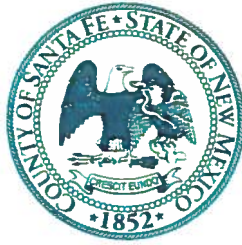


Henry P. Roybal
Commissioner, District 1

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: November 19, 2015

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Development Review Team Leader *gef*

VIA: Penny Ellis-Green, Growth Management Director *VZ for*
Vicki Lucero, Building and Development Services Manager *VZ*
Wayne Dalton, Building and Development Services Supervisor *VZ for*

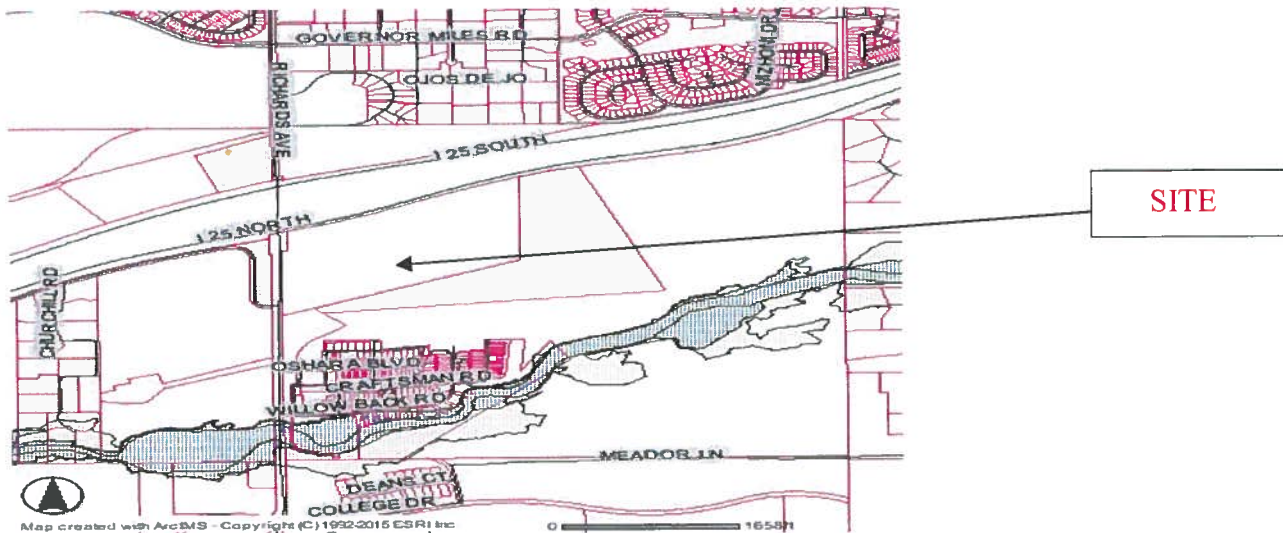
FILE REF.: CDRC CASE # ZA/S 14-5491 Saleh

ISSUE:

Senemar, LLC, Applicant, Design Enginuity, Agent, request a Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and to increase the amount of seating allowed in the church/religious institution use. The Applicant also requests Preliminary and Final Plat and Development Plan to create 3 commercial lots on 24 ± acres, for Saleh Phase 1.

The property is located on the south side of I-25 and east of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5).

Vicinity Map:



NBG-1

SUMMARY:

The Applicant acquired the property by warranty deed recorded as Instrument #1403256 in the Santa Fe County Clerk's records dated November 28, 2005. Design Enginuity is authorized by the Applicant to pursue the request for a Master Plan Amendment to the existing Master Plan for a Phased Mixed Use Development on a 64 acre \pm site, Preliminary and Final Plat, and Final Development Plan approval for Saleh Phase 1 in conformance with the Code as amended by the CCDO, as evidenced by a copy of the written authorization contained in the record. (Exhibit 12)

On April 14, 2015, the Board of County Commissioners (BCC) approved a Master Plan to allow a Phased Mixed Use Development on a 64 acre \pm site. The approval included a variance of Santa Fe County Ordinance No. 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, which amends the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code) to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road.

The approved Master Plan defines the boundaries of the landscape types and thereby determines the configuration of the various zones on the Master Plan, taking into consideration the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. The Master Plan includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of Open Space. The remaining 3.1 acres consists of a road right-of-way.

The Applicant requests a Master Plan Amendment to allow 12 commercial lots on the 64 \pm acre site and to increase the amount of seating allowed in the church/religious institution use.

The Applicant states: "we are requesting a Master Plan Amendment to clarify that up to 12 lots will be created within the Saleh project. In addition there is a need for a medium size church in our community. With the original Master Plan we requested zoning for a 125 seat church. We wish to increase that number to allow for a 400 seat church."

The Applicant also requests Preliminary and Final Plat approval, to create 3 commercial lots on 24 \pm acres, and Final Development Plan for Saleh Phase 1. The 3 commercial lots include 14.16 acres (58%) of open space and 2 roadways, which include wet and dry utilities installed in the roadways. There will be a 200 to 700 foot setback between the commercial lots and Richard's Avenue. Saleh Avenue will be paved with curb and gutter and parking permitted along the street.

The uses allowed by the approved Master Plan for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open Space which includes passive space, parks, plaza (.33 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses) and cemeteries; Neighborhood Center consisting of 7.39 acres which includes cemeteries/funeral homes (maximum 5 acre cemetery and 10,000 square foot funeral home) and churches/religious institutions (maximum seating for 125 persons); and an Employment Center consisting of 1.82 acres which includes air-conditioned storage facility with allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 square feet) and RV and boat storage facility.

The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open Space which includes passive space, parks, plaza (.33 acres), playground (.25 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Employment Center consisting of 18.97 acres which includes apartments, condos or townhomes, shopping center, Hotel and office/retail.

The Applicant states that due to the existing traffic congestion along Richards Avenue and the Oshara neighborhood, Phase 1 development will be limited to low traffic uses, while Phase 2 will not be developed until completion of the Northeast Connector.

Ordinance No. 2000-12, § 4.B.1.b states:

All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure.

Article V, § 5.2.1.b of the Code states:

A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval.

Article V, § 5.2.3, Master Plan Review, of the Code states:

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

Article V, § 5.2.4, Master Plan Approval, of the Code states:

The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum

permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use

Article V, § 5.2.6.a, Amendments and Future Phase Approvals, of the Code states:

Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.

Article V, § 5.3.1c, Conformance with Master Plan and Preliminary Development Plan, of the Code states, “[a] preliminary plat may be submitted for only a phase or portion of the entire project so long as it conforms to the approved master plan and preliminary development plan submitted pursuant to Sections 5.2 and 7 of this Section, respectively.”

Article V, § 5.3.5.a, Preliminary Plat Approval, of the Code states:

Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.

Article V, § 5.4.1a of the Code states:

...At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

Article V, § 7.2.2, Final Development Plan- Review, of the Code states:

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

Notice requirements were met as per Article II § 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification 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 October 29, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 29, 2015, as evidenced by a copy of

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that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners. (Exhibit 17)

This Application was submitted on September 11, 2015.

Building and Development Services staff have reviewed this project for compliance with pertinent Code and CCDO requirements and have found that the facts presented support this request: the Application has established the extent and scope of the project including, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure; conformance to the Santa Fe Growth Management Plan as amended by the Community College District Plan; the viability of the proposed phases of the project to function as completed developments; conformance to the CCDO in regards to roads and trails, community facilities, design and construction standards and open space standards; and the Preliminary Plat conforms to the approved Master Plan.

The review comments from State Agencies and County staff have established findings that the Application is in compliance with state requirements, the CCDO requirements, and Article V, § 5.2.6.a; Article V, § 5.3.1c; Article V, § 5.4.1a; and Article V, § 7 of the Code.

APPROVAL SOUGHT: Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and to increase the amount of seating to the allowed church/religious institution use and Preliminary and Final Plat, and Development Plan to create 3 commercial lots on 24 ± acres, for Saleh Phase 1.

GROWTH MANAGEMENT AREA: SDA-1, Community College District, Community District.

ZONE: Planned Development (PD-1)

ARCHAEOLOGIC: An archaeological survey report, prepared by Feliz Colbri in January 1997, was submitted and reviewed by the State Historic Preservation Division (HPD). HPD states “LA 116033, a portion of the New Mexico Central Railroad grade, is eligible for listing on the State and National Registers at the local levels in the area of transportation. The LA 116033 is present within the proposed subdivision. The Application illustrates the railroad grade as a designated trail and is within an open space easement. As long as the railroad grade is maintained as a trail, retains the appearance of a railroad grade, and remains in an open space easement, this office has no concerns.”

ACCESS AND TRAFFIC:

A Preliminary Traffic Report was submitted for the development. The traffic report included the increase of the amount of seating allowed in the church/religious institution use. Traffic impacts will be limited during the first phase. The second phase will be tied to the development of the Northeast Connector. Prior to proceeding with Phase 2, the traffic impacts will be analyzed to determine if additional improvements are warranted.

