "SDCW", SUMMIT PROPERTIES, INC., a New Mexico corporation, herein referred to as "Summit" and PIEDRA PARTNERS, G.P., a New York General Partnership, herein referred to as "Sierra."

WHEREAS, Summit and Sierra are in the process of developing residential subdivisions within the Northeast Quadrant of the City of Santa Fe, New Mexico, and

WHEREAS, SDCW has determined that the extension of its water system into the Northeast Quadrant of the City of Santa Fe is not economic under current tariffs, and

~~WHEREAS, the New Mexico Public Service Commission (PSC) Rule 19, Line Extension Policy, Paragraph 4 states that where unusual circumstances exist, an extension may be made under a special long-term contract providing the contract terms are such that no adverse effects will be imposed on Company's existing customers, and further providing any such contracts entered into shall be filed with the New Mexico Public Service Commission, and~~

WHEREAS, as a consequence of the inability of SDCW to economically expand its system, and in compliance with the approvals granted by the City of Santa Fe in order to meet its own requirements and those of the Metropolitan Water Board,

Exhibit 1

Joint Exhibit  
13

RECEIVED  
OCT 16 2 17 PM '90  
CITY OF SANTA FE  
COMMUNICATIONS

64

Summit and Sierra have committed to construct a regional system sufficient to serve their existing subdivisions and other properties within the designated area defined by SDCW in its Northeast Quadrant Study as shown on Exhibit "B," which system will be constructed in accordance with the specifications of SDCW for its regional system, and

WHEREAS, in reliance upon the expectation that they will be able to serve their respective properties with water from this system at no additional cost, except as provided herein, and in order to facilitate the future expansion of the regional water system within the Northeast Quadrant, Summit and Sierra are willing to transfer the newly constructed system to SDCW in consideration of SDCW's obligations under this agreement.

NOW THEREFORE for valuable consideration the parties hereto agree as follows:

1. The Facilities: Summit and Sierra agree to construct the water system from the Dempsey tank to the Spencer tank site, shown on Exhibit "B", in accordance with the general plan and specification attached hereto as Exhibit "A" and incorporated herein by reference and as further modified by specific plans and specifications which shall be agreed upon by the parties hereto prior to construction. The water system is referred to herein as the "Facilities."

~~2. Filing with Public Service Commission: This Agreement shall be filed with the Public Service Commission of~~

~~the State and Mexican required by SDCW~~

3. Payment of Costs: The construction shall be at the sole expense of Summit and Sierra. Engineering design, plans and specifications and construction supervision for transmission water lines shall be done by SDCW and reimbursed at 12.25% of the construction costs for that portion of the Facilities, based on actual cost. SDCW shall also be entitled to 5.5% of the construction costs of the transmission portion of the Facilities as reimbursement for Administrative and General costs. Summit and Sierra shall be responsible for the engineering design, plans and specifications at the booster station, pump and storage tank. SDCW shall be entitled to a fee for review of the plans and specifications and inspection of the construction of the booster station and storage tank portion of the Facilities in the amount of 4% of the construction cost. Summit and Sierra agree that if the contractor selected to construct the Facilities also is selected to construct any portion of the infrastructure related to either subdivision, the bid cost for the Facilities shall not be structured to reduce the profit margin or costs below a pro rata share of the profit or costs for all the work performed by such contractor for either or both subdivisions; provided, that any dispute over the provisions of this paragraph shall not be cause for SDCW to withhold approval of engineering or construction. Reimbursement to SDCW for Engineering and Supervision Plan Review, and

Administrative and General costs shall be due and payable prior to commencement of construction of the Facilities based on bid cost and adjusted at the completion of construction for actual cost.

4. Contractor: Summit and Sierra shall select a contractor to construct the Facilities from the following list of contractors:

1. Any contractors on SDCW's approved list
2. MCC
3. Olmstead Construction

SDCW shall have access at all times to the contractor's records and activities for the purpose of inspection. The contractor must be licensed and must provide a warranty, which warranty may be assignable to SDCW. If, during inspection by SDCW, any defects in the work are noted, written notice by SDCW shall be given to the contractor, not later than the next working day, with copies to Summit and Sierra who shall insure that the defects are corrected.

5. Easements: Sierra and Summit shall furnish all necessary easements and rights-of-way for the Facilities including the right of ingress and egress and right of excavation as required for maintenance, repair and replacement for the Facilities. All easements shall be of public record, clearly shown on plats prior to the final recording and on SDCW water records. After installation, any relocations due to changes in location of easements, lot lines or grades will be at

the expense of the party requiring the change, as appropriate, and will be a non-refundable contribution.

6. Rebate Provision: The parties acknowledge that the Facilities to be built pursuant to this agreement are intended to provide water service above elevation 7500 within the Northeast Quadrant of the City of Santa Fe in accordance with SDCW Second Revised Rule No. 3 (approved by the Public Service Commission in September, 1980) and other areas which may come within the jurisdictional service area of SDCW, as described in the map attached hereto marked Exhibit "B".

~~SDCW agrees that service connections from the Facilities will be confined to the service area defined in Exhibit "B".~~

~~The parties further acknowledge that the Facilities will serve 523 single family residences (the "System Capacity") unless the capacity of the system can be shown to be greater by either party.~~

The Facility Cost shall be determined at the time of the transfer of the Facilities to SDCW by adding the total MAI appraised value of the rights-of-way contributed by Summit and Sierra and the tank site contributed by Summit to the actual cost of constructing the Facilities including Design and Engineering costs, construction supervision, legal and accounting and all other costs related to delivering the System to SDCW ("the Facility Cost"). Summit and Sierra will obtain



MAI appraisal of the contributed properties at their expense, which expense shall be added to the Facility Cost.

Any third party may connect to the Facilities provided that they shall pay a proportionate share of the cost of the Facilities as a Connection Fee determined by the following formula:

Connection Fee = Facility Cost / System Capacity

If a third party makes a commercial or other type of connection within the Service Area which reduces the capacity of the Facilities in an amount greater than the demand for a single family residence, the Connection Fee amount shall be increased in proportion to the extent the capacity of the Facilities is reduced. Each connection made to the Facilities by Summit or Sierra will reduce the entitlement of Summit and Sierra to a rebate hereunder in the amount equal to the Connection Fee that would have been assessed if a third party had made the connection.

The Connection Fee shall be collected by SDCW at the time it would normally collect service line extension charges. All Connection Fees collected shall be paid by SDCW to Summit and Sierra within thirty (30) days of receipt as follows:

- 1) Until the total of the actual construction cost of the Facilities has been rebated, 40% to Sierra and 60% to Summit.

2) Thereafter, any additional rebates shall be apportioned by the ratio determined by the comparison of the MAI appraised value of the property contributed by Sierra with the appraised value of the property contributed by Summit. Rebates will continue under this formula until the total value of the contributed property has been repaid, or the capacity of the Facilities have been fully allocated. Summit and Sierra will inform SDCW of the ratio to be applied under this paragraph at the time the MAI appraisals are submitted to SDCW. SDCW shall be entitled to continue apportioning any rebates under paragraph 1 hereof until SDCW receives written notice from Summit and Sierra that the rebates should be made thereafter under the ratios determined under paragraph 2.

~~SDCW agrees to file this contract with the New Mexico Public Service Commission as required by Rule 19. SDCW agrees to use its best efforts in good faith to obtain approvals for the rebate authority.~~ If the provisions for rebate authority are set aside, Summit and Sierra shall be entitled to such rebates as are permitted by filed tariffs. Summit and Sierra will reimburse SDCW for 50% of its reasonable costs and attorneys fees, if any, associated with this filing, not to exceed a total reimbursement to SDCW of \$5,000.00.

In the further event the System Capacity has been fully committed, Summit and Sierra shall be entitled to obtain further connections by paying for the cost of expansion of the

tank capacity and any additional pumping equipment which may be reasonably required under the Rules and Regulations of the Public Service Commission. SDCW agrees to support any application by Summit or Sierra for a variance from the payment of the Utilities Expansion Charge (UEC) pursuant to paragraph C of the UEC, to the extent that the Facilities constructed by Summit and Sierra represent costs which are normally included in the UEC.

7. Service Area Boundary Extension: The parties and SDCW has asked Summit and Sierra to construct the regional water system as specified on Exhibit "A" to serve the Northeast Quadrant of the City of Santa Fe and adjacent areas within Santa Fe County in lieu of piecemeal individual systems for each development. SDCW agrees to support any application for expansion of water service into the geographical area included in Exhibit "B" so long as the Facilities and the SDCW water system have capacity to serve the proposed expansion.

8. Final Inspection: Summit and Sierra will give written notification to SDCW that the Facilities have been completed and are available for transfer. Within 15 days of receipt of such notification SDCW will conduct final inspection of the water facilities and if satisfied with the result, will issue its final acceptance and shall accept conveyance of the property subject to the warranty of the subcontractor, and the obligations of this agreement. Upon acceptance, SDCW shall

furnish service as required by this agreement and in accordance with its applicable rules and regulations and under its rate schedules applicable to the class of service required as filed with the New Mexico Public Service Commission, and subject to the requirements of this Agreement, which requirements are not subject to unilateral modification by SDCW. SDCW reserves the right to modify the rates at any time, and from time to time, by filing new tariffs with any legally constituted regulatory body, and the rates, terms and conditions of service hereunder shall be deemed modified at such time as the tariff becomes effective. Nothing herein contained shall be construed to prevent or prohibit the other parties hereto from asserting or claiming any right before any legally constituted regulatory body to which they may be entitled. Upon acceptance, it is understood and agreed that the Facilities shall be and remain the property of SDCW and SDCW shall, subject to the terms and conditions of this Agreement, assume full responsibility for future operations and maintenance of said Facilities.

9. Force Majeure: In the event of acts of God, fires, strikes, wars or events beyond the control of SDCW or the other parties to this Agreement which prevent any party from the performance in full or in part of the terms of this contract, it is agreed that such failure to perform shall be excused and shall not be the basis for any claim of damage or breach of contract.

~~Entire Understanding:~~ The ~~entire~~ understanding between the parties relating to this Agreement for Water Service is set forth herein and there are no oral understandings between the parties. No amendment to this Agreement is authorized unless reduced to writing and signed by an authorized representative of each party. This Agreement shall bind the ~~parties hereto, their successors and assigns.~~

DONE the day and year first above written.

SUMMIT PROPERTIES, INC.

By Ralph J. Brutsche  
Its: President

PIEDRA PARTNERS, G.P.  
By: WZ B-72 CORPORATION,  
a General Partner

By [Signature]  
Its: Vice President

SANGRE DE CRISTO WATER COMPANY, INC.

By [Signature]  
Its: Vice President

EXHIBIT A

Serve: 523 single family residences  
(minimum distance between buildings 11 feet)

I. 500,000 gallon Potable Water Storage Tank

Fire Flow Storage

1000 gpm X 3 hrs X 60 min/hr = 120,000 gallons

SDCW Average Day Flow Estimate

523 residences X 110 gal/day

X 2.2 people/residence = 127,000 gallons

Peak Day Flow

= 253,000 gallons

2 X Average Day

500,000 gallons

II. Transmission Water Line

200 feet 6-inch

3,000 feet 8-inch

6,675 feet 12-inch

60 feet 20-inch casing

III. Pump Station

1 - 200 gpm pump

Pump Station equipped to accept a second

200 gpm pump at later date.





## CONTRACT FOR WATER AND SEWER SERVICE

This Agreement is made this 24 day of February, 1994, by and between the City of Santa Fe, a New Mexico municipal corporation (the "City") and Summit Properties, Inc., a New Mexico corporation ("Summit").