Phase 1 will temporarily take access directly off Richards Avenue, at the intersection of Richards Avenue/Dinosaur Trail. A variance of Santa Fe County Ordinance No. 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, which amends the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code) to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road was approved for this development. The temporary access for Phase 1 will consist of a 24 foot base course driving surface. The existing 3-way traffic signal will be modified to a 4-way signal. Phase 2 will take access via the northeast connector utilizing two access points (Saleh Avenue and North Willow Back Road). The temporary road (extension of Dinosaur Trail) will be abandoned and reclaimed upon completion of the northeast connector and Saleh Avenue and North Willow Back Road as part of the Phase 2 development.

Public Works has reviewed the Application and supports the project subject to minor plan corrections and permit requirements.

New Mexico Department of Transportation reviewed the Application and determined that this development will not impact any State Transportation System.

FIRE PROTECTION:

La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants shall be located within the site; six fire hydrants are proposed to be located on the site: Cul-de-sacs shall be a minimum 50' radius; automatic fire prevention sprinkler systems shall be required; all fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within 500 feet as measured along the access route; the Applicant shall comply with Article 1, § 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and

current standards, practice and rulings of the Santa Fe County Fire Marshal.

WATER SUPPLY:

Phase 1 water budget is 2.5 acre feet. Esmail Haidari has 3 acre-feet available for Saleh under an assignment giving him a 10% interest in the First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"). However, there are outstanding Service Charges dues under paragraph 5 of the Water Contract and the assignment to Mr. Haidari (Partial Assignment) is not yet in the Applicant's name. Phase 2 preliminary estimated water demand is 68 acre feet. Resolution No. 2006-57 requires a 20% add on which brings the water use to 84 a/f/y. This will require a contract/water commitment approved by the BCC.

Santa Fe County Utilities reviewed the Application and stated the following:

Santa Fe County Utilities (SFCU) provided the Development with a Water/Sewer Availability letter dated January 13, 2015. If, after the water budget items in the technical memo are addressed, the water budget for Phase 1 remains unchanged; the January 13, 2015, letter is still valid for Phase 1 and Phase 2, provided the water budget of 67.8 acre-feet/per year for Phase 2 does not increase. The total water budget for the project, including the 20% add-on required by Resolution No. 2006-57, is 84.312 acre-feet/year.

SFCU staff is working with the Applicant on a Water Delivery and Line Extension Agreement and anticipates that it will be ready for consideration by the BCC at the January 12, 2016 meeting. SFCU recommends that the Water Delivery and Line Extension Agreement between the Applicant and SFCU be finalized prior to approval of the Final Plat for Phase 1 by the BCC.

As of September 22, 2015, Saleh had a balance of \$7,452.00 in service charges. SFCU recommends that the Applicant pay any outstanding service charges prior to recording the Final Plat for Phase 1.

The Office of the State Engineer (OSE) reviewed the Application and stated, "the developer did not provide a letter of intent from the Water Provider, therefore a review of the County's water rights was not completed." On

10/22/2015, staff forwarded a letter to the OSE stating that the County is ready, willing and able to provide water to the Saleh Project.

In a follow up letter from SFCU, after receiving all the additional information request in the prior letter SFCU stated: "Design Enginuity provided a water budget by year for Phase 1 as it is developed over a three year period as well as a water budget for full build out which totals 2.47 acre-foot/year. The total proposed water budget for Phase 1, including the 20% add-ons required by Resolution 2006-57, is 2.964 acre-feet/year. The water budget is appropriate for the project and is within the 3 acre-feet per year assigned in the Water Contract."

SFCU approves the water budget with the following conditions:

1. The Water Delivery and Line Extension Agreement between the applicant and SFCU must be finalized prior to approval of the Final Plat for Phase 1 by the BCC.
2. Applicant pays the outstanding service charges prior to the recording of the Final Plat for Phase 1.
3. Applicant must incorporate the 8 recommended technical review conditions onto the plat for Phase 1, as written in the November 3, 2015 letter from SFCU.

LIQUID WASTE:

The CCDO requires that the development be served by a community sewer system. The Code defines a Community Liquid Waste Disposal System as a system that will treat more than 2,000 gallons of liquid waste per day. A private collection system and treatment plant is defined as a Community Liquid Waste Disposal System in the Code.

Due to the minimal (<1,370 gpd) flows anticipated to be generated in the first phase of the project, the wastewater treatment system will be phased as well. Phase I developments will tie into 8 inch sewer mains located in Saleh Avenue. The line will flow to septic tanks located in the Plaza Park which will then feed a conventional leach field. The system has been designed to handle up to 2,000 gallons per day. The system and the collection system will be owned and maintained by the Saleh Owners Association.

Santa Fe County Utilities (SFCU) does not have utility wastewater service available to Saleh at this point. For Phase 2, SFCU recommends that Saleh seek to have its wastewater connected to the City or other wastewater treatment facility. If an on-site wastewater facility is utilized it shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.

New Mexico Environment Department reviewed the Application and stated the following: A liquid waste permit application is currently being reviewed by my office [the Environmental Health Bureau (EHB) of NMED], no permit has been granted as of today's date (Sep. 21). The proposed uses include a funeral home/cemetery. Due to the various chemicals used in funeral homes, and the other components typically found in funeral home wastewater streams, the wastewater generated by a funeral home is regulated by the Ground Water Quality Bureau (GWQB) rather than EHB, and will require obtaining a Discharge Permit (DP) from GWQB rather than a liquid waste permit from EHB. Any liquid waste permit granted by EHB will specifically reference that funeral home wastewater is excluded.

SOLID WASTE:

The development will have a series of dumpsters that will be screened and gated. Weekly collection of waste will be contracted with a local waste collection company. The solid waste, for each use of the development, will be evaluated at Final Development Plan.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

Terrain Management for Saleh has been reviewed for compliance with the Code; Ordinance No. 2000-12 Community College District; and Ordinance 2008-10, Flood Damage Prevention and Stormwater Management. The site contains slopes less than 15% with minimal 30% slopes. The majority of 15%-30% slopes are dedicated to open space. All Cut slopes are 2:1 and fill slopes are 3:1. All disturbed areas are restored with re-vegetation measures. The Plan complies with the Land Development Code requirements and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management.

The site is not located within a 100 year FEMA Special Flood Hazard Area. The project contains small defined drainages within the planned open space. The drainages are small tributaries that carry less than 25 cubic feet per second

during a 100 year storm event. The entire site Phase 1 will drain into the central arroyo. A Check dam will be placed within the arroyo to capture site runoff. The total capacity of the ponds provided will be 18,000 cubic feet of storm water storage and will not increase the natural drainage. The required amount needed is a total of 6,759 cubic feet as indicated within the drainage analysis. Individual lots will be required to capture lot runoff with ponding and is included in private covenants. The project complies with the Land Development Code; Ordinance 2000-12 Community College District; and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management.

SIGNAGE AND LIGHTING:

A single project sign will be installed near the Plaza and will be relocated when Phase 2 is developed. The proposed project sign shall meet the dimensional standards per, Article VIII, § 7.14 (Sign Regulations).

The Applicant states that lighting for the site will be kept to a minimal. The Applicant proposes to utilize a two headed LED street cut off shade lamp 20 feet in height which will be installed near the street next to the Plaza Park. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting. The Application meets the requirement set forth in Article III, Section 4.4.4 of the Code.

EXISTING DEVELOPMENT:

The project site is currently vacant.

ADJACENT PROPERTY:

The site is bordered to the west by Richards Avenue and to the north by Interstate 25/Rabbit Road. To the east and south the site is bordered by the Oshara Village.

OPEN SPACE:

A total of 32.1 acres of land will be dedicated as public open space, which is over the 50% CCDO requirement. The Open Space includes passive space, parks, plaza (.66 acres), playground (.25 acres) and District Trails will be installed on the west and east sides of the development. The proposal meets the requirements set forth in Ordinance No. 2000-12, Community College District, for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Utilities	Conditional Approval with Conditions
NMDOT	Approval

Public Works	Approval with Conditions
OSE	No Follow Up Comments
SHPO	Approval with Conditions
NMED	Approval with Conditions

STAFF RECOMMENDATION: Staff recommends approval of the request for a Master Plan Amendment to the existing Master Plan to allow 12 commercial lots on the 64 ± acre site and to increase the amount of seating to the allowed church/religious institution use. As well as, Approval of the Preliminary and Final Plat, and Development Plan to create 3 commercial lots on 24 ± acres, for Saleh Phase 1, subject to the following conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. **Conditions shall be noted on the recorded Master Plan Amendment. Plat and Development Plan.**
2. The Partial Assignment of the Water Contract must be conveyed to the Applicant prior to recordation of the Final Plat.
3. The County shall not execute the Water Delivery Agreement until the Applicant pays all outstanding Service Charges due under the Water Contract that are attributable to the 10% interest created by the Partial Assignment. The Applicant shall pay all such charges and enter into the Water Delivery Agreement before recordation of the Final Plat for Phase 1 in the records of the Santa Fe County Clerk.
4. SFCU shall not provide water service to Saleh unless and until the Applicant and the County enter into a Water Delivering and Line Extension Agreement (“Water Delivery Agreement), the Applicant designs, constructs and dedicates to the County all required infrastructure in accordance with SFCU specifications, the County accepts the dedication, and water delivery is scheduled for Saleh in accordance with Resolution 2006-57.
5. Applicant must incorporate the 8 recommended technical review conditions onto the plat for Phase 1, as written in the November 3, 2015 letter from SFCU.

6. Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
7. Preliminary and Final Plat and Development Plan for Saleh Phase 1 with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 5.4.5.**
8. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation of Phase 1, as per **Article V, § 9.9.**
9. Master Plan Amendment with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 5.2.5.**
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

EXHIBITS:

1. Applicants Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Ordinance No. 2000-12, § 4
6. Article V, § 5.2.1.b
7. Article V, § 5.3.1c
8. Article V, § 5.4.1a
9. Article V, § 7.2.2
10. Article V, § 5.2.6.a CCD Land Use Table
11. CCD Land Use Zoning Map
12. Warranty Deed and Letter of Authorization
13. Article V, § 9.9 Improvement Guarantees
14. Recorded Master Plan BCC Final Order
15. Proposed Covenants for Phase 1
16. Proposed Disclosure Statement
17. Legal Notice

DESIGN ENGINUITY



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PO Box 2758 Santa Fe, New Mexico 87504
(505) 989-3557 FAX (505) 989-4740
E-mail oralynn@designenginuity.biz

September 10, 2015

Santa Fe County Commissioners
County Development Review Commissioners

RE: Saleh Phase 1 Final Development Plan and Subdivision Plat

Dear Commissioners,

On behalf of our client, Senemar, LLC, Mr. Esmail Haidari Managing Member, we submit the attached application for Master Plan Amendment, Final Development Plan and Final Subdivision Plat for the Saleh Phase 1 project. Saleh gained master plan approval earlier this year and the attached application for Phase 1 is in compliance with the Phase 1 project presented with the Master Plan. The reason for the Master Plan Amendment is to clarify for the record that Saleh will be subdivided. Phase 1 has 3 commercial lots and Phase 2 will have up to 9 lots. Thus the project will ultimately be subdivided into a maximum of 12 lots. Also, we request that up to a 400 seat church or religious institution be permitted. Phase 1 comprises 24.5 acres of the 64 acre site, which is located at the gateway to the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue. The first phase includes 3 commercial lots, a small park, construction of a portion of Saleh Avenue, construction of an extension of Dinosaur Trail road and dedication of 14.16 acres of open space. Timing of the second phase is tied to the construction of the County's planned Northeast Connector

It is anticipated that the Sustainable Land Development Code will take effect before this project is developed and therefore the project has being designed to meet the anticipated new code requirements. The project facts are summarized below.

REQUEST

On behalf of Senemar, LLC, we request Master Plan Amendment to permit up to a total of 12 commercial lots (Figure 1) on the Saleh project and to allow up to a 400 seat



**Santa Fe County, New Mexico
Dedication Affidavit and Purpose**

I, the undersigned, being duly sworn, depose and say that the above described lands are owned by me and I have the right to make the dedication herein. All that appears in this plan to be made, with the exception of the lands shown in the shaded areas, are lands owned by me and I have the right to make the dedication herein. This dedication is made for the purpose of dedicating the lands shown in the shaded areas to the County of Santa Fe, New Mexico.

Owner: _____

My Commission Expires on: _____

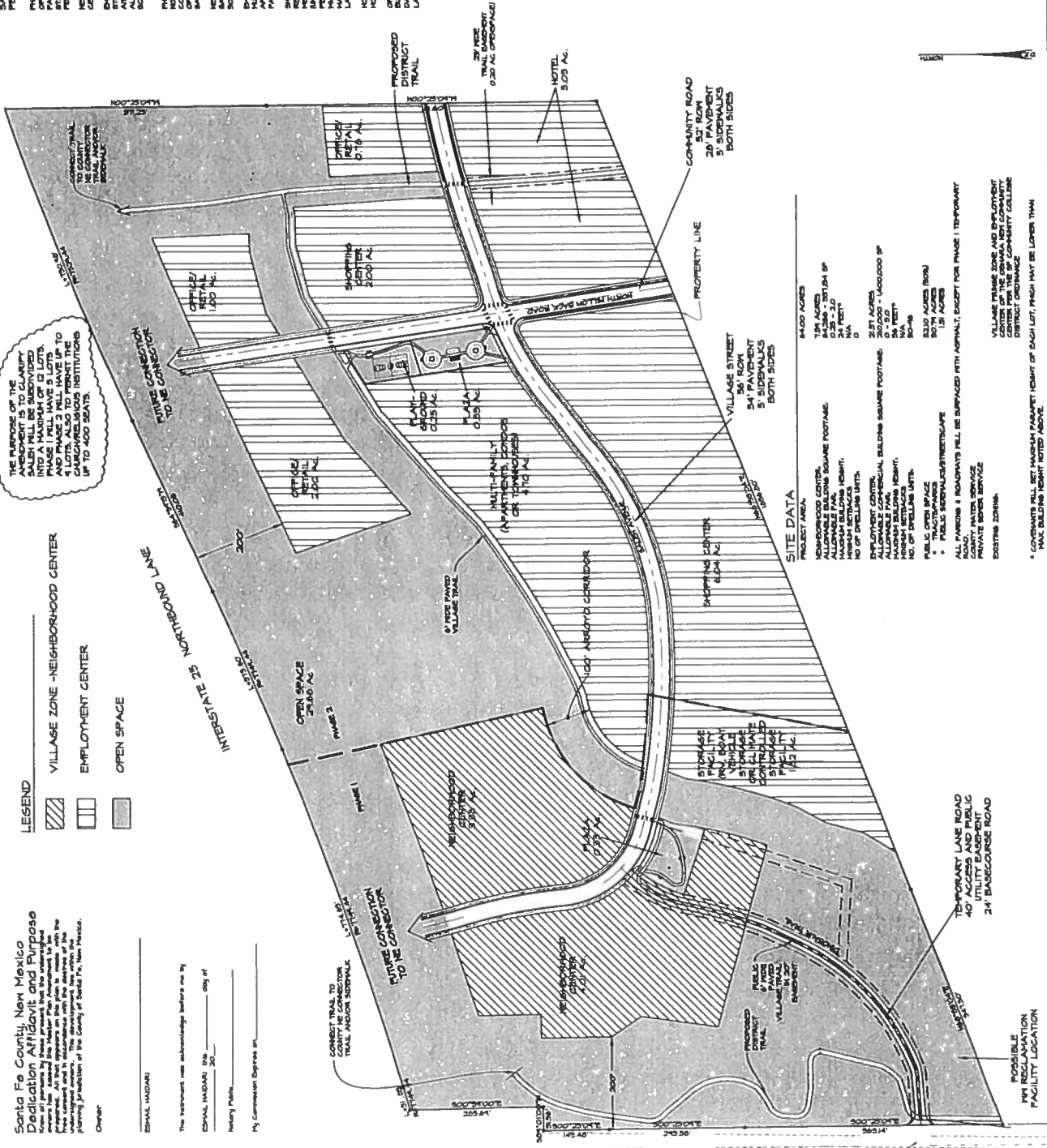
Notary Public: _____

This instrument was acknowledged before me by _____

EMILIA MADANI, JWS _____ day of _____, 20__

Notary Public: _____

- LEGEND**
- VILLAGE ZONE - NEIGHBORHOOD CENTER
 - EMPLOYMENT CENTER
 - OPEN SPACE



SITE DATA

PROJECT AREA: 64,000 ACRES
 ALLOWABLE BUILDING SQUARE FOOTAGE: 1,200,000 SF
 ALLOWABLE PARKING SPACES: 2,500 - 2,700
 MINIMUM RETAIL: 100,000 SF
 MINIMUM RESTAURANT: 100,000 SF
 NO. OF SHELLING UNITS: 0

EMPLOYMENT CENTER: 2,000 ACRES
 ALLOWABLE BUILDING SQUARE FOOTAGE: 1,000,000 SF
 ALLOWABLE PARKING SPACES: 2,000 - 2,200
 MINIMUM RETAIL: 100,000 SF
 MINIMUM RESTAURANT: 100,000 SF
 NO. OF SHELLING UNITS: 0

PUBLIC OPEN SPACE: 2,500 ACRES (MIN)
 PUBLIC SOCIAL/RECREATION: 100 ACRES (MIN)

ALL PARKING & ROADSIDE AREAS WILL BE SURFACED WITH ASPHALT, EXCEPT FOR PHASE 1 TEMPORARY ROAD.
 ROAD: 40' WIDE (MIN)
 PRIVATE DRIVE: 20' WIDE (MIN)
 EXISTING ZONING: _____

* COVENANTS WILL SET MAXIMUM PARALLEL HEIGHT OF EACH LOT, WHICH MAY BE LOWER THAN MAX. BUILDING HEIGHT NOTED ABOVE.

PERMITTED USES

PHASE 1
 OFFICE, OFFICE BUILDING, TRAILS, BOATS, BEACHES, HARBOR, MARINA, TREATMENT FACILITIES, STABLES, HORSE AREAS (MAX 20 BARNES) AND CATERING, NO BULLFIGHTS, PERMITTED EXCEPT THOSE ASSOCIATED WITH THE HARBOR/TREATMENT FACILITIES, NEIGHBORHOOD CENTER, GYMNASIUM, FITNESS, AND GOLF COURSE/RECREATION INSTITUTIONS.