### Recitals:

WHEREAS, Summit is the owner of certain properties within and outside the City's municipal limits (the "City limits"), and more specifically, Summit is the owner of Santa Fe Summit Subdivision, a subdivision within the City limits consisting of 44 acres divided into 26 lots in three phases of development (hereinafter "Summit Phases 1-3") and 174 acres of land outside the City limits in the Santa Fe County Extraterritorial Zone, which is subjected to that certain master plan covering 174 acres for up to 117 lots in eight phases of development entitled "Santa Fe Summit Master Plan," approved in April 1993, by the Extraterritorial Zoning Authority;

WHEREAS, in 1986, Summit received preliminary approval of its Summit Phases 1-3, and pursuant to said approval, sought and obtained approval from the Santa Fe County Metropolitan Water Board (the "Water Board"), pursuant to the City's water franchise agreement with Sangre de Cristo Water Company (hereinafter "SDCWC Water Franchise"), for a master meter off of the regional water system owned by SDCWC (the "Regional Water System");

WHEREAS, the private water system approved by the Water Board was designed by Summit to meet all of its needs for Summit Phases 1-3 and Summit Phases 4-8;

WHEREAS, in reviewing and granting the final subdivision approval for Summit Phases 1-3, the City required that Summit abandon the plan to own and operate a private water system, and required that Summit, together with the participation of Piedra Partners (the owner

and developer of Sierra del Norte Subdivision), build and extend the Regional Water System in accordance with the regional plans of Sangre de Cristo Water Company ("SDCWC") for the northeast quadrant of the City and its environs outside the City limits;

WHEREAS, it has long been the policy of the City to preserve the water quality and quantity in the area of the City's northeast quadrant, both within and outside the City limits, and it has been the policy of the City to disallow the use and construction of private water systems where the long term needs of the City would be served by an expansion of the Regional Water System;

WHEREAS, the system expansion which was to be built by Summit and Piedra Partners is designed to and has the capacity to service by gravity flow the area shown on the map attached hereto as Exhibit A and those areas above the 7,900 foot elevation which may receive fire protection and domestic service by gravity flow;

WHEREAS, the City conditioned its final approval of Summit Phases 1-3 on such extension of the regional system;

WHEREAS, in reliance on the approval granted by the City for Phases 1-3 and of the contracts executed by and between Piedra Partners, Summit and SDCWC (which contracts are attached hereto as Exhibits B, C and D), Summit at its sole expense built the extension of the Regional Water System;

WHEREAS, the extension of the Regional Water System required by the City has cost Summit approximately \$1,044,000.00, including all infrastructure and right-of-way easements, and contains a half million gallon tank situated on Summit Phases 4-8 located outside the City limits in the County of Santa Fe;

WHEREAS, Piedra Partners has not, to date, contributed any sums of money required of it toward the expansion of the Regional Water System, although the approval of Sierra del

001604

February 23, 1994  
Page 3

Norte, Lots 107 and 131 in Phase I, all Lots in Phases II, III and IV of Sierra Del Norte Subdivision must obtain water service from the expansion built and paid for by Summit;

WHEREAS, Summit believes it is entitled to water service for Summit Phases 4-8 from the Regional Water System as a matter of legal right, because the Regional Water System is located on Summits Phases 4-8 and has the physical capacity to serve Summit Phases 4-8, and Summit has had the expectation of water service from the Regional Water System from the date it was required to expand the Regional Water System, rather than own and operate its own private water system;

WHEREAS, although Summit believes it is entitled to water service from the Regional System as a matter of right, Summit has been asked to procure, and is currently in the process of requesting, a change in the future service area for municipal water and sewer service to include Summit Phases 4-8, and at the request of the City, Summit has included various other properties adjacent to Summit Phases 4-8 in the future service area designation;

WHEREAS, such other properties are shown on the Map attached as Exhibit E, and include the property known as Ten Thousand Waves, Rancho Elisa, the property owned by Mr. & Mrs. Jon Oscher, and Hyde Park Estates I, II, and III;

WHEREAS, Summit has the right to acquire certain water rights along the Little Tesuque Creek, within the Tesuque-Pojoaque-Nambe Water Basin;

WHEREAS, the City believes that water service to Phases 4 through 8 depends upon the successful conclusion of the City's regulatory processes for water service area boundary extensions, the validity of which is currently being litigated in Case 2428 before the PUC;

February 23, 1994  
Page 4

WHEREAS, the City is attempting to acquire the Regional Water System through a voluntary purchase from SDCWC for a purchase price of \$48,250,000.00 (the "Water System Purchase");

WHEREAS, the City must file a request for approval of the Water System Purchase and the approval of the abandonment of service by SDCWC;

WHEREAS, upon the transfer of the portion of the Regional Water System which was constructed and built by Summit to SDCWC, there will be no adjustment in the Water System Purchase for that portion of the system constructed by Summit;

WHEREAS, the City and Summit desire to avoid any legal action before the PUC either within or apart from the case in which the PUC will review and approve the City's acquisition of the regional system and the abandonment of service by SDCWC, provided the mutual interests of the City and Summit can be served;

WHEREAS, the City and Summit acknowledge that there is a disagreement and potential litigation related to Summit's right to water service as it relates to the City's approval of the same;

WHEREAS, it is the desire of the parties to avoid any legal action in which such a dispute would be determined;

WHEREAS, for the purposes of 1) protecting of the quantity and quality of ground water in and around the northeast quadrant of the City of Santa Fe, 2) acquiring valuable water rights for the immediate and future needs of the Regional Water System in the Tesuque-Pojoaque-Nambe Basin, 3) preserving the City's return flow credits from the Regional System, 4) saving



February 23, 1994  
Page 5

public funds in the acquisition and operation of the Regional Water System and 5) avoiding any legal action which could jeopardize the City's Water System Purchase, the parties desire to enter into this Agreement.

**Agreement:**

Now, therefore, for good and adequate consideration, and in mutual reliance upon the representations made above, the parties hereby agree as follows:

**ARTICLE I**  
**(Transfer of Existing System)**

Section 1. Summit agrees to complete all conditions to the transfer of the system to SDCWC in accordance with the terms of the agreement attached hereto as Exhibit B. Said transfer shall be completed not later than March 30, 1994. Summit and Piedra have already conveyed the system to SDCWC, which will inspect and test the system for acceptance.

**ARTICLE II**  
**(Waiver of Rights/Agreement to Provide Service)**

Section 1. Subject to the satisfaction of the terms and conditions of Article I and subject to the terms of Section 5 of this Article II, Summit waives any and all right to intervene in the case to be filed by the City and SDCWC Water Franchise for the approval of the purchase of the regional system from SDCWC Water Franchise and the abandonment of service.

Section 2. Subject to the satisfaction of the terms and conditions of Article I and subject to the terms of Section 5 of this Article II, Summit hereby waives any and all right to file a separate action before the Public Utility Commission based on a claim similar to that made by the complainants in Cause No. 2428, currently pending before the Public Utility Commission.

Section 3. Subject to the satisfaction of the terms and conditions of Article I and subject to the terms of Section 5 of this Article II, in exchange for the waivers provided for in Sections 2 and 3 of this Article II, the City agrees as follows:

A. That it hereby approves a water and sewer service area boundary extension to Summit Phases 4-8, the Oscher Property, the Ten Thousand Waves Property, the Rancho Elisa Property and Hyde Park Estates I, II and III;

B. That in the event that the City acquires the Regional System it will provide water service to Summit Phases 4-8 and the Oscher Property (as shown on Exhibit E); and

C. That the City hereby approves sewer service to Summit Phases 4-8, subject to entering into a development agreement setting forth the conditions of such service.

Section 4. Summit agrees that as a condition to the actual water and sewer services agreed to in Section 3B and 3C of this Article II, Summit must pay all of the expenses of extending the infrastructure for such service and contribute said infrastructure to the City, including the easements in which such infrastructure is located.

Section 5. The agreements contained in Sections 1, 2 and 3 of this Article II are expressly made contingent upon the City's final approval of a general plan amendment to Plan 83 allowing for future water and sewer service to Summit Phases 4-8 as approved by the Extraterritorial Zoning Authority, Oscher Property, Rancho Elisa, Ten Thousand Waves and Hyde Park Estates I, II and III, with such City approval to be made prior to the filing by the City of its application or case before the PUC for approval of the Water System Purchase and the abandonment of service by SDCWC. In the event the condition set forth in this Section 5

February 23, 1994  
Page 7

of Article II is not satisfied, then this Agreement shall be null and void and of no force and effect, and such event, Summit shall be free to pursue any and all legal rights and remedies available to it as though this Agreement had never been executed.

**ARTICLE III**  
**(Assignment of Rebates/Water Rights)**

Section 1. Subject to the satisfaction of Articles I and II and subject to the conditions set forth in Section 4 of this Article III, Summit agrees it shall assign all its right, title, and interest in and to the rebates in the approximate amount of \$625,800.00 (which represents the 60% of the cost of the system expansion) to which it is entitled under the agreement attached hereto as Exhibit B to the City.

Section 2. Subject to the conditions set forth in Section 4 of this Article III, Summit agrees it shall transfer .5 acre feet of consumptive water right from the water rights via special warranty deed to the City.

Section 3. Subject to the conditions set forth in Section 4 of this Article III, Summit agrees it shall grant a right of first refusal to the City on the 8.955 of the rights held by Summit along the Little Tesuque Creek. The right of first refusal shall be form attached satisfactory to the parties and for a period of ten years from the date of the City's acquisition of the Regional Water System.

Section 4. The agreements set forth in Sections 1, 2 and 3 of this Article III are expressly made contingent upon the following:

A. Summit receipt of approval of County Commission and Water Board approval of the water service area boundary extension approved by this agreement; and

February 23, 1994  
Page 8

B. Summit's receipt of final plat and development plan approvals of Summit Phases 4, 5, 6, 7 or 8, from all the governmental authorities and bodies which have the right to grant such approvals not later than December 31, 1994.

Section 5. Summit agrees to diligently pursue the approvals set forth in Section 4, Subparagraphs A and B above and to comply with all submittal requirements for the same not later than August 31, 1994. The City agrees to promptly and diligently review and consider all matters within its jurisdiction for said approvals. In the event that either of the foregoing approvals are not obtained the agreements contained in Sections 1, 2, and 3 of this Article IV shall be null and void and of no force and effect.

Section 6. The parties agree and acknowledge that Summit has received an assignment of the rebates which are due to be paid to Piedra in the amount of \$417,200.00 under of Exhibit B hereof, and the City will honor that assignment and pay said rebates to Summit out of the connections fees collected by the City. Said payments shall be paid to Summit from 100% of the connection fees collected by the City until such amount has been paid to the Summit.

#### ARTICLE IV (General Provisions)

Section 1. The Recitals to this Agreement are hereby incorporated into this Agreement and are made a material part hereof. Both parties are relying upon said recitals in entering into this Agreement.

February 23, 1994  
Page 9

Section 2. This Agreement contains the entire understand of the parties, and there are no representations, agreements, or other understandings except as contained in this Agreement.

Section 3. It is understood and agreed that this Agreement is a compromise of the rights of the parties hereto.

Section 4. This agreement shall be binding upon the heirs, successors, and assigns of the parties hereto.

Section 5. In the event that any portion of this agreement is held invalid or unenforceable by a court of law, the remainder of this Agreement not invalid or unenforceable shall be fully binding upon and enforceable by the parties hereto, notwithstanding such partial invalidity or unenforceability.

Section 6. In the event that either party brings an action in a court of law or in equity to enforce the terms of this Agreement, then the prevailing party in such action is entitled to recover the attorneys' fees incurred in such action.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

February 23, 1994  
Page 10

City of Santa Fe.

By: Sam Pick  
Sam Pick, Mayor

Attested:

James R. ...  
City Clerk

(Seal)

Approved as to form:

Gerald E. ...  
City Attorney



February 23, 1994  
Page 11

Summit Properties, Inc.

By:

Ralph L. Brutsche  
Ralph L. Brutsche

### ACKNOWLEDGEMENT

State of New Mexico

ss.