PHASE 2
 HOTEL, ON HOTEL WITH RESTAURANT PERMITTED. MAXIMUM OF 600 ROOMS, DAY-CARE, RESTAURANTS, MEDICAL OFFICES, PROFESSIONAL & BUSINESS OFFICES, RETAIL, RETAIL STORES (MAX 40 SEATS) AND RETAIL SALES (NO SINGLE USER LARGER THAN 5000 SF).

PHASE 3
 HOTEL, ON HOTEL WITH RESTAURANT PERMITTED. MAXIMUM OF 600 ROOMS, DAY-CARE, RESTAURANTS, MEDICAL OFFICES, PROFESSIONAL & BUSINESS OFFICES, RETAIL, RETAIL STORES (MAX 40 SEATS) AND RETAIL SALES (NO SINGLE USER LARGER THAN 5000 SF).

APPROVALS

Approved by the County Development Review Committee at their meeting of _____ Date: _____

Checked by _____ Date: _____

Approved by the Board of County Commissioners at their meeting of _____ Date: _____

Checked by _____ Date: _____

Approved by _____ Date: _____

Checked by _____ Date: _____

Approved by _____ Date: _____

Checked by _____ Date: _____

Approved by _____ Date: _____

Checked by _____ Date: _____

Approved by _____ Date: _____

Checked by _____ Date: _____

DESIGN ENGINEERING

SALES MASTER PLAN
 MASTER PLAN AMENDMENT

DATE: 08/11/15
 BY: O/S
 DATE: 08/11/15
 BY: O/S

DESIGN ENGINEERING
 1000 N. 1000 E.
 SUITE 100
 SANTA FE, NM 87504

STATE OF NEW MEXICO
 COUNTY OF SANTA FE

I hereby certify that this instrument was filed for records on the _____ day of _____, A.D. 20__ at the residence of Santa Fe County, New Mexico.

Witness my hand and Seal of Office on this _____ day of _____, A.D. 20__.

County Clerk, Santa Fe County, NM

Figure 1

NBC-14

church/religious institution. We also request Final Development Plan (Figure 2) and Final Subdivision Plat (Figure 3) approval of Saleh Phase 1.

GENERAL DESCRIPTION

Although it was always the intention to subdivide the Saleh project, noticing and staff reports may not have made that clear. Thus we are requesting a Master Plan Amendment to clarify that up to 12 lots will be created in the Saleh project. In addition, we have learned that there is need for a medium size church in our community. With the original Master Plan we requested zoning for a 125 seat church. We wish to increase that number to allow for up to a 400 seat church.

Phase 1 of Saleh includes 3 commercial lots, 14.16 acres (58%) of open space and two roadways along with wet and dry utilities installed in the roadways. There is a 200 to 700 foot setback between the commercial lots and Richard's Avenue. A small plaza will be developed near the center of Phase 1 which will have a crusher fine path, shade trees and park benches. The middle of the park will have a wildflower meadow beneath which will be installed a liquid waste disposal field to provide additional irrigation to the meadow. The streetscape will have 5' sidewalks and 4' vegetative medians with shade trees planted every 40 feet. The County is currently exploring an alignment of a District Trail within the planned open space along Richard's Avenue.

Archititectual controls will result in a visually intergrated project. Saleh Avenue will be paved with parking permitted along the street and curb and gutter. County water and a private wastewater system will be used in the project.

LOCATION

Saleh is located to the south of Interstate 25 and east of Richards Avenue within Section 16 of Township 16 North, Range 9 East, as shown on Figure 4. To the north of the property is the Interstate, to the west is the Land Conservancy's Petchesky Ranch. To the east is Saleh land which will be developed in Phase 2. South of the property is land owned by Greer Associates which has been master planned as future phases of the Oshara Village project. The Oshara Village Master Plan did not contemplate the construction of the NE Connector, nor the closing of existing Dinosaur Trail intersection as is currently envisioned, and therefore will have to be amended in the future.

EXISTING CONDITIONS

Saleh encompasses 64.0 ± acres and is currently vacant. On the Phase 1 property there is an old livestock pen. An arroyo tranverses the site east to west and crosses Richard's Avenue about 140 feet south of the property. Drainage is generally toward this central arroyo and then toward the southwest. The arroyo is estimated to carry 145 cubic feet per second during a 100-year storm event. Noise from the interstate impacts much of the northern third of the property. Richards Avenue has two large County water mains (16"), natural gas, electricity, telephone and cable mains.

Final Development Plan for Saleh Phase 1
T16N R 4E, SECTION 16
Dedication and Affidavit

The Town of Saleh, Oregon, is a duly organized and existing municipal corporation under the laws of the State of Oregon. The Town is a member of the County of Santa Fe, Oregon, and is a member of the County of Santa Fe, Oregon, and is a member of the County of Santa Fe, Oregon. The development is being undertaken in accordance with the provisions of the County of Santa Fe, Oregon, and is a member of the County of Santa Fe, Oregon.

By: _____
 Mayor, Town of Saleh, Oregon

The Town has not submitted to the County of Santa Fe, Oregon, for approval and recording of this plan as required by the provisions of the County of Santa Fe, Oregon, and is a member of the County of Santa Fe, Oregon.

By: _____
 Notary Public

My Commission Expires on _____

SITE DATA

PLANNED DEVELOPMENT DISTRICT SEE REQUIRED SALES MAPS

PERMITTED GROUND COVER: 100% GRASS

ALLOWABLE BUILDING SQUARE FOOTAGE: 10,000 SQ. FT.

ALLOWABLE FAR: 0.25 - 2.0

MINIMUM SETBACKS: 10 FT.

NO. OF DWELLING UNITS: 0

EMPLOYMENT CENTER: 2.30 ACRES

ALLOWABLE FAR: 0 - 2.0

MINIMUM SETBACKS: 10 FT.

NO. OF DWELLING UNITS: 0

OPEN SPACE: 18.46 ACRES

TOTAL OPEN SPACE: 18.46 ACRES (88%)

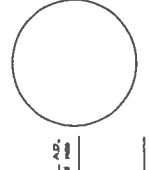
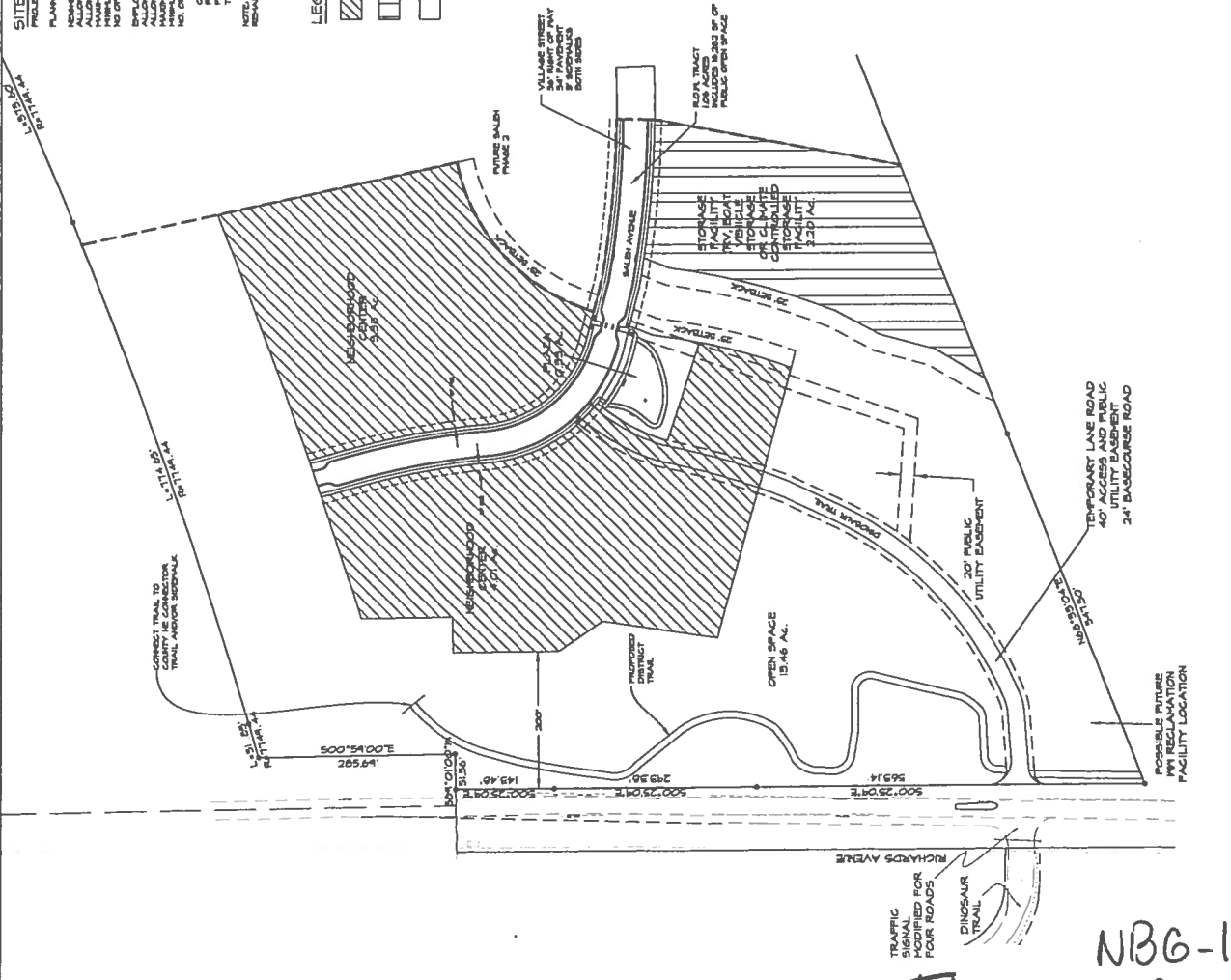
NOTE: ONLY TRAILS, STREET AND PARK ARE DEDICATED FOR PUBLIC USE. REMAINDER OF OPEN SPACE IS PRIVATE.

- LEGEND**
- VILLAGE ZONE - NEIGHBORHOOD CENTER
 - EMPLOYMENT CENTER
 - OPEN SPACE

NOTES: LOCATIONS SHOWN ARE APPROXIMATE. THE PUBLIC USE TRAIL SEGMENTS SHALL BE CENTERED FROM TRAILS AREA ACTUALLY CONSTRUCTED. DISTRICT TRAIL TO BE NATURAL DIRT.

3. SALES AVENUE TO BE PAVED WITH CURB AND GUTTER AND SIDEWALKS ON BOTH SIDES OF ROAD.

4. EXISTING TRAIL TO BE A 30' WIDE SIDEWALK ROAD IN PHASE 1 OF PHASE 2. PHASE 2 SHALL BE A 30' WIDE SIDEWALK ROAD IN PHASE 1 OF PHASE 2. PHASE 2 SHALL BE A 30' WIDE SIDEWALK ROAD IN PHASE 1 OF PHASE 2.



STATE OF OREGON, COUNTY OF SANTA FE
 I hereby certify that this instrument was filed for record on the _____ day of _____, 20____, and was duly recorded in Book _____, Page _____ of the records of Santa Fe County, Oregon. Witness my hand and seal of Office on this _____ day of _____, 20____.

DESIGN ENGINEER

SALEH PHASE 1 DEVELOPMENT PLAN

DATE: 11-07
 TIME: 1:00
 SHEET NO: 0000009
 OF: 2

REVISIONS

DATE	BY

APPROVALS

Approved by the County Development Review Committee, at its meeting of _____

Chairperson: _____ Date: _____

Approved by the Board of County Commissioners at their meeting of _____

Chairperson: _____ Date: _____

Attested by: _____ Date: _____

County Clerk: _____ Date: _____

County Development Permit No. 15-____

Approved by: _____ Date: _____

County Level Use Administrator: _____ Date: _____

Approved by: _____ Date: _____

County Fire Marshal: _____ Date: _____

Approved by: _____ Date: _____

County Public Works Director: _____ Date: _____

Approved by: _____ Date: _____

County Rural Addressing: _____ Date: _____

Approved by: _____ Date: _____

County Treasurer: _____ Date: _____

Figure 2

LEGEND AND NOTES

- ▲ POINT OF WAY BAL - STATION AS NOTED
- DOWNSIDE POINT FOUND SWIM & WELLSHORN CAP
- DOWNSIDE POINT SET THIS SURVEY
- DOWNSIDE POINT CALCULATED
- DOWNSIDE POINT FOUND
- DOWNSIDE POINT CENTERLINE
- DOWNSIDE POINT CENTERLINE
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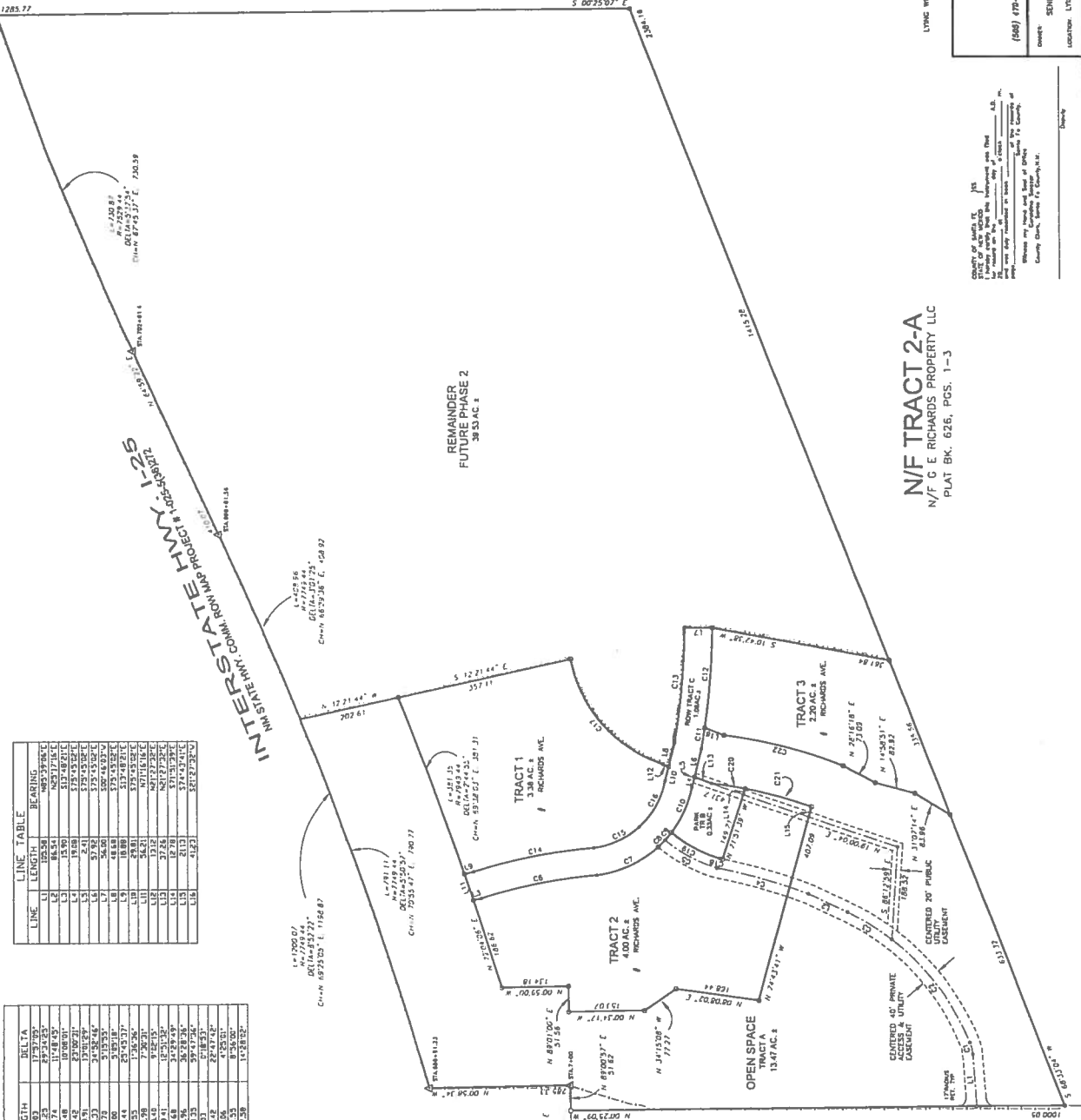
N/F TRACT 2-A
 N/F G E RICHARDS PROPERTY LLC
 PLAT BK. 626, PGS. 1-3

SUBDIVISION
 PLAT FOR
PHASE 1
 OF
SALEH SUBDIVISION
 LYING WITHIN SECTION 16, T.19N., R.1E., N.M.P.M., COUNTY OF
 SANTA FE, NM.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 510 MAGWAY TRAIL, N.E. CERRILLOS, N.M. 87019

OWNER:
 SALEH SUBDIVISION FOR THE COUNTY CLERK
 COUNTY OF SANTA FE, N.M.
 LOCATION: LYING WITHIN SECTION 16, T.19N., R.1E., N.M.P.M., COUNTY OF
 SANTA FE, NM.

COUNTY OF SANTA FE, N.M.
 TITLE OF MAP: N/F TRACT 2-A, PHASE 1 OF SALEH SUBDIVISION
 PREPARED BY: RICK CHATROOP, P.L.S.
 DATE: 10/20/2022
 SCALE: AS SHOWN
 COUNTY OF SANTA FE, N.M.
 COUNTY CLERK, SANTA FE COUNTY, N.M.