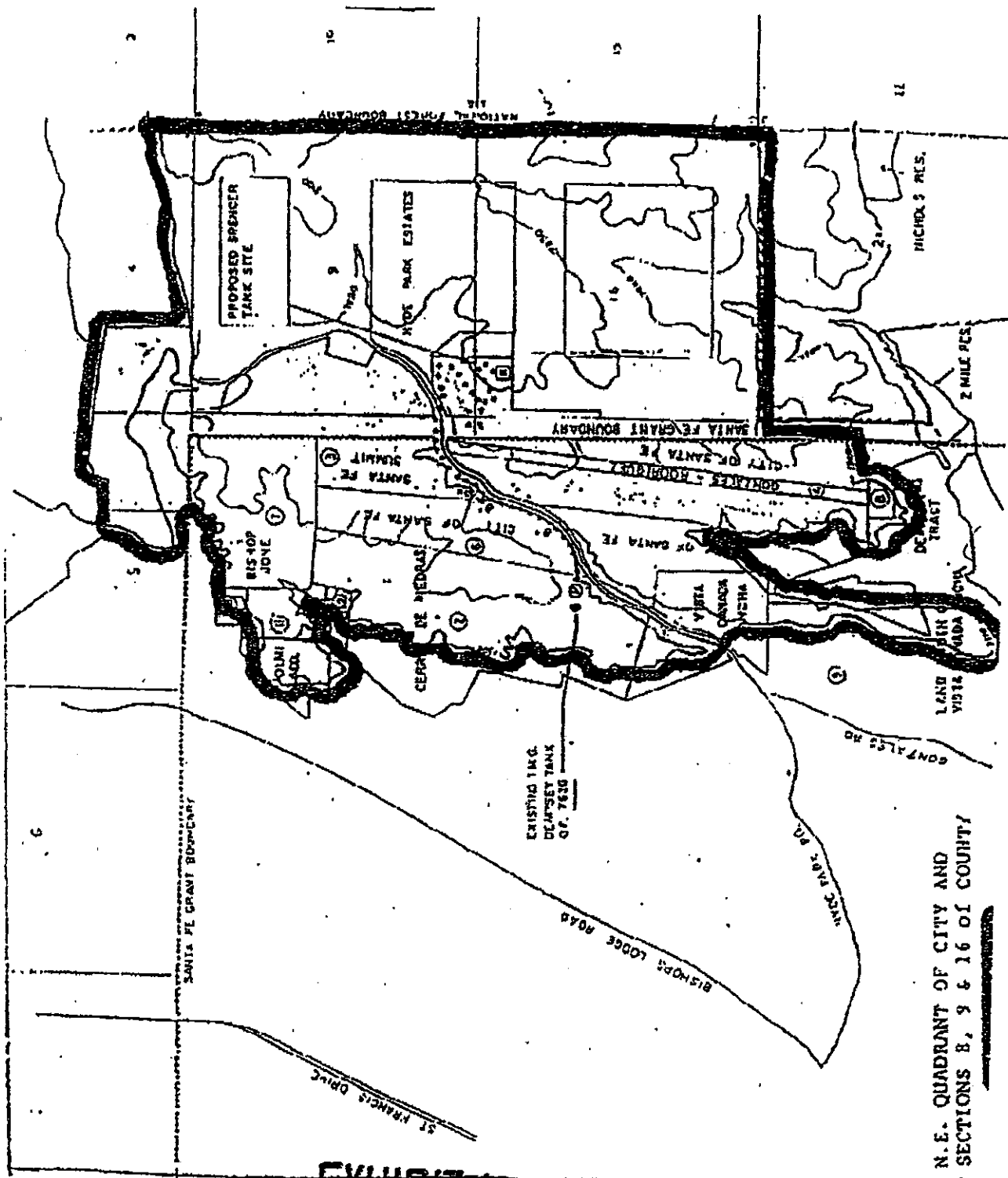
County of Santa Fe

The foregoing instrument was acknowledged before me by Ralph L. Brutsche, President of Summit Properties, Inc., a New Mexico corporation, on behalf of the Association, on this 1<sup>st</sup> day of March, 1994.

My commission expires:

4-19-96

Ramon E. Brutsche  
Notary Public



**EXHIBIT A**

**N.E. QUADRANT OF CITY AND  
SECTIONS 8, 9 & 16 OF COUNTY**



STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501

TELEPHONE: (505) 827-6091

FAX: (505) 827-3806

TOM BLAINE, P.E.  
STATE ENGINEER

November 9, 2016

Mailing Address:  
P.O. Box 25102  
Santa Fe, NM 87504-5102

Vicente Archuleta  
Development Review Team Leader  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Reference: High Summit III Conceptual Plan and Preliminary Plat for Phases 3, 4, 5 and 6**

Dear Mr. Archuleta:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Sustainable Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider has not demonstrated the capability of furnishing water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses. Accordingly, a **negative** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Chuck Lawler at 505-827-6664.

Sincerely,

Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

88

**MEMORANDUM**  
**New Mexico Office of the State Engineer**  
**Water Use and Conservation Bureau**

**DATE:** November 9, 2016  
**TO:** Molly Magnuson, P.E., Water Use and Conservation Bureau Chief  
**FROM:** Chuck Lawler, Senior Water Resource Specialist  
**SUBJECT:** High Summit III, Santa Fe County

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**SUMMARY**

On October 17, 2016, the Office of the State Engineer (OSE) received a request to review the proposal for the High Summit III Conceptual Plan and Preliminary Plat approval for Phases 3, 4, 5, and 6, and Final Plat approval for Phase 3. High Summit III is a Type 3 subdivision.

The applicant seeks approval from Santa Fe County for a Conceptual Plan which will allow the development of the project in four phases, Preliminary Plat for twelve lots (Phase 3, 4, 5, and 6), and Final Plat for 5 lots (Phase 3).

The New Mexico Subdivision Act does not require an opinion from the OSE for a Conceptual or Final Plat plan. This opinion applies only to the Preliminary Platting aspect of the submittal.

The proposal is a request to subdivide an 87.34 acre parcel into 12 lots ranging from 1.04 acres to 18.41 acres. Each lot will have up to two dwelling units per lot. The property is located off Hyde Park Road (NM475), just south of the South Summit, in Section 16, T17N, R10E, NMPM. The three phases that make up the development proposed for the Preliminary Plat total 71.38 acres with 9 lots. The proposed water supply is from the City of Santa Fe.

The water supply documents submitted to this office include Plat Maps, and a 1990 *Agreement for Water Service*.

The proposal was reviewed pursuant to the Santa Fe County Sustainable Land Development Code (Adopted by Ordinance 2015-11) on December 8, 2015 (Regulations) and the New Mexico Subdivision Act (Act). Insufficient information has been provided by the applicant to evaluate if "the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses" and "whether the applicant can fulfill the proposals in the subdivider's disclosure statement concerning water...." Accordingly, a **negative** opinion should be issued.

**WATER DEMAND ANALYSIS AND WATER CONSERVATION**

In Section 47-6-17 of the Act the subdivider is required to provide a statement describing the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and describing the availability of water to meet the maximum annual water requirements. No information regarding the annual water requirements of the subdivision was provided in the submittal received by OSE.

Section 5.7.3.1. of the Regulations requires that an application for a preliminary plat shall include "A proposed disclosure statement consistent with NMSA 1978, Sec. 47-6-17." No disclosure statement was provided in the submittal received by OSE.

Section 5.7.3.2.2. of the Regulations requires that an application provide documentation for the purpose of demonstrating "water sufficient in quantity to fulfill the maximum annual requirements of the subdivision including water for indoor and outdoor domestic use." No water budget or information regarding the maximum annual requirements of the subdivision was provided in the submittal received by OSE. Therefore, the proposal does not meet the requirements of Section 47-6-11(F)(1) of the Act.

Condition No. 21 on Sheet 5A of the plans submitted by the developer state that "Water use on these lots is restricted by the Declaration of Restrictive Covenants for High Summit Subdivision..." No copy of the Restrictive Covenants was provided with the developer's submittal received by the OSE.

Sections 7.13.6. and 7.13.11. of the Regulations provide water supply limits established by the County for individual dwelling units. The applicant's submittal received by the OSE makes no reference to these limits.

### **WATER AVAILABILITY ASSESSMENT**

Section IV.B. of the proposal states that the project will be served by an extension of the Sangre De Cristo Water Co. No letter of commitment from the Sangre de Cristo Water Company was provided with the proposal. A 1990 Agreement for Water Service between Sangre de Cristo Water Company, Summit Properties, Inc., and Piedra Partners, G.P. was included in the submittal received by OSE but the current validity of the agreement is not clear. No information regarding the time period of the agreement or terms related to successors and assignees is included. Furthermore, the 1990 agreement relates to a proposed development including 523 single family residences which is inconsistent with the current proposal. No other documentation confirming a water service commitment was provided. In Section 6.5.3. of the Regulations it is stated that "Applications requiring use of the County system or a public water or wastewater system, as described on Tables 7-17 and 7-18 and the accompanying text, need only supply the letter from the relevant supplier agreeing to provide services." No "ready, willing, and able" letter was provided with the submittal received by OSE.

Chapter 6 of the Regulations addresses what Studies, Reports, and Assessments (SRAs) are required for applications subject to discretionary review. The summary in Table 6-1 indicates an Adequate Public Facilities and Services Assessment (APFA) is required for a major subdivision and a Water Service Availability Report (WSAR) may be required for a major subdivision.

Section 6.4.2.3. of the Regulations, which governs the need for an APFA, requires that "For water supply, if the County's water utility or water and sanitation district or a public water system provides potable water to a proposed development and has issued a letter indicating it is ready, willing, and able to serve, no APFA is required for water." No "ready, willing, and able" letter or APFA was provided with the submittal received by OSE.

Based on the information provided by the subdivider, OSE has insufficient information to evaluate if the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses.





SUSANA MARTINEZ  
Governor  
JOHN A. SANCHEZ  
Lieutenant Governor

NEW MEXICO  
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
Phone (505) 827-1840 Fax (505) 827-1839  
[www.env.nm.gov](http://www.env.nm.gov)



BUTCH TONGATE  
Acting Cabinet Secretary  
J.C. BORREGO  
Acting Deputy Secretary

November 14, 2016

Vicente Archuleta, Development Review Team Leader  
Planning and Development Division  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

**RE: Case # S 16-5250 High Summit III Conceptual Plan and Preliminary Plat Approval  
for Phases 3, 4, 5 and 6, and Final Plat Approval for Phase 3.**

Dear Mr. Archuleta:

I have reviewed the correspondence you provided concerning the referenced development and have no comments relating to on-site treatment and disposal of liquid waste.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown  
Liquid Waste Specialist  
Environmental Health Bureau  
New Mexico Environment Department



Susana Martinez  
Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

November 9, 2016

**RECEIVED NOV 22 2016**

Vicente Archuleta  
Development Review Team Leader  
Santa Fe County Land Use Department  
102 Grant Avenue  
Santa Fe, New Mexico 87501

Re: Case #S 16-5250 High Summit III Conceptual Plan and Preliminary Plat Approval for Phases 3, 4, 5, and 6, and Final Plat Approval for Phase 3

Dear Mr. Archuleta:

Thank you for submitting the above-referenced project to New Mexico State Historic Preservation Office (SHPO) for review and comment. After review of the submittal material, SHPO is making the following comments:

- The Development Plan discusses that there is one significant archaeological site within the development area which will be partially protected in an easement and part of it will be disturbed by development. With my review of the report I found that there are two archaeological sites that have or may have archaeological significance: LA 140047 and LA 140048. Please refer to the earlier SHPO consultation letter dated December 30, 2003 (Log 69517). In this letter, SHPO stated that it needed more information to evaluate the significance of LA 140048 and recommended detailed site recording and possibly archaeological testing. The other sites within the development area either have been mitigated or are not significant.
- Please show archaeological sites LA 140047 and LA 140048 on the plats.
- Please consult with SHPO regarding a treatment plan if either or both archaeological sites LA 140047 and LA 140048 cannot be avoided.