LINE TABLE

LINE	LENGTH	BEARING
L1	1285.77	S 00°35'07" E
L2	1115.25	S 11°02'14" E
L3	1115.25	S 11°02'14" E
L4	1115.25	S 11°02'14" E
L5	1115.25	S 11°02'14" E
L6	1115.25	S 11°02'14" E
L7	1115.25	S 11°02'14" E
L8	1115.25	S 11°02'14" E
L9	1115.25	S 11°02'14" E
L10	1115.25	S 11°02'14" E
L11	1115.25	S 11°02'14" E
L12	1115.25	S 11°02'14" E
L13	1115.25	S 11°02'14" E
L14	1115.25	S 11°02'14" E
L15	1115.25	S 11°02'14" E
L16	1115.25	S 11°02'14" E
L17	1115.25	S 11°02'14" E
L18	1115.25	S 11°02'14" E
L19	1115.25	S 11°02'14" E
L20	1115.25	S 11°02'14" E
L21	1115.25	S 11°02'14" E
L22	1115.25	S 11°02'14" E
L23	1115.25	S 11°02'14" E
L24	1115.25	S 11°02'14" E
L25	1115.25	S 11°02'14" E
L26	1115.25	S 11°02'14" E
L27	1115.25	S 11°02'14" E
L28	1115.25	S 11°02'14" E
L29	1115.25	S 11°02'14" E
L30	1115.25	S 11°02'14" E
L31	1115.25	S 11°02'14" E
L32	1115.25	S 11°02'14" E
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L34	1115.25	S 11°02'14" E
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L36	1115.25	S 11°02'14" E
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L40	1115.25	S 11°02'14" E
L41	1115.25	S 11°02'14" E
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L43	1115.25	S 11°02'14" E
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L45	1115.25	S 11°02'14" E
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L65	1115.25	S 11°02'14" E
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L89	1115.25	S 11°02'14" E
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L91	1115.25	S 11°02'14" E
L92	1115.25	S 11°02'14" E
L93	1115.25	S 11°02'14" E
L94	1115.25	S 11°02'14" E
L95	1115.25	S 11°02'14" E
L96	1115.25	S 11°02'14" E
L97	1115.25	S 11°02'14" E
L98	1115.25	S 11°02'14" E
L99	1115.25	S 11°02'14" E
L100	1115.25	S 11°02'14" E

CURVE TABLE

CURVE	ARC	RADIUS	CHORD	LENGTH	BELTA
C1	64.13	17250	3262.42331	2493	12°52'05"
C2	64.13	17250	3262.42331	2493	12°52'05"
C3	196.73	197826	39173.13176	19574	11°48'45"
C4	196.73	197826	39173.13176	19574	11°48'45"
C5	284.53	1653744	34105.56176	23193	13°01'01"
C6	284.53	1653744	34105.56176	23193	13°01'01"
C7	177.44	225271	32423.32176	17423	21°58'44"
C8	207.0	225271	32423.32176	17423	21°58'44"
C9	101.29	225271	32423.32176	17423	21°58'44"
C10	101.29	225271	32423.32176	17423	21°58'44"
C11	63.55	124925	38625.52816	4935	12°52'05"
C12	63.55	124925	38625.52816	4935	12°52'05"
C13	249.93	11244	34105.56176	23193	13°01'01"
C14	249.93	11244	34105.56176	23193	13°01'01"
C15	105.22	16977	32423.32176	17423	21°58'44"
C16	105.22	16977	32423.32176	17423	21°58'44"
C17	296.63	28424	34105.56176	23193	13°01'01"
C18	63.5	124925	38625.52816	4935	12°52'05"
C19	63.5	124925	38625.52816	4935	12°52'05"
C20	101.29	225271	32423.32176	17423	21°58'44"
C21	101.29	225271	32423.32176	17423	21°58'44"
C22	248.24	98313	34105.56176	23193	13°01'01"
C23	248.24	98313	34105.56176	23193	13°01'01"



NRG-17
 Figure 3

The project site drops in elevation away from the interstate towards the central arroyo and then rises gently to the south. The site is dominated with gentle slopes, typically less than 10%, except near the north boundary and near Richards Avenue where slopes of 15-30% are common. The majority of the hilly areas will be designated as permanent open space. Grasslands are present in the northwest corner of the project, but the majority of the site has a moderate amount of pinon and juniper trees (density of about 22 trees/acre) with a native grass understory.

At Dinosaur Trail and Richards Avenue there is a 3-way traffic signal; guard rail currently blocks entrance to the Saleh property at this location.

EXISTING ZONING

In April of this year the Saleh property was granted master plan zoning (Figure 5). 7.4 acres of Neighborhood Center and 2.2 acres of Employment Center and 14.16 acres of Open Space are located within Phase 1 of the project. The remaining acreage will be road right-of-way. Approved uses in Phase 1 include the following:

PHASE 1

OPEN SPACE:

Passive space, parks, plazas, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses) and cemeteries. No buildings permitted except those associated with the wastewater treatment facility.

NEIGHBORHOOD CENTER:

Cemeteries/funeral homes (max 10,000 SF funeral home) and churches/religious institutions (max seating for 125 persons). With our Master Plan Amendment, we proposed to zone for churches/religious institutions with a maximum seating of 400 persons.

EMPLOYMENT CENTER:

Air-conditioned storage facility with one allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 SF), and RV and boat storage facility surrounded with a 6-foot screening fence with landscaping.

The Community College District Ordinance encourages mixed use in every phase. Currently the addition of residential development would negatively impact Richards Avenue which is already operating at a D level for intersections south of the project. Thus Phase 1 of Saleh will include only one dwelling unit associated with the storage facility and additional residential development will be held in abeyance until the NE Connector is completed and Phase 2 is developed.

OPEN SPACE

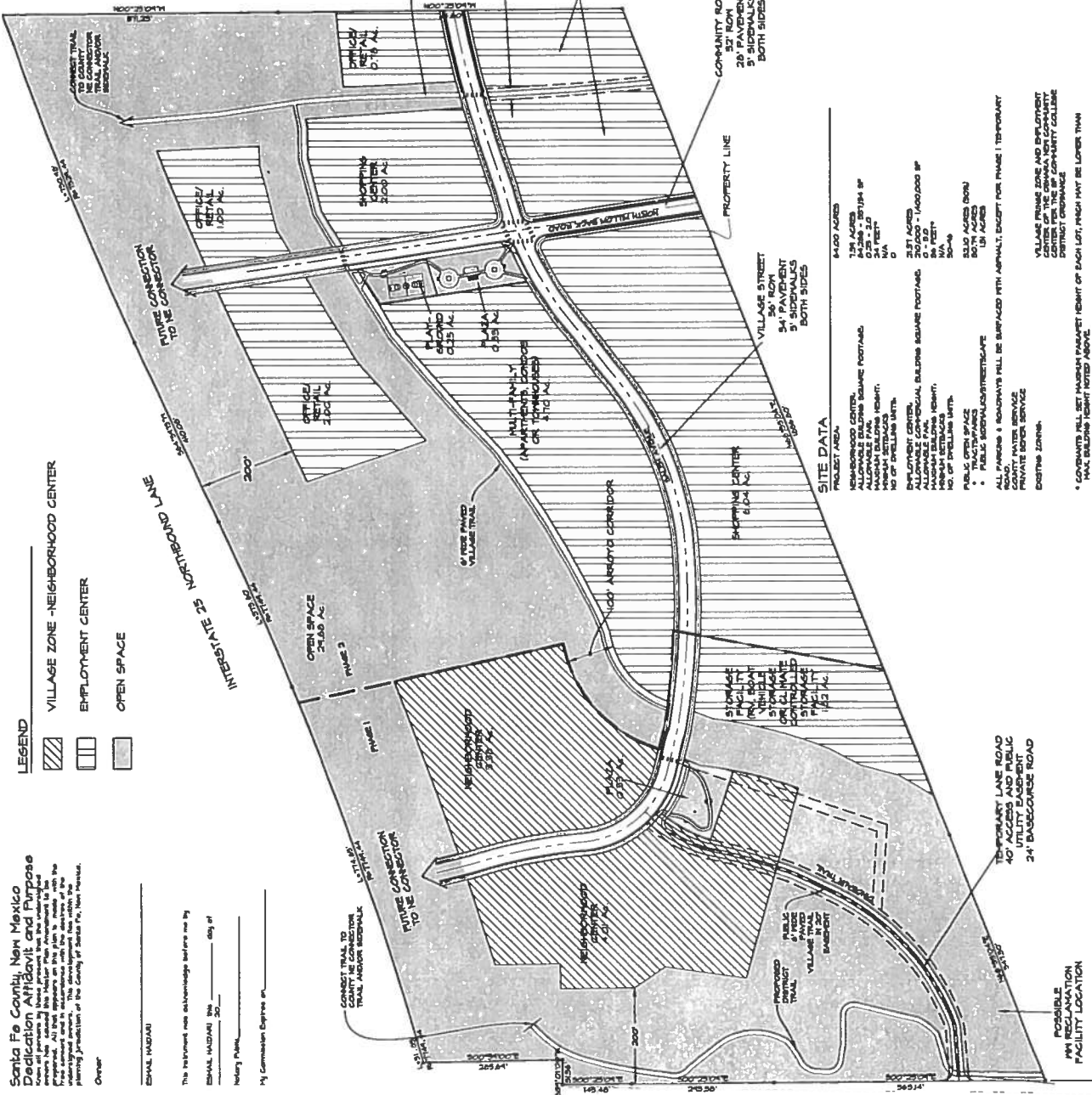
A total of 14.16 acres of land is dedicated as open space in Saleh which is 58% of Phase 1. The open space will be within the central arroyo and along I-25 and Richards

**Santa Fe County, New Mexico
Dedication Affidavit and Purpose**
I, the undersigned, being present at the dedication of the above described property, do hereby certify that the same is intended for the purposes and uses set forth in the plat and that the same is being dedicated to the public use and benefit of the County of Santa Fe, New Mexico.

Owner: _____
 This instrument was acknowledged before me by _____
 County Clerk, Santa Fe County, New Mexico, on _____ day of _____, 20____.
 My Commission Expires on _____.

LEGEND

- VILLAGE ZONE - NEIGHBORHOOD CENTER
- EMPLOYMENT CENTER
- OPEN SPACE



SITE DATA

PROJECT AREA: 64.00 ACRES
 ALLOWABLE GROUND COVER: 25%
 ALLOWABLE FILL: 0.25' - 2.0'
 MAXIMUM SETBACKS: 10' TO 100' VARYING
 NO. OF DWELLING UNITS: 0

EMPLOYMENT CENTER: 28.77 ACRES
 ALLOWABLE FILL: 0 - 2.0'
 MAXIMUM SETBACKS: 10' TO 100' VARYING
 NO. OF DWELLING UNITS: 0

PUBLIC OPEN SPACE: 23.23 ACRES
 ALLOWABLE FILL: 0 - 2.0'
 MAXIMUM SETBACKS: 10' TO 100' VARYING
 NO. OF DWELLING UNITS: 0

ALL AREAS & ROADWAYS WILL BE SURFACED WITH ASPHALT, EXCEPT FOR PHASE 1 TEMPORARY DRIVEWAY, DRIVEWAY AND PUBLIC UTILITY EASEMENT ROAD.
 PRIVATE MOTOR SERVICE
 EXISTING ZONING

* COORDINATES WILL SET MAXIMUM PARAMETER HEIGHT OF EACH LOT, WHICH MAY BE LOWER THAN MAX. BUILDING HEIGHT NOTED ABOVE.

PERMITTED USES

PHASE 1:
 OFFICE SPACE, PARKS, TRAILS, BOARDS, BEACHES, MARINA'S, TREATMENT FACILITIES, STABLES, BARNS, ALLEGED (PARK, SO HORSE) AND CONCRETE, NO BUILDING PERMITTED EXCEPT THOSE ASSOCIATED WITH THE PARTNERSHIP TREATMENT FACILITIES, NEIGHBORHOOD CENTER, COMMERCIAL CENTER, AND COMMERCIAL INSTITUTIONS.

PHASE 2:
 HOTEL, PHASE 3 WILL NOT BE DEVELOPED UNTIL THE NE CONNECTOR HAS BEEN COMPLETED AND THE TRAIL AND BOAT STORAGE BARRICADE WITH A BARRICADE WALL, AND RV AND BOAT STORAGE BARRICADE WITH A BARRICADE WALL, AND ADMITTED LIVESTOCKS (HORSE THROUGH OR BOE) BEING AS ABOVE.

PHASE 3:
 NEIGHBORHOOD CENTER, EMPLOYMENT CENTER, APARTMENTS, CONDOS OR TOWNHOMES, MAJOR OR 9 UNITS, COMMERCIAL RECREATION FACILITIES PERMITTED E.G., EXPRESS TOLL, AND EXERCISE ROOM.

NEIGHBORHOOD CENTER:
 SINGLE-FAMILY RESIDENTIAL, PROFESSIONAL OFFICES, RESTAURANTS, MEDICAL OFFICES, HEALTH CLUBS, PROFESSIONAL BUSINESS OFFICES, RESTAURANTS, AND OVER 40 SEATING, RETAIL SALES (SMALL USE BODIES AND PAPER BODIES), AND PROFESSIONAL OFFICES, ART GALLERIES, ARTWORK, ETC., NO MORE THAN 2000 SQ. FT. PER UNIT, NO MORE THAN 1000 SQ. FT. PER UNIT, NO MORE THAN 1000 SQ. FT. PER UNIT, NO MORE THAN 1000 SQ. FT. PER UNIT, NO MORE THAN 1000 SQ. FT. PER UNIT.

HOTEL:
 HOTEL OR HOTEL WITH RESTAURANT PERMITTED (NUMBER OF 100 ROOMS).

APPROVALS

Completed by _____ Date _____
 Approved by the Board of County Commissioners at their meeting of _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

Completed by _____ Date _____
 Approved by _____

DESIGN ENGINEER

SANTA FE COUNTY, NEW MEXICO
 COUNTY OF SANTA FE
 I hereby certify that the information on this Affidavit was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New Mexico. My license number is _____ and expires on _____.

DESIGN ENGINEER: _____
 DATE: _____

REVISIONS	
DATE	BY
08/11/15	O/S

DESIGN ENGINEER: _____
 DATE: _____

MASTER PLAN

DATE: 1/1/00
 DRAWN BY: _____
 CHECKED BY: _____

Figure 5

NBG-19

1/1/00 (REVISED) Section 11-11-11, Santa Fe County, New Mexico, 6/27/05 11-11-11, Santa Fe

Avenue. A 0.33 acre Plaza will be developed in the middle of Phase 1. A District Trail will be installed on the west sides of the development with the hope that it can connect to a trail along the NE Connector and trails within Oshara Village. The location shown are on the development plan is preliminary. Santa Fe County Staff will determine the final location of the trail and Saleh will dedicate a 25' wide trail easement along the County preferred alignment. Street trees will also be placed along the paved roadway between the curb and the sidewalk. The open space, street trees, parks and trails will be maintained by the Saleh Owners Association and will all be on a drip irrigation system. The open space will be private, except that the trails and the road right of way, including the sidewalks and vegetated medians will be dedicated for public use. The Plaza will also be dedicated for public use.

LANDSCAPING, LIGHTING AND SIGNAGE CONCEPTS

Street trees will be placed 40-feet apart along the roadway. Eight trees (4 ponderosa pine and 4 green ash) will be planted in the Plaza park. A crusher fine trail will circle the park and in the middle a blend of native grasses and high prairie wildflowers will be planted.

Lighting within Saleh will be minimal. A two headed LED street lamp, 20 feet tall will be installed near the street next to the Plaza. The lamp will have cut off shades. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet.

A single project sign will be installed near the Plaza, but this sign will likely be relocated when Phase 2 is developed.

RESTRICTIVE COVENANTS

The proposed restrictive covenants for Saleh require that all building architecture within the project is uniform and have a pueblo revival style. All buildings shall have rounded corners, irregular parapets, and stucco or paint in earth tones. Buildings over two stories must employ stepped massing with at least an eight-foot vertical offset. Roofs shall be flat. Projecting vigas, corbels and latillas will be encouraged. Walls exceeding 40 feet in length shall have a minimum of a four-foot horizontal offset for a minimum distance of four-feet.

One lot located at the lowest elevation of the property will be permitted to have a three-story building as long as its top of parapet is lower than the elevation of the north bound I-25 roadway located due north of the building. The maximum allowable height of parapets for Tracts 1 and 3 is elevation 6630 and for Tract 2 is 6625. Chimneys may extend three-feet above the allowable parapet height.

All outdoor storage and loading zones are required to be screened with a six-foot high coyote fence, stucco wall or chain link fence. Irrigated vegetation must be planted on the outside of the screen and cover a minimum of 25% of the screen at maturity, except for chain link fencing which must have a 75% cover at vegetation maturity.

A copy of the proposed restrictive covenants are provided in Attachment A.

AFFORDABLE HOUSING

There is no affordable housing in Phase 1 of Saleh. Only one dwelling unit may be developed in this phase, which is a caretaker unit associated with a storage facility.

ARCHAEOLOGY

An archaeological investigation of the Saleh and Oshara Village properties was conducted in 1997 prior to the two projects being separated. Two archaeological non-disturbance easements were required on the Oshara Village site, but none were necessary on the Saleh property.

ACCESS

The County and NMDOT plan to install a highway frontage road, known as the Northeast Connector along I-25 which the County consultant's preliminary plans indicate will be located within the Saleh property. This roadway is reportedly to be built in 2017(18?) by the NMDOT. With this roadway's development, we understand that the existing Dinosaur Trail intersection will be relocated to the north. Thus Saleh's access will need to evolve as the NE Connector is developed.

Currently the only legal access to the property is from Richard's Avenue. During Phase 1 an extension of Dinosaur Trail will be developed into the project. Because Dinosaur Trail/Richard's Avenue intersection will be relocated, the Dinosaur Trail extension will be a 24-foot wide basecourse road. The second phase of the development will not be constructed until the NE Connector is built and the Saleh project will ultimately have two intersections with the NE Connector. Also during Phase 2, the Dinosaur Trail basecourse road will be abandoned and reclaimed and a six-foot wide paved Village Trail will be developed along its original path. One paved road will be developed in Saleh during Phase 1: Saleh Avenue. Saleh Avenue will provide access to all of the lots developed within the project and will be a Living Priority Road with a 56-foot right-of-way, parking allowed on both sides of the street, curb and gutter, 5-foot sidewalks and 4-foot vegetation strips on both sides of the road.

Dinosaur Trail road onto the Saleh property will be a basecourse road, 960 feet in length. As part of the Master Plan process the project was granted two variances: one to allow a long deadend road and one to permit Dinosaur Trail not to be constructed to the Village Connector Highway standards.