Again, we appreciate your consulting with our office regarding the proposed development to ensure that significant archaeological sites are not inadvertently destroyed or damaged. If you would like to discuss these recommendations further, please contact me by email at [andy.wakefield@state.nm.us](mailto:andy.wakefield@state.nm.us) or by telephone at 505.827.6162.

If you would like to discuss this project further, please contact me at either 505.827.6162 or [andy.wakefield@state.nm.us](mailto:andy.wakefield@state.nm.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Andrew Wakefield". The signature is written in a cursive, somewhat stylized script.

S. Andrew Wakefield  
Archaeologist

Log No. 104536



STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION

228 EAST PALACE AVENUE  
SANTA FE, NEW MEXICO 87501  
(505) 827-6320

BILL RICHARDSON  
Governor

December 30, 2003

Vicki Lucero  
Development Review Supervisor  
County of Santa Fe  
102 Grant Avenue  
PO Box 276  
Santa Fe, NM 87504-0276

RE: EZ CASE # S 03-4770 High Summit III Master Plan, Preliminary and Final  
Development Plan & Plat

Dear Ms. Lucero:

I am writing in response to archaeological survey report, *Archaeological Survey of 166 Acres for Santa Fe Summit Subdivision III, Santa Fe County, New Mexico*, that was submitted in support of the above referenced development plan and plat. Our office received the report and plat November 26, 2003.

A review of the report shows that six archaeological sites and 63 isolated occurrences (IOs) were recorded within the boundaries of the proposed development. The information potential of the IOs was fully documented in the field, thus the IOs do not require any additional archaeological investigations. Some additional information is, however needed on the archaeological sites.

**Information Needs for the Archaeological Sites**

Of the six archaeological sites that were recorded, the archaeological consultant recommends two (LA 140047 and LA 140049) as significant and requiring avoidance by the proposed development or mitigation. According to page 11 of the Master Plan, two significant sites were identified within the area to be developed, both near the intersection of Camino Torcido and Cuesta Brava roads. One site (LA 140049) is partially located within the proposed open space boundaries. This portion will be placed in a protective easement. The portion of the site within the road and the second site (LA 1470047) will be further examined in more detail in compliance with the County regulations prior to their disturbance for road and home construction. HPD agrees that these two

archaeological sites are significant and that they should be avoided or a mitigation plan needs to be developed.

The archaeological consultant recommends that four sites, LA 140048, LA 140050, LA 140051 and LA 140052 have been fully documented in the field and thus no further treatment is required. HPD's comments concerning these four sites are discussed below, by site.

LA 140048. It is HPD's opinion that the eligibility of this site for listing to the National Register of Historic Places is undetermined. Additional information regarding the number and types of artifacts is necessary before the site's eligibility can be determined. This information can be submitted in the form of artifact analysis sheets. Archaeological testing might also be necessary in order to determine if buried cultural materials exist.

LA 140050. Additional information regarding the number and types of artifacts is necessary before the site's eligibility can be determined. This information can be submitted in the form of artifact analysis sheets. If only a sample of the artifacts was analyzed, this information needs to be reflected in the report and on the site form. The site map should show where the sample was drawn. In addition, archival research of land titles and historic maps at the Bureau of Land Management needs to be conducted in accordance with the Santa Fe County Land Development Code.

LA 140051. Additional information regarding the number and types of artifacts is necessary before the site's eligibility can be determined. This information can be submitted in the form of artifact analysis sheets. Archaeological testing might also be necessary in order to determine if buried cultural materials exist.

LA 140052. In the report, the archaeological consultant recommend this site as not significant and not requiring any additional archaeological investigations; however the consultant indicated on the Laboratory of Anthropology Site Record that she was unsure of this site's eligibility for listing to the National Register of Historic Places. It is HPD's opinion that this site is probably not eligible for listing.

#### Tribal Consultation Issues

On December 10, 2003, I received a call from Mark Mitchell, Pueblo of Tesuque concerning the High Summit III development. The Pueblo of Tesuque has concerns regarding traditional cultural properties in the area of the proposed development and has requested a site visit with the Historic Preservation Division. It is our opinion that this request should be granted.

According to the Section 3.1.1, the purpose of the Historic and Cultural Sites, Landmarks and Archaeological Districts section is to preserve and enhance the unique heritage of the County of Santa Fe. Such sites, landmarks and districts include, but are not limited to, structures which either are designated by the official register of cultural properties...or are properties which may contain historic or pre-historic structures, ruins, sites or objects, desecration or destruction of which would result in an irreplaceable loss to the public of

their scientific, educational, informational, or economic interest or value. In addition, the definition of a cultural site is a location or structure with historic, scientific, architectural, or other importance to the residents of Santa Fe County. This definition could include areas that the Pueblo of Tesuque find important to their traditional way of life. Such areas may not be recognizable by an archaeologist, which is why the Pueblo of Tesuque has requested to visit the area before it is developed. In addition, the large number of finished tools that were recorded as isolated occurrences is unusual and leads our office to suspect that this area has been used by over a long period of time by pueblo people.

**Final Comments**

To summarize, our office needs the following information:

1. A mitigation plan for the portion of LA 140047 that will be excavated and for LA 140049, unless the roads will be rerouted to avoid these two sites.
2. The additional information described above for LA 140048, LA 140050, and LA 140051 in order to determine the eligibility of these sites for listing to the Register. Please note that if these sites are determined to be eligible, additional archaeological work might be required.
3. Results of tribal consultation. HPD will be happy to facilitate the site visit with the Pueblo of Tesuque once landowner permission can be obtained.

Please do not hesitate to contact me if you have any questions concerning these comments or need additional information on how to proceed. I can be reached at 827-4064.

Sincerely,



Michelle M. Ensey  
Staff Archaeologist

Log: 69517

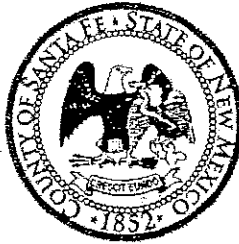
Cc: Mark Mitchell, Pueblo of Tesuque, VIA FAX.



**Henry P. Roybal**  
*Commissioner, District 1*

**Miguel M. Chavez**  
*Commissioner, District 2*

**Robert A. Anaya**  
*Commissioner, District 3*



**Kathy Holian**  
*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

**Date:** October 21, 2016

**To:** Vicente Archuleta, Development Review Team Leader

**From:** Planning Division

**Item:** Case # S 16-5250 High Summit III Conceptual Plan and Preliminary Plat Approval for Phases 3, 4, 5 and 6 and Final Plat Approval for Phase 3.

**Background:**

White Bear Properties, LLC has submitted an application for High Summit III for Conceptual Plan and Preliminary Plat Approval for Phases 3, 4, 5 and 6 and Final Plat Approval for Phase 3. Tracts A and B total 87.34 acres and are zoned RES-Community. The Conceptual Plan request is for 12 lots and no more than 20 dwelling units in a total of four phases, Phases 3, 4, 5, and 6.

**Affordable Housing Review:**

The Applicant's Affordable Housing Plan proposes to meet the 8% affordable housing requirement for the existing 22 lot subdivision identified as Phase 2 High Summit III which the developer proposes to reduce to 12 lots by designating 4 affordable units, with 1 affordable unit in Income Range 1: 0-65% Area Median Income (AMI); 1 affordable unit in Income Range 2: 66%-80% AMI; 1 affordable unit in Income Range 3: 81%-100% AMI and 1 Affordable unit in Income Range 4: 101%-120% AMI. The affordable housing plan designates 4 affordable housing units to secure its performance of the affordable housing obligations. The developer is proposing to seek an alternative means of compliance through an affordable housing agreement. If the developer does not provide an alternative means of compliance, the requirements of the affordable housing agreement will be based on the total number of lots.

The Applicant's Affordable Housing Plan meets the requirements of the Affordable Housing SLDC requirements and the Affordable Housing Regulations enabled by Resolution 2010-189 in terms of number and distribution of affordable units proposed, integration, phasing, marketing and sales, product mix, and minimum square footage requirements.

**Community Planning Review:**

SGMP, Chapter 5 and SLDC Section 7.6.3 were used to determine if the application is consistent with County Policy and regulatory framework.

This project is not within the boundaries of any Community Planning District.

There are no FEMA mapped flood hazard zones in the project site, therefore no floodways or major drainages will be affected the proposed project.

The proposed project has reduced the total number of lots from 55 to 12, and the reduction of 43 lots has decreased the proposed linear feet of roadways by 4,100 feet, which significantly reduces the disturbance of the natural environment. Project roads will closely follow the terrain to limit the extent of grading. All topsoil will be stockpiled on site and re-used. Vegetation coverage on site is high density with primarily pinon and juniper trees with an understory of native grasses and shrubs. The clearing and grading plan incorporates several interventions to result in the least amount of impact upon the exiting terrain. All disturbed areas will be stabilized and re-vegetated with a dense hydro-seed mulch mixture. Much of the steep terrain on the site has been protected through a permanent conservation easement.

These terrain management techniques are consistent with SGMP Goals 19-21, and SLDC section 7.6.3 Preservation of Existing Vegetation.

**Open Space Review:** This application is for 12 lots which does not require open space in accordance with the SLDC. However, the property identifies 26.25 acres of common open space which includes a trail to connect to Dale Ball trails and Nature Conservancy property.

**Transportation Review:** SGMP, Chap. 10, Levels of Service (LOS), p.170-1, SLDC Chapter 7.11, and the Institute of Transportation Engineers, Trip Generation 7<sup>th</sup> Edition, were used to determine if the application is consistent with the SGMP.

High Summit III proposes development of 12 single family detached residential dwelling lots on 87.34 acres to be developed in 4 phases over a 8-10 year period. Access to the development will be from High Summit Road and South Summit Drive and South Summit Ridge roads. These roads are private roads and maintained by the Homeowners Association. The new roads proposed for access to the development will also be private and maintained by the Homeowners Association. Access to Summit Drive is from Hyde Park Road, (NM 475) a state owned and maintained facility.

The development is an SDA-2 area, with a corresponding LOS of "B". The ITE projected weekday traffic from 12 single family detached residential units is 115 trips per day. This is not expected to have a significant impact on the County road network or lower the LOS for area roads. 115 trips per day is within the average daily traffic standard for a local road in a SDA-2 area. The proposed SDA-3 standard for the SLDC update is 50 feet ROW width for a local road. The High Summit development may have been approved prior to the original SLDC adoption with a 38 foot ROW width. High Summit III also proposes a 38 foot ROW. The 2- 10 foot travel lanes meet the proposed SDA-3 standard. No bike lanes or sidewalks are required for an SDA-3 area and none are proposed for the High Summit III roads. It is advised the developer review recommendations from Public Works on road design and improvements and NMDOT requirements for accessing NM 475.

**Staff Recommendation:**

Staff recommends **Approval** of Case # S 16-5250 High Summit III Conceptual Plan and Preliminary Plat Approval for Phases 3, 4, 5 and 6 and Final Plat Approval for Phase 3.

## WHITE BEAR PROPERTIES, LLC

### AFFORDABLE HOUSING PLAN

This Affordable Housing Plan (the "Plan") is submitted pursuant to the requirements of the Santa Fe County Affordable Housing Regulations (the "Regulations"), by White Bear Properties, LLC (the "Developer").

**Section 1. The Development.** High Summit III, Phases 3 through 6 (the "Project") is a 12 Lot Subdivision. The Project is located in the Hyde Park Neighborhood Area, and is thus subject to the Regulations and to Santa Fe County Ordinance No. 2015-11-2, Chapter 13 (the "Ordinances").

**Section 2. Number and Percentage of Affordable Homes.** Pursuant to the Ordinances, the Developer is required to provide eight percent (8%) of the total housing approved in the conceptual plan as affordable housing, and has agreed to provide an additional eight percent (8%) of the 22 Lot subdivision known as Phase 2, High Summit III, which the Developer proposes to reduce to 12 Lots. Altogether, the Developer will be recording 24 lots. Therefore, after the lot reduction in Phase 2 of High Summit, 2 homes of the total of 24 homes will be marketed and sold as affordable homes, subject to any alternative means of compliance that the Developer may seek. At the time of this plan, the Developer will designate four (4) lots for affordable housing to secure its performance of the obligations under the Ordinances.

**Section 3. Description of Types and Units.** The affordable homes will be provided as follows:

Income Range	Total number of affordable homes (percentage of total)	Number per home type		
		Type A	Type B	Type C
Income Range 1 (0-60% AMI)	1 homes	(\$91,930) 11 homes	(\$103,385) 0 homes	(\$114,840) 0 homes
Income Range 2 (61-80% AMI)	1 homes	(\$126,750) 0 homes	(\$142,500) 11 homes	(\$158,400) 0 homes
Income Range 3 (81-100% AMI)	1 homes	(\$137,280) 0 homes	(\$158,400) 0 homes	(\$171,600) 12 homes
Income Range 4 (101-111% AMI)	1 homes			

**Section 4. General Construction Characteristics.** If the Developer does not provide an alternative means of compliance, the affordable homes will be conventional, framed buildings with a stucco finish. They will be constructed to meet or exceed all applicable state building, energy and fire codes. The homes will be consistent with the market style, and finish details will be standard for the type and market.

**Section 5. Integration into Total Development.** The affordable homes will be integrated into the overall design and layout of the Project in accordance with this Plan. Affordable homes will not be grouped or segregated from the remainder of the project.

**Section 6. Marketing and Sales.** The Developer intends to work through one or more of the community housing organizations to certify eligible buyers for its affordable homes. Demand is anticipated to be great, and therefore specific marketing efforts may not be required. However, should the Developer experience a surplus of affordable homes, they will be marketed in the same manner as the rest of the Project. Specific marketing venues may include print and broadcast media, billboards and internet advertising. Sales of the affordable homes will also be done in conjunction with local housing organizations as partners. Purchase, financing and closings is not expected to be substantially different from the market-rate homes in the Project with the exception of the buyer qualification and affordable mortgage requirements.

**Section 7. Location of Houses and Lot Sizes.** The affordable homes/units will be located on fee simple lots in the project, or in such other location as approved by the BCC as acceptable alternative means of compliance.

**Section 8. Phasing Schedule.** The overall Project is expected to be completed in five (5) phases. The affordable homes will be constructed, marketed and offered for sale according to the Project phasing schedule. As with the market rate homes in the Project, the affordable homes are expected to be marketed and offered for sale prior to construction completion.

**Section 9. Alternative Means of Compliance.** On site affordable housing has proven problematic for families obtaining affordable housing in the mountainous terrain of the Project. The Project is not located near services, schools and shopping. Developer intends to provide an alternative means of compliance to satisfy the ultimate requirement of the Ordinances, but has supplied this Plan as indication and security for its obligations.

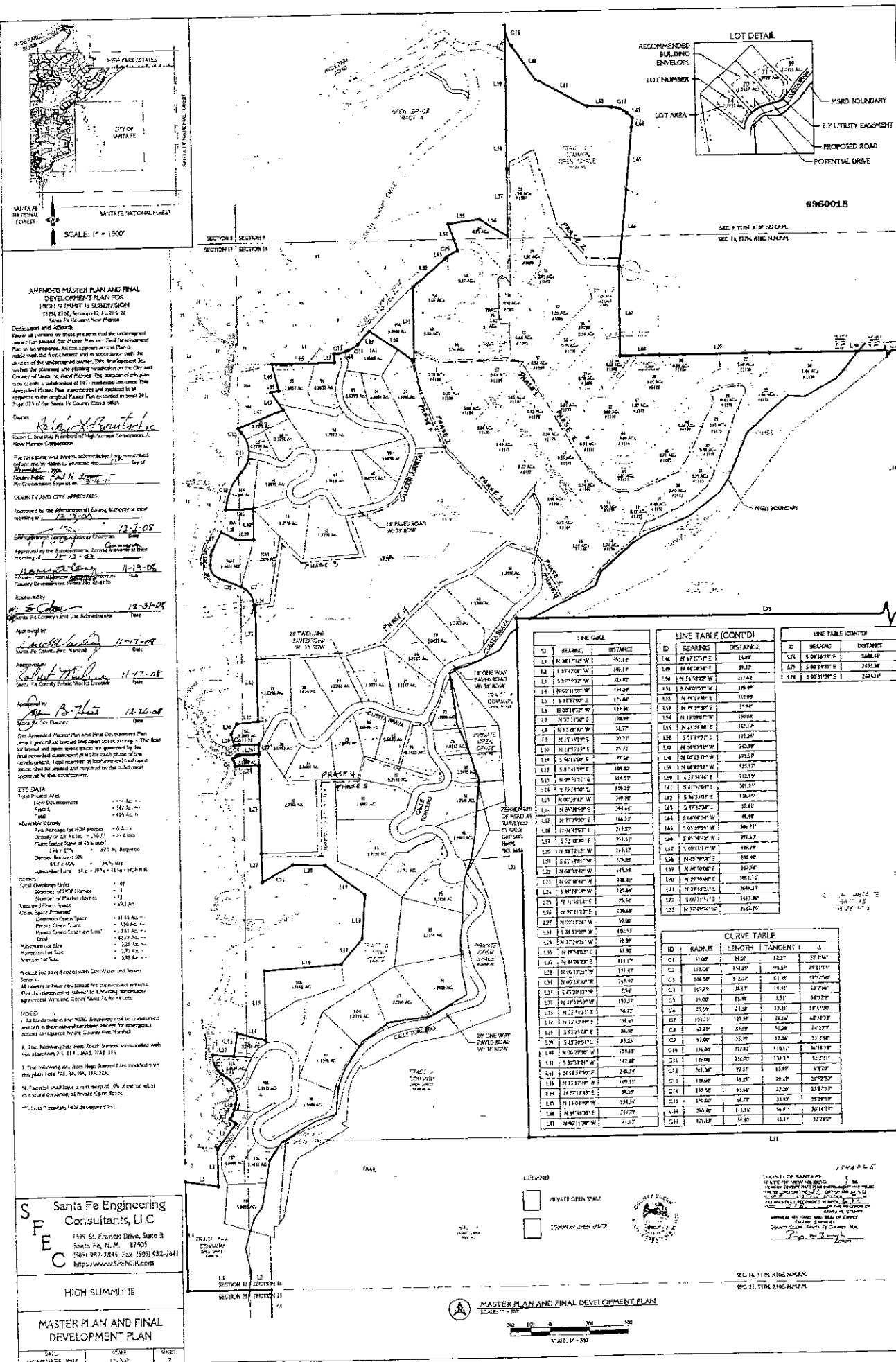
SUBMITTED this \_\_\_\_ day of \_\_\_\_\_, 2006.

White Bear Properties, LLC

By: \_\_\_\_\_  
Its: Manager

APPROVED

\_\_\_\_\_  
Land Use Administrator



**Santa Fe Engineering Consultants, LLC**  
 1199 So. Francisco Drive, Suite B  
 Santa Fe, NM 87505  
 (505) 982-2845 Fax: (505) 982-2841  
<http://www.SFENG.com>

**HIGH SUMMIT II**

**MASTER PLAN AND FINAL DEVELOPMENT PLAN**

SHEET 2

**TRANSCRIPT OF THE**  
**SANTA FE COUNTY**  
**SLDC HEARING OFFICER MEETING**

Santa Fe, New Mexico

October 27, 2016

I. This meeting of the Santa Fe County Sustainable Land Development Code Hearing Officer meeting was called to order by Santa Fe County Hearing Officer Nancy Long on the above-cited date at approximately 3:05 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

**Staff Present:**

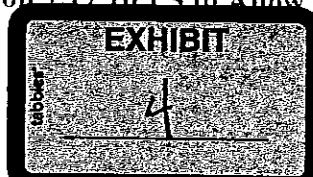
Vicki Lucero, Building & Development Service Manager  
John Lovato, Building & Development  
Vicente Archuleta, Building & Development, Subdivisions  
Andrea Salazar, Assistant County Attorney

II. **APPROVAL OF AGENDA**

Hearing Officer Long approved the agenda as published.

III. **PUBLIC HEARING**

- A. **Case # V 16-5210 High Summit III Subdivision.** White Bear Properties LLC, Applicant, Karl Sommer/Design Enginuity, Agents, Request the Following Variances of the Sustainable Land Development Code: Section 7.17.4.3 to Allow an Additional 7040 Square Feet Of 30% or Greater Slope Disturbance on Calle Juanita and Cuesta Brava to Accommodate a Cul-de-Sac and Widen Roadbed; Section 7.8.1.4 to Not Require Street Lighting; Section 7.15.3.3 to Not Require a One-Acre Developed Open Space; Section 7.11.2, Table 7-12, (Local Road Standards) to Allow a 33' ROW for an 850' Length of Cuesta Brava and Grades of 11.6%; Section 7.11.15 to Not Require Sidewalks; Section 7.17.9.2.1 to Allow Structures on Ridgetops, Ridgelines or Shoulders; Section 7.17.9.2.2 and 7.17.10.6 to Modify the Setback Required from the Shoulder to 5' from Where the Profile of the Upper Slope Changes from Greater Than 30% to Less Than 30%; Section 7.17.10.1.3 to Allow Building Areas at an





Elevation above 7400 Feet That Are Not Closest to the Nearest Public or Private Roadway; Section 7.17.10.3.1 to Exclude Driveway Construction and Emergency Turnarounds from the Disturbed Area Limitation; and Section 7.17.11.2 to Not Require a Conditional Use Permit for Lot Development above 7800 Feet in Elevation. The Property is Located at South Summit Drive within the Vicinity of Ten Thousand Waves, within, Section 16, Township 17 North, Range 10 East (Commission District 4)

[Exhibit 1: Bridgette Kennedy letter dated 10/26/16; Exhibit 2: Applicant submitted road design information]

HEARING OFFICER LONG: I will approve the agenda which contains one case, Case #V 16-5210, High Summit Subdivision. White Bear Properties is the applicant. Karl Sommer, Design Enginuity are the agents. And they're requesting variances of the Sustainable Land Development Code as listed on the agenda. There are a number of variances so we won't read them all into the record but they are contained in the agenda. There are 14 variances in all. So I will ask Mr. Lovato to address only those variances which staff does not support which I understand to be three variances and your report will be entered into the record of course and I have reviewed it.

JOHN LOVATO (Case Manager): Thank you, Hearing Officer Long. Under variance request number 2, it talks about open space and what can be done in this instance is placement of benches and port, carports or – not carports. Excuse me.

HEARING OFFICER LONG: I think it was picnic benches and –

MR. LOVATO: Picnic benches and little ports for them.

HEARING OFFICER LONG: And where would those be placed? On that tract or what would you propose? Somewhere else?

MR. LOVATO: Along the area where the tracts are and just create a space. Instead of a park because that's not feasible, due to the mountainous terrain, but I believe that we can have certain areas, certainly along some of the supporting trails and whatnot.

HEARING OFFICER LONG: Yes, I think your report says picnic shelters and benches.

MR. LOVATO: Exactly.

HEARING OFFICER LONG: Okay.

MR. LOVATO: In terms of three and four, they're both of the same portions of the code where it requires right-of-way. This is not disturbed area; it's just a platted area where it shows right-of-way from the 20-foot road that they're proposing. Staff feels that that could be addressed and placed on the plat.

HEARING OFFICER LONG: And what is the required right-of-way in Table 7-12 for local roads?

MR. LOVATO: So we have a 33-foot proposed right-of-way along Dancing Bear, and then we have a 38 right-of-way on 7-12 is what's required. So those – the 38 is what we actually require.

HEARING OFFICER LONG: Thirty-eight is required?

MR. LOVATO: Right. Correct.

HEARING OFFICER LONG: Let me just get to that table.

MR. LOVATO: Hearing Officer Long, I will let the applicants address that issue since it was not addressed in the variance criteria.

HEARING OFFICER LONG: All right. In Table 7-12, Local Roads, the minimum right-of-way is listed as 50 feet. Is that right?

VICKI LUCERO (Building & Development Services Manager): Hearing Officer Long, that is correct. It's a 50-foot right-of-way.

HEARING OFFICER LONG: Okay, so 50 is required and they're requesting 33 and 38. So something less than what is required by the code. Is that right?

MR. LOVATO: Hearing Officer Long, that is correct.

HEARING OFFICER LONG: Thank you. Okay, thank you. I don't think I had any other questions for you right now. I'll ask the applicant to address those three variance issues that staff is not supporting.

KARL SOMMER: Chairman Long, Hearing Officer Long, Karl Sommer. My mailing address is in the file, in the record with the report. I have with me here today Ms. Oralynn Guerrerortiz from Design Enginuity. She is the project engineer and she has a very long history not only with this particular proposal but at least a decades-long history with this property and the existing approvals and construction up there and she can address the three variances that staff has raised some issues about.

I would like to say one thing that the Hearing Officer probably doesn't have in the record. As part of our overall project we have the support of the homeowners association for this application. We have a written agreement with them relating to roads and they support these variances for a variety of reasons that relate to their own subdivision but improvements.

The other thing that is not in the record and it wasn't required, I wanted to let the Hearing Officer know is we have submitted a conceptual plan approval together with a preliminary and final plat approval for portions of these lots which is moving its way through the system. As part of that application we had to commission and submit a new traffic study which essentially updated all of the traffic with respect to this development. When I say this development I mean High Summit, Santa Fe Summit and High Summit III, which are different phases of this entire development. And what was astonishing is that the traffic projections in 2003 for all of this development, including what was approved on this property that we're talking about and the roadways was a fraction of what was – is currently a fraction of what had been projected, so that the concerns about traffic that may have been an issue back in 2003, the numbers bear out that the traffic is significantly less. So we're not talking about high volumes of traffic both on a projected and actual basis and so the road variances that we're talking about do not become a safety issue. These are not high volume roads and that sort of thing.

With that I'm going to turn it over to Ms. Guerrerortiz to talk to you about the park and the two other roadway variances that we're requesting that staff has raised an issue about. Unless you have other questions that I can answer.

HEARING OFFICER LONG: I might have a few.

MR. SOMMER: Thank you.

HEARING OFFICER LONG: And do you have any other folks here with you today that are going to testify?

MR. SOMMER: There's nobody that's part of our development team but I do have – there are in the audience member of and owners and residents of the

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development. Mr. Peter Vennema, Mr. and Mrs. Saival, and Mike Cosentino. They're all owners of property and they have lived in the Summit for a long time except Mr. Cosentino is building a house up there and his house is Lot 12 and it looks right down on this development.

HEARING OFFICER LONG: Okay, let me ask you a few questions while I have you here.

MR. SOMMER: Sure.

HEARING OFFICER LONG: The report indicates that the BCC granted a two-year extension on the expiration date for phases 2 through 5 of High Summit III and that will expire in December of this year, and that you will record phase 2 before the end of the year.

MR. SOMMER: Yes.

HEARING OFFICER LONG: And what about the rest of the phases? Do they all expire?

MR. SOMMER: They all expire on December 31<sup>st</sup> and if the Hearing Officer would like I have a copy of that order if you want to put it in the record.

HEARING OFFICER LONG: No, I don't need to. I was just wondering if you – if those were going to expire and then you would reapply?

MR. SOMMER: What we're going to do is phase 2, we're going to record that and that has currently in it, I believe, 22 approved lots, and as part of our agreement with the homeowners association that number is going to be significantly reduced by lot line adjustments and lot consolidations after we record the plat, the idea being that we're going to record the approved plat because we don't have to do anything to it; we just have to post a financial guarantee for the improvements, and then we will come back in accordance with our agreement and immediately submit for consolidations. I believe the number is 12 or 13 lots total in phase 2.

Phases 3, 4 and 5 have approved on them 55 lots currently, and we are going to obtain before the end of the year, hopefully, conceptual plan approval for all of – for the new 12 lots that we're showing on this plan, together with preliminary approval for those 12 lots and a final approval for two of those lots, what we're calling phase 3. And so when we have that finally approved at the end of this year it will expire. Those existing approvals will expire. Did that answer your question?

HEARING OFFICER LONG: I think so. And then, in terms of the 12 large lots that you're creating, they will have two dwelling units.

MR. SOMMER: It's actually – not all of them will. The code requires that there be at least two acres to have – you can only have one guesthouse, or what they're calling an accessory dwelling unit per recorded lot, and so on some of these lots, they're too small to have an accessory dwelling. So not all of them will, but it would have been up to 24 total homes, but I think that the total in our application is 20 total homes in this particular development.

HEARING OFFICER LONG: I think it's 24, according to the report.  
[Speaking from the audience, Ms. Guerrerortiz: We ask for more than we're going to be able to use.]

MR. SOMMER: All right. All right.

HEARING OFFICER LONG: Twenty-four total.

MR. SOMMER: I can tell you that we can't use them all.

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HEARING OFFICER LONG: But they are – the intention is that they would be accessory dwellings? Guesthouses?

MR. SOMMER: No, there would be up to two homes on a particular lot if you had a two-acre lot, but on any one lot you can only have one accessory dwelling under the code. So if you had two homes on a lot you could only then have one accessory dwelling. We also have an agreement with the homeowners association that limits the total number of buildings and that is in writing. So on any one given lot, if I can go over there and just show you what I'm talking about.

HEARING OFFICER LONG: I'm just trying to figure out what this structure is. You're going to have two homes owned by two different individuals on one single lot?

MR. SOMMER: No. They're going to be – since these are going to be very large estate lots, we would have two dwellings that qualify as dwellings under the County code, not accessory, but two independent dwellings because of the density allows it, and those homes, as part of our agreement with the homeowners association are to be owned by no more than one family. So they're large estate lots. We put that in there so that they would know what we were talking about.

HEARING OFFICER LONG: Okay. I was just trying to figure out what the structure of this was and that answers my question.

MR. SOMMER: Right. That's the structure.

HEARING OFFICER LONG: Okay. All right. We're ready to address the variances.

MR. SOMMER: Thank you.

[Duly sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: I'm Oralynn Guerrerortiz. I'm with Design Ennui.

I'll go backwards a little bit just for clarification that may help make it clearer. We chose to call it dwelling units, like two dwelling units, instead of a dwelling unit and an accessory structure because there's limitations on the size of accessory structures and we thought on these very large estate lots somebody might want a guesthouse that's larger than what's allowed under an accessory structure. Terminology. And that's why we asked for dwelling units. And we did our traffic analysis and everything else based on the actual potential maximum of 24 dwelling units.

So in traffic, I just wanted to add a little bit of note. When the traffic engineer at DOT looked at our numbers, they asked if this was retirement community. The numbers are unusually low. They didn't understand why they're low, and it is. It's second homes and it is in many ways a retirement community.

So one condition that we – I don't know if we were going to give something on that, on the parks. I think on the parks, I think that we would be flexible with going ahead and doing benches and picnic tables, especially along some of the major trails that the community is using, especially of the HOA wants it. I would be hesitant to want to put a shade structure up just because the trails tend to be along ridgelines. They're a little more visible and we've got agreements with the neighborhood that is in Canyon Road about what we do along our ridgeline, and that's actually probably the trail that would be most likely that we would want to go ahead and put benches on. And if you really want to push shade structure, maybe we could live with a latilla structure or something that blends

better. I don't know. But I'm hoping that you'll give us some flexibility on that and that we can just put it within the open space, we don't have to designate a one-acre park. We've got tons of open space.

On the issue of roads, I want to show you a drawing and I can give other people copies. [Exhibit 2] May I approach?

HEARING OFFICER LONG: Yes.

MS. GUERRERORTIZ: Okay. The reason we want a reduced right-of-way is primarily because we can't control PNM. Whatever right-of-way we have, we have to designate ten-foot utility easements either side of that, and PNM has a right to build that. So potentially we have, with a 38-foot easement, which is I think very safe and fits the roadway, especially considering we don't have sidewalk, it works well. That makes a construction zone of 58 feet. If we go ahead and make it a 50-foot, it increases it about 12 feet, and I know 12 feet doesn't sound excessive, but really, we want people – we don't want PNM building – we want them building right next to the road, and we don't want to give them flexibility, because we can't control them.

PNM would have a right to build wherever we designate a utility easement and under their rules, we have to designate it outside of the road right-of-way. So it's not because we're concerned about construction of our road; it's really because we really want to limit how much space is impacted. And the reason for the 33-foot right-of-way is a little unusual and that's because we've actually already designated this tract here, Tract L, to the HOA. They own it. And it was a 33-foot easement that we set in between that and some of the Nature Conservancy property and other existing open space.

So what we have right now is 33 feet. We know we can build the roadway within that. We have to build a ton of retaining walls. Actually we're doing that mainly to minimize the disturbance along that roadway, but again, our focus has been in that case to just really minimize it and also keep it on our own property and property that has not been designated to the HOA already. And we could probably negotiate with them; they're pretty flexible, but if it was me I'd want to kind of minimize it just because anything you enlarge potentially could be disturbed. That's our reason for requesting those two variances. It doesn't save us any money. It's really just to control what gets disturbed. Thank you.

HEARING OFFICER LONG: What is the improved driving surface?  
Does that comply?

MS. GUERRERORTIZ: Yes. It is. It will be 20 feet with curb and gutter.

HEARING OFFICER LONG: And what about the right-of-way in the rest of the Summit?

MS. GUERRERORTIZ: It's 38 feet I think in every single case, and that met code at the time.

HEARING OFFICER LONG: Let me see if I had any other questions for you. Okay. Thank you.

MS. GUERRERORTIZ: Thank you.

MR. SOMMER: Madam Hearing Officer, just one last thing. As part of the record we would like to be able to submit to you – I don't know if it's your practice, but electronically and to staff as well as to the recorder as part of the record, requested findings of fact and conclusions of law. We recognize what your decision is but if we put those in the record for you, you would at least know what our support is for that. I don't

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know if that would be helpful but we could submit them to staff as well as the recorder and to your office as part of the record tomorrow, if that's acceptable to the Hearing Officer.

HEARING OFFICER LONG: There's no requirement to do so. You may submit requested findings and conclusions and that may be helpful in putting the decision together.

MR. SOMMER: And just so the record's clear, I intend to email them to your office, to the County's office and to the recorder and provide a hard copy to each of you, if that's acceptable.

HEARING OFFICER LONG: Yes. I don't think you need to submit them to the recorder, because they're not being submitted as part of the record today.

MR. SOMMER: All right. Very well. Thank you.

HEARING OFFICER LONG: All right. Let me ask if there's anyone here in the audience that would like to speak for or against this application. I know there were some individuals that were introduced, but is there anyone that would like to speak? And there is no one present who chooses to speak to this application.

Let me ask the County about the right-of-way requirements, which is 50 feet. Is the purpose of that width for the installation of utilities? Is there any benefit to the County, other than allowing the utility companies to install utilities within that right-of-way?

MS. LUCERO: Hearing Officer Long, I'm not sure that there would be any additional benefit. The actual driving surface, they're meeting the requirement for the actual road driving surface. The only way that that would actually increase is if there were additional lots created and I don't anticipate, based on the terrain, that there's going to be additional dwelling units or lots created out in that area. So the remainder of the right-of-way would basically be used for a utility company for utilities.

HEARING OFFICER LONG: That's helpful. Thank you. All right. That case is concluded and as you know, all I do is make a recommendation to the Planning Commission so I appreciate your presentation and your attendance today and I have two weeks to make those findings and conclusions, but are you under any additional time constraint I need to know about?

MR. SOMMER: We are, Madam Hearing Officer. We are trying to be in front of the Planning Commission at their November 17 meeting is when it is and I've made arrangements with Wordswork to produce the minutes in a way that they could get into the packet for the Planning Commission. The one last thing is I was handed a copy of a letter that I don't know that was made part of the record and I wouldn't want Ms. Bridgette Kennedy to feel that she didn't get her letter in the record. *[Exhibit 1]*

HEARING OFFICER LONG: I received that letter as well. Did you get the letter? Yes. The recorder has that letter. So that will be part of the record. Thank you for calling my attention to that.

#### IV. ADJOURNMENT

All right. Is there anything else that we need to address today? All right. This meeting then is adjourned. Thank you. [The meeting adjourned at 3:30]

Approved by:

\_\_\_\_\_  
Nancy Long, SLDC Hearing Officer  
Santa Fe County

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The motion passed by majority 3-1 voice vote with Commissioner Gray casting the nay vote.

CHAIRMAN KATZ: One opposed, two, three in favor. So the appeal is denied. Thank you very much.

- B. Case # V 16-5210 High Summit III Subdivision. White Bear Properties, LLC, Applicant, Karl Sommer/Design Engenuity, Agents, Request the Following 12 Variances of the Sustainable Land Development Code: Section 7.17.4.3 to Allow an Additional 7,040 Square Feet of 30% or Greater Slope Disturbance on Calle Juanita and Cuesta Brava to Accommodate a Cul-de-Sac and Widen Roadbed; Section 7.8.1.4 to Not Require Street Lighting; Section 7.15.3.3 to Not Require a One-Acre Area of Developed Open Space; Section 7.11.2, Table 7-12, (Local Road Standards) to Allow a 33' ROW for An 850' Length of Cuesta Brava and a Grade of 11.6%; Section 7.11.15 to Not Require Sidewalks; Section 7.17.9.2.1 to Allow Structures on Ridgetops, Ridgelines or Shoulders; Section 7.17.9.2.2 and 7.17.10.6 to Modify the Setback Required from the Shoulder to 5' from Where the Profile of the Upper Slope Changes from Greater Than 30% to Less Than 30%; Section 7.17.10.1.3 to Allow Building Areas at an Elevation Above 7400 Feet That Are Not Closest to the Nearest Public or Private Roadway; Section 7.17.10.3.1, to Exclude Driveway Construction and Emergency Turnarounds from the Disturbed Area Limitation; and Section 7.17.11.2 To Not Require a Conditional Use Permit for Lot Development Above 7,800 Feet In Elevation. The Property is Located off Hyde Park Road, within Section 16, Township 17 North, Range 10 East (Commission District 4), SDA-3 [Exhibit 4: Applicant's Supporting Material]**

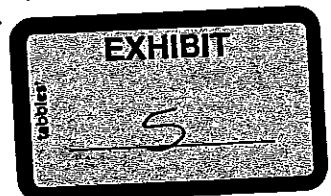
CHAIRMAN KATZ: There's a lot of material here. We've all had the opportunity to read through that.

JOHN LOVATO (Case Manager): Mr. Chair, if I could just touch on the recommendation from staff, the recommendation in general.

CHAIRMAN KATZ: Yes.

MR. LOVATO: Recommendation: With the proposed six-month changes to the SLDC staff is proposing to eliminate the requirement for sidewalks and the need for a conditional use permit for development at or above 7,800 feet in elevation. This is applicable to variance requests 6, 9 and 13.

The applicant is requesting variances to increase the amount of 30 percent slope disturbance by 3,289 square feet from what was previously approved. This additional disturbance is for construction or roads and/or driveways. The overall disturbance in the subdivision will actually decrease based on the proposed reduction in the number of dwelling units. Staff's position is that the application meets the variance review criteria set forth in Chapter 14.9.7 of the SLDC for the request in regard to street lighting, 30 percent slope disturbance, driveway grades, sidewalks, conditional use permits for



development above 7,800 feet, ridgetops, setbacks, building areas at 7,400 feet in elevation and exclude driveway construction from disturbed areas. Therefore staff can support the requested variances 1, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14.

The applicant, however, did not adequately address the variance criteria to reduce the right-of-way widths or to not require developed open space area. Therefore staff cannot support variance requests of 2, 3, or 4.

On October 26, 2016, the application for 12 variances for High Summit phases 3 through 6 was presented to the Hearing Officer for consideration. The Hearing Officer supported the application as memorialized in the findings of fact and conclusions of law written recommended order with the following condition:

1. The applicant shall install benches along the trails and picnic structures, a number and design to be agreed upon with staff.

If the decision of the Planning Commission is to approve the application you may consider adopting the Hearing Officers findings of fact and conclusions of law in the written recommendation.

Thank you, Mr. Chair. I stand for any questions.

CHAIRMAN KATZ: Thank you. Are there questions for staff from the Commission? Okay, can we hear then from the applicant?

KARL SOMMER: Good evening, Mr. Chair and members of the Planning Commission. My name is Karl Sommer. My address is Post Office Box 2476, Santa Fe, New Mexico. I'm here on behalf of White Bear Properties who is the applicant. The property is owned right now by a family called the Grevey-Liberman family and we have their permission to file this application. I will make my comments brief and just give you a little bit of the background history and then just focus on the variances and the recommended decision, and then we'll stand for any questions. I'll be as brief as I possibly can. If you have questions during my discussion please interrupt me and I'll answer them.

This property is currently subject to an approval for 55 lot and these 55 lots have a final approval, plats signed off on, can be recorded right now. They have water, sewer, everything they need. The White Bear Properties would like to reduce the number of allowable lots from 55 down to 12 and the reason for that is the property, if it's developed at 55 will have a very large impact on the surrounding area. We have an approval, agreement and support of the homeowners association, which is the High Summit Homeowners Association. They surround this property in total with one exception and that's to the south. There is -- I think the Nature Conservancy is to the south.

So the whole idea is here reduce these lots. It is to be phased. The number of lots is going to be phased over a longer period of time. The first phase that we are going to get approval for is a three-lot phase and then the next is a four-lot phase and we think it's going to take some time for the absorption of these.

Why are we here on the variance requests? Currently, under the new SLDC this property could not be developed without variances, without these variances. The variances that have been approved on this property already allow for the development but we're talking about is reducing the number of roads, reducing the number of dwelling units significantly, and that, under the new SLDC requires that we request variances under a more strict regimen of the SLDC. But in fact what we're doing is reducing the impact of the potential development on this property. I think it speaks volumes that an

agreement in writing has been reached with the homeowners association and that they support this application, and I think it's a recognition of the fact that I just told you.

What we are talking about is a reduction in the impact. The new code and the old code -- the new code requires slight adjustments that look like we're increasing but the fact is we're reducing the number of linear foot of roads by about 4,000 feet. The disturbance for homes will be significantly less, from the 55 plus accessory dwellings, as you can see you can have down to the 12 lots with a total of 20 possible dwelling units.

So I have with me here tonight Oralynn Guerrerortiz. She has had a long history with this property. She knows this property inside and out, both from a terrain management as well as an engineering standpoint. She's done the plans on this development twice and so she's very, very familiar and she can answer specific questions you might have.

Turning now just finally to the recommended decision of Ms. Long. We went in front of Ms. Long. We made a very similar presentation. As you all know, there is a lot of information in your packet. Ms. Long's recommended decision is entirely acceptable to us including her recommendation on the parks.

Ms. Guerrerortiz can address why we've asked for the narrowing of the right-of-way. This development has already in it roadways that are build and that are serving the residents in this development. What we're asking for is a modification to the new SLDC rules that will make these rights-of-way compatible with what's already in the development. And part of the reason for that as Ms. Guerrerortiz can explain more fully is the wider rights-of-way gives utility companies the ability to place their utilities well away from the road. You can't control them if they're within their easements, so they can disturb more area. We're not talking about reducing the width of the actual roadway. We're talking about where the utilities must go and the utility corridors. That's one of the main purposes behind the variance that we're requesting. All the other roads in the development have that requirement, that the utilities be close in. Closer in, less disturbance. With that I will turn it over to Ms. Guerrerortiz and I can answer any questions that you might have.

COMMISSIONER GONZALES: Chair Katz.

CHAIRMAN KATZ: Yes.

COMMISSIONER GONZALES: Mr. Sommer, if reducing the number of lots, are you reducing the usage as far as liquid waste and water usage as well?

MR. SOMMER: The water budget and the liquid waste will be significantly reduced. This property is served by City sewer and City water. So all of it -- there is no groundwater being used and there are no onsite liquid waste systems. And yes, the impact is significantly reduced when you go from 55 down to the 12 we're talking about.

COMMISSIONER GONZALES: Thank you.

MR. SOMMER: As well as, I'll submit to you, we have submitted a new traffic study and Mr. Kavanaugh, who is in charge of reviewing that and Rusty Tambascio is here. She did the study with Santa Fe Engineering and she actually went out, they actually did new counts and it's interesting because this development was approved with certain assumptions about traffic at this level of development that's there right now. And the traffic counts, as she will tell you, are significantly less than was anticipated by the codes at the time. In fact it is just a fraction of it. So she did a new

study to update what the impact of this development has been and then when you're reducing it down from 55 to 12 your average daily traffic again drops. So the impact there in the traffic level is significantly less than what would otherwise be. I can answer any other questions you might have.

CHAIRMAN KATZ: Thank you. Any other questions for Karl? Okay. Greetings. Welcome.

[Duly sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: I'm Oralynn Guerrerortiz. I'm an engineer with Design Enquity. The mailing address is P.O. Box is 2758, Santa Fe, New Mexico. We're based on Luisa Street. I don't know whether or not you have any questions but I will speak to the issue that I think is the only one that staff really questioned and that's the right-of-way width. All these streets in the existing High Summit are 38-foot right-of-way width. Outside of the right-of-way you have to dedicate another ten feet of utility easement for dry utility companies.

We really try to get them to build within that 38 feet and they have in general done that but they have a right to build within their own utility easements which we have to grant. If we're pushed out to 50 feet they're pushed out to 70 feet. The road has only got 22 feet of asphalt. There is room closer in to that roadway and our goal is really to minimize how much disturbance occurs. We know we can build those roads and put all the utilities within 38 feet and we're really pushing to try to keep that intact and not disturb any more land because that is a scar. We can't put trees or things on top of utility lines.

So our desire, our request, to bring it down to 38-foot easements and in one case, 33-foot easements, because we know we can again, fit the utilities through there, we don't have a sewer line in that roadway, the one we're going down to 33 feet, so we know we have even more room for other utility companies. Our request is simply – not because it saves us money. Not because it really benefits us other than it really controls those entities that we have no control over, and that's PNM in general. And so we respectfully request to grant all our variances and I'll answer any kind of technical questions you might have, but I just wanted to speak on that one point.

I've got drawings if you'd like to see them and I would just state that the 38-foot easement does apply under the County code for cul-de-sacs which can serve up to 30 homes. So it's not as if everybody doesn't recognize 38 does work for a small project like this. But because we're connecting to points the County code would normally require us to go to 50 feet. And I'll just present these to you. It just shows you that besides the 38 feet, all these roads have another 10-foot utility easement. It's on the second sheet. It gives you an example of that. That's the three-lot subdivision. So you'll see what we're really dealing with is not 38; it's 58 and we're really just – we don't want it to go to 70 and we're really going to push as hard as we can to keep the actual construction zone as narrow as possible outside of the street. I'll stand for any questions.

CHAIRMAN KATZ: Are there any questions from the Commission?

COMMISSIONER GONZALES: Chair Katz.

CHAIRMAN KATZ: Mr. Gonzales.

COMMISSIONER GONZALES: Ms. Guerrero, regarding the utility companies and the easements where they're going to be doing their construction, is that regarding the usage dry utilities, are they overhead or there's trenching?

MS. GUERRERORTIZ: This is all trenched. Yes. It will be underground. You'll see the transformers and the boxes but no overhead lines.

COMMISSIONER GONZALES: So we're trying to keep them in a certain area so they don't tear up the whole mountain just to put in what they can do already.

MS. GUERRERORTIZ: Right.

COMMISSIONER GONZALES: Thank you.

CHAIRMAN KATZ: Other questions? Thank you. Anyone else, Karl, from your team?

MR. SOMMER: Nothing else from our standpoint. Thank you very much for your time.

CHAIRMAN KATZ: This is a public hearing. If there's someone from the public who'd like to talk to us about this case please come forward. We'd love to hear from you. Come up to the podium and she'll swear you in.

[Duly sworn, Fred Seibel testified as follows:]

FRED SEIBEL: My name is Fred Seibel. I live at 1135 South Summit Drive, which is in the High Summit. I'm the president of the High Summit HOA and I would like to confirm what Mr. Sommer said regarding the support the HOA has for this project. We have an existing set of 100 approved lots in the subdivision and at this point there's 26 homes built and many of the lots are being consolidated so that adding another 50 would make it really, really a lot of traffic and homes.

So we have been through an extensive negotiation process with them in order to assure ourselves that what they were doing would in fact be consistent with the way the existing subdivision has developed. I think the thing that might even go a little bit further to convince you that we really like what they're doing is that we have as part of our agreement that they will apply for annexation into our homeowners association and we have to vote on each one of their applications but certainly at this stage, myself and our board are very in favor of those annexations. Thank you.

CHAIRMAN KATZ: Thank you very much. Anyone else wish to speak? Okay, the public hearing is closed. It comes back to the Commission. Any discussion, questions, comments from Commission members?

COMMISSIONER BOOTH: Chair Katz, do you feel that we should vote on these individually or do you want a motion for all? What is your pleasure on that?

CHAIRMAN KATZ: I think that we – I would recommend that we vote on them all at once, simply because I really haven't heard any concern expressed about one or the other. If there were that I would recommend that we vote separately, but without hearing any specific concern I would suggest that we vote on them all together. And perhaps someone will make a motion and we will vote.

COMMISSIONER BOOTH: I would like to make a motion.

CHAIRMAN KATZ: Thank you kindly. It's a tough one.

COMMISSIONER BOOTH: I'd like to make a motion in reference to Case V 16-5150 [sic] High Summit III to – what do we want to do? To approve the six variances that have been requested, including to allow an additional slope disturbance, to not require one-acre developed open space, to allow a 33-foot ROW, to allow a 38-foot ROW, to allow road and driveway grades up to 11.6 percent, and to not require sidewalks.

MS. LUCERO: Excuse me, Mr. Chair, if I could just clarify, there were a total of 12 variances that were being requested.

COMMISSIONER BOOTH: Oh. Number 7, to allow structures on ridgetops, ridgelines and shoulders, number 8, to modify the setback from the shoulder to five foot, number 9 to not require a conditional use permit, number 10 to allow building areas at an elevation above 7,400 feet, number 11 to exclude driveway construction and emergency turnarounds from the disturbed area limitations, and number 13, to not require sidewalks and number 14 to not require street lighting. Is that all of them?

MS. LUCERO: Mr. Chair, yes. If I could just clarify, I think Commission member Booth covered everything. The request is for 12 variances. There's up to number 14; two of the variances were duplicated and they did the explanations, as the applicant presented the explanations.

CHAIRMAN KATZ: Do you also wish to approve the – adopt the Hearing Officers' findings and conclusions and her conditions?

COMMISSIONER BOOTH: Do you want that in a separate motion?  
Before they've preferred that we do that in a separate motion.

CHAIRMAN KATZ: We can do it in a separate motion if that's the preference. Okay. There's the motion. Is there a second.

COMMISSIONER MARTIN: Second.

CHAIRMAN KATZ: Any discussion?

**The motion passed by unanimous voice vote.**

**VII. C. Possible Action on The Findings of Fact and Conclusions of Law for Case # V 16-5210 High Summit III Subdivision Variances**

CHAIRMAN KATZ: Okay, that motion is approved. Now perhaps the motion to adopt the Hearing Officer's findings.

COMMISSIONER BOOTH: Chair Katz.

CHAIRMAN KATZ: Yes.

COMMISSIONER BOOTH: I move to adopt the Hearing Officer's –

CHAIRMAN KATZ: Findings of fact and conclusions of law?

COMMISSIONER BOOTH: Yes.

COMMISSIONER MARTIN: Second.

CHAIRMAN KATZ: With her condition?

COMMISSIONER BOOTH: With her condition.

**The motion passed by unanimous voice vote.**

CHAIRMAN KATZ: I think that does everything that we need on this. Thank you for working with the community. Thank you, community, for working with the developer. That sometimes is an advantage on having public hearings.

COMMISSIONER GONZALES: Chair Katz, can I say something? This was really easy because usually we're asking for more, and they're asking for less.

CHAIRMAN KATZ: Less is more. Was the adopting there sufficient to do C on the agenda?

MS. SALAZAR: Chair Katz, I believe so.  
CHAIRMAN KATZ: Okay. Good.

**VII. D. Petitions from the Floor**

None were offered.

**E. Communications from the Committee**

Good wishes for Thanksgiving were shared.

**F. Communications from the Attorney**

None were presented.

**G. Matters from Land Use Staff**

Ms. Lucero introduced the new Building and Development Services Supervisor, Paul Kavanaugh.

**H. Next Planning Commission Meeting: December 15, 2016**

**I. Adjournment**

Having completed the agenda and with no further business to come before this Committee, Chair Katz declared this meeting adjourned at approximately 5:35 p.m.

Approved by:

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Frank Katz, Chair  
Planning Commission

Submitted by:

Debbie Doyle, Wordswork





EXHIBIT  
6  
118



**High Summit III, Phases 3, 4, 5 & 6**  
Report on Pre-Application Neighborhood Meeting  
5:30 PM, October 4, 2016

The following addresses the requirements of SLDC section 4.4.4.5 regarding documentation of Pre-Application Neighborhood Meetings.

1. The Neighborhood meeting was held on October 4, 2016, at the Santa Fe Public Library at 145 Washington Ave, Santa Fe, New Mexico.
2. The list of persons invited to the pre-application meeting is attached as Exhibit A.
3. The notice of pre-application meeting is attached as Exhibit B, along with the return receipts for the certified mailing.
4. The list of persons who attended the pre-application meeting is attached as Exhibit C.
5. A copy of the materials displayed at the pre-application meeting is attached as Exhibit B. These items were mailed as part of the notices to the invitees.

6. Following is a summary of the issues raised and discussed at the community meeting, along with the applicant's response as to how they anticipated responding to the issues.

A. Comment: Questions were raised and comments were made regarding the admission of the property to the High Summit Homeowner's Association (HOA) and covenants.

Response: The issue of admission to the HOA is a question of a vote by the members of the HOA, but the property owners in the project will contribute to both the roadway and private sewer maintenance and reserve funds of the HOA. It is anticipated that the applicant will have a written agreement with the HOA at the time of application addressing the applicability of the covenants, the contributions to the maintenance and reserve funds of the HOA, and annexation of the property into the HOA.

B. Comment: The reduction in density from the existing valid approvals from 55 lots to 12 in four separate phases was commented on by residents who attended the meeting.

Response: The applicant discussed the purpose in reducing the density and the strategy of creating larger lots with fewer homes.

C. Comment: Question were raised as to the access roads, bonding for construction, and the nature of the roads, i.e., public or private.

Response: The applicant explained that the roads will be privately owned and maintained and will create easements for use by the HOA and its members. The extent of the bonding required for Dancing Bear Trail was estimated at \$1,000 a linear foot.



**SOMMER, KARNES & ASSOCIATES, LLP**

D. Comment: The water and sewer for the development were discussed by residents.

Response: The original approval included provision of water service by the City of Santa Fe and sewer service via the City of Santa Fe via the HOA privately owned and maintained sewer system. The approvals are still valid and binding upon the City, and HOA and the applicant anticipate that they will have a written agreement related to sewer connections at the time of application.

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John R. Fox Attorney at Law  
johnr@sommerkarnes.com  
Of Counsel

September 19, 2016

To: Property Owners in the vicinity of the High Summit III, Phase 3, 4, 5 and 6.

Dear Property Owner:

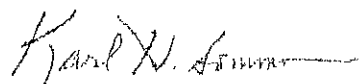
This firm is assisting Phase One Realty (Mr. Jay Grab) in an approval process before the Santa Fe County Board of County Commissioners related to High Summit III, Phase 3, 4, 5 and 6. Your land is within 500 feet of that property, and you are entitled to notice of a Community Meeting we are going to hold at 5:30 PM on Tuesday, October 4, 2016, at the Santa Fe Public Library Community Room. The purpose of the meeting is to address the forthcoming application for a conceptual plan providing for development of the High Summit III, Phase 3, 4, and 5 into Phases 3, 4, 5 and 6, a residential plan with reduction in the number of lots from over 50 down to 12.

As background, you may be aware that Phases 3, 4, and 5 of High Summit III have received final plat and plan approval for over 50 lots. These entitlements remain valid and in effect, but Phase One Realty would like to reduce the number of lots to 12, and carry out a 12-lot subdivision in four (4) phases. This reduction in the number of lots requires County approval of a conceptual plan. A copy of the existing County-approved Master Plan for Phases 3, 4, and 5 showing the 50 lots is included for your reference. I also enclose the conceptual plan showing the reduction in the lot to a total of 12 lots.

This meeting is an opportunity to learn about the anticipated conceptual plan application, to ask questions and express any concerns you may have. After submittal, the application will be heard by the Board of County Commissioners, which will render a final decision later this year.

If you have any questions, please contact the undersigned at 989-3800.

Sincerely,



Karl H. Sommer

Enclosures







To be at **The New Mexican** prior to 9:30 am: **November 17, 2016**  
To be published in **LEGAL SECTION** of the paper on: **November 22, 2016**

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CASE # CP/S 16-5250

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held to consider a request by White Bear Properties, LLC., Applicant, Sommer Karnes & Associates LLP, Agent, for Conceptual Plan approval to modify the previously approved High Summit III phased residential subdivision to reduce the amount of lots from 55 lots to 12 lots with no more than 20 dwelling units. The Application also includes a request for Preliminary Plat approval for Phases 3, 4, 5 and 6 (consisting of 12 lots on 87.34 acres), and a request for Final Plat approval for Phase 3 (consisting of 3 lots on 15.96 acres).

The property is located within the Residential Community Zoning District, off Hyde Park Road (NM 475), just south of the South Summit, within Sections 15, 16, 21 and 22, Township 17 North, Range 10 East (Commission District 1).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 13<sup>th</sup> day of December, 2016, at 5 p.m. on a petition to the Board of County Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action. All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

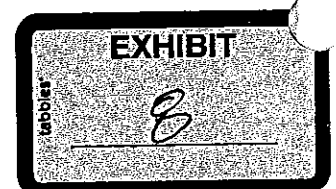
Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe, New Mexico 87504-0276.

**AFFIDAVIT MUST BE MAILED TO THE LAND USE DEPARTMENT AT LEAST**

**THREE (3) DAYS PRIOR TO THE MEETING DATE**

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**PLEASE NOTE: To be heard at a public meeting accurate legal notice is required. The applicant shall verify all information is correct and any changes must be approved by the Land Use staff**



# LEGALS

# LEGALS

LEGAL #81794

**CASE # CP/S-16-5250**

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held to consider a request by White Bear Properties, LLC, Applicant, Sommer Karnes & Associates, LLP, Agent, for Conceptual Plan approval to modify the previously approved High Summit III phased residential subdivision to reduce the amount of lots from 55 lots to 12 lots with no more than 20 Dwelling Units (as defined by Santa Fe County Ordinance No. 2015-11). The Application also includes a request for Preliminary Plat for Phases 3, 4, 5 and 6 (consisting of 12 lots on 87.34 acres), and a request for Final Plat approval for Phases 3 (consisting of 3 lots on 15.96 acres).

The property is located within the Residential Community Zoning District off Hyde Park Road (NM 475), just south of the South Summit within Sections 15, 16, 21 and 22, Township 17 North, Range 10 East (Commission District 1).

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County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276, or presented in person at the hearing.

Published in the Santa Fe New Mexican on Monday, November 21, 2016.

Continued..