The traffic signal at Dinosaur Trail and Richard's Avenue will be modified to accommodate the new extension of Dinosaur Trail by adding additional signal arms and reprogramming of the equipment to provide a four way signal.

Phase 2 of the project will require connections to the Northeast Connector and the removal of the Dinosaur Trail roadbed. If for any reason the County changes its plans

and keeps Dinosaur Trail in its current location when the Northeast Connector is constructed, we have agreed to build out the Dinosaur Trail extension to Village Connector Highway standards of the CCDO.

TRAFFIC

The Saleh project has been delayed for more than two years in the absence of clear traffic improvement plans in the Santa Fe Community College District. We are proceeding now in a cautious manner, so that Saleh does not further aggravate existing traffic problems and we have planned our roadway improvements based on the best available information so far provided by the County and their consultants. Until the County's plans are firm, we cannot evaluate the traffic conditions that may be present in the near future. We therefore intend to phase our project, limiting traffic impacts during the first phase, and tying the second phase to development of the Northeast Connector. Prior to proceeding with the second phase, we will evaluate the traffic impacts of the project to determine if additional roadway improvements are warranted.

The proposed Phase 1 allowable uses are all very low traffic generating projects during peak hours when traffic along Richard's Avenue and within Oshara Village produce unacceptable delays. The Phase 1 uses, a 20 horse stable/riding academy, a funeral home/cemetery, a 400 seat church and an 60,000 SF storage facility with RV and boat storage, are estimated to produce 14 trips in and 4 trip out of the project during the AM peak hours (7-9 am), and 8 trips in and 16 trips out during the PM peak hours (4-6 pm) (Attachment B).

FLOOD HAZARD

An unnamed arroyo carrying approximately 145 cubic feet per second during a 100-year storm event passes through the center of the Saleh site from east to west. The arroyo is located within a minimum 100-foot wide open space, which will contain the arroyo and the required 25-foot setback from the top of bank.

There are no FEMA designated floodplains within the property. There are a few well defined arroyos within planned open space. All but the central arroyo are minor tributaries that carry less than 25 cubic feet per second during the 100-year storm event.

TERRAIN MANAGEMENT

The proposed development will be designed to protect and enhance the natural beauty of the land and vegetation, while minimizing soil erosion and sediment transport during storms. It is anticipated that the commercial lots will be mass graded. The entire site will drain to the central arroyo. A storm drain will be installed in portions of Saleh Avenue and curb drop inlets will be used in Saleh Avenue. A gabion check dam will be installed in the central arroyo to provide more than 18,000 cubic feet of stormwater storage, which is significantly detention ponding than is required due to road development.

No natural 30% slopes will be disturbed due to project development. All proposed lots are dominated by slopes of less than 15%. Steeper terrain is generally confined to the open space.

The increase in stormwater runoff resulting from the proposed development of roads will be mitigated by the construction of a gabion check dam detention pond within the central arroyo which will be maintained by the Owners Association. The pond's capacity will be more than 18,000 cubic feet which is significantly more than the 6,759 cubic feet of required ponding associated with the development of Phase 1 roads (see Drainage Analysis in Attachment C). On-lot ponding will be required and covenants will require passive water harvest along with cisterns to irrigate project landscaping.

All lots will drain to either the central arroyo or the roadways, which, in turn, will carry the flows to the central arroyo. Cut slopes will be graded at 2:1, while fill slopes will be graded to 3:1 or gentler. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

PROJECT SOILS

The on-site soils have been mapped by the US Natural Resource Conservation Service and these maps can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present and their percent of lot coverage are listed below and are shown on the plan set:

- 5.6% ARENTS-URBAN LAND –ORTHENTS COMPLEX- Roadfill material derived from granite, gneiss, schist, sandstone or siltstone. Well-drained with a plastic index of 12.
- 24.8% PREDAWN LOAM– Loam and clay loam, well-drained, moderate frost heave potential, plastic index of 28, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist, loess and volcanic ash.
- 19.6% TANOAN-ENCANTADO COMPLEX- Very gravelly sandy loam and loam. Somewhat excessively drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell potential. Alluvium derived from granite, gneiss, schist, loess over residuum weathered from basaltic tuff or granitic sandstone.
- 22.3% ALIRE LOAM– Loam and clay loam, well-drained, moderate frost heave potential, plastic index of 24, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist, loess and volcanic ash.
- 19.6% BUCKHORSE-ALTAZANO COMPLEX– Coarse sandy loam and gravelly sandy loam, well-drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell potential, slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate and mudstone.
- 7.7% ALTAZANO LOAMY SAND- Loamy sand and sandy loam, excessively drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell potential, alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate and mudstone.

1.0% ALIRE-URBAN LAND COMPLEX – Loam and clay loam, well drained, moderate frost heave potential, plastic index of 24, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist and loess.

Predawn Loam and Alire Loam cover most of the land which will be developed. These soils contain quite a bit of clay and likely will require mixing with a sandy material to provide adequate foundations for buildings.

WATER

The project site is within the Santa Fe County Utility's service area boundary and the developer currently owns three acre-feet of the County's original 500 acre-feet of water rights (Attachment D). The County has two water mains along Richard's Avenue and this project will connect to the east 16-inch main. A 10-inch water main will be installed in the proposed streets. The Phase 1 water budget is 2.5 acre-feet (see Attachment E). Water restrictions are set by allowable uses (see Attachment F). Fire hydrants will be constructed near Richards Avenue and along the roadways. A total of 3 hydrants will be installed in Phase 1. It is likely that future structures will be required to install fire suppression systems. Therefore large water taps 6" to 8" will be provided to each lot. The park will have a 1" water tap that will feed the planned 3 zone irrigation system.

Low water use landscaping techniques will be utilized including the use of a timed drip irrigation, mulching, and low water use grasses and plants. Indoor water saving fixtures will be standard, including 1.6 gallon per flush toilets and systems that deliver hot water within 5 seconds of a tap being opened. Proposed water restrictions are provided in Attachment F.

WASTEWATER

Because of the minimal (<1370 gallons per day, Attachment G) flows anticipated to be generated in the first phase of the project, the wastewater treatment system will be phased as well. Phase 1 developments will tie into 8 inch sewer mains located in Saleh Avenue. This line will flow to septic tanks located in the Plaza park which will then feed a conventional leach field located under the wildflower meadow. This system has been designed to handle up to 2000 gallons per day. A permit for this system has been granted by NMED (Attachment H). The system and the collection system will be owned and maintained by the Saleh Owners Association.

DRY UTILITIES

Natural gas, electricity, telephone and Comcast mains lay within Richard's Avenue right-of-way. The developer will installed dry utility mains in Dinosaur Trail and in Saleh Avenue so that each lot will have direct access to these services.

SOLID WASTE

It is anticipated that each lot owner will contract directly with a local refuse collection service provider. The Owners Association will also contract with a provider, likely Waste Management, to collect waste from the planned park trash receptical.

DISCLOSURE STATEMENT

The disclosure statement prepared in connection with the proposed development is included as Attachment I. The Disclosure will be finalized upon receiving comments from all reviewing agencies.

Thank you for consideration of this request.

Sincerely,



Oralynn Guerrerortiz, PE



**SALEH MASTER PLAN AMENDMENT AND
FINAL DEVELOPMENT PLAN AND SUBDIVISION PLAT
FOR SALEH PHASE I**

SECTION 16, T.16 N., R.9 E., NMPM
SANTA FE COUNTY, NEW MEXICO
SEPTEMBER 2015

SHEET LIST

1. COVER SHEET
2. SALEH MASTER PLAN AMENDMENT & FINAL DEVELOPMENT PLAN
3. FINAL SUBDIVISION PLAT
4. SLOPE ANALYSIS, SOIL MAP & EXISTING CONDITIONS
5. ROAD PLAN AND TYPICAL SECTIONS
6. ROAD PLAN AND PROFILES
7. OFFSITE ROAD IMPROVEMENTS
8. PAVEMENT MARKINGS AND TRAFFIC SIGNAGE PLAN
9. DRAINAGE PLAN
10. LIGHTING, STREETSCAPE AND LANDSCAPE PLAN
11. OPEN SPACE, PARK AND TRAIL PLAN
12. MASTER UTILITY PLAN
13. WATER SERVICE AND FIRE PROTECTION PLAN
14. SEWER PLAN AND PROFILE
15. PHASE I LIQUID WASTE SYSTEM
16. DRY UTILITY PLAN
17. PROJECT CONSTRUCTION NOTES
18. COUNTY UTILITY STANDARD DETAILS
19. NMDOT DETAILS

OWNER/DEVELOPER:
SENEMAR, LLC
ESMAIL HAIDARI, MANAGING MEMBER
2008 GAZELLE PL., N.E.
ALBUQUERQUE, NM 87111

PLANNERS/ENGINEERS:

DESIGN ENGINEER

Professional Engineer
State of New Mexico
No. 111011
Rick Chatroop



SURVEYOR:

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

SEPTEMBER 10, 2015
REVISIONS

DATE	BY	DATE	BY

N1850-210






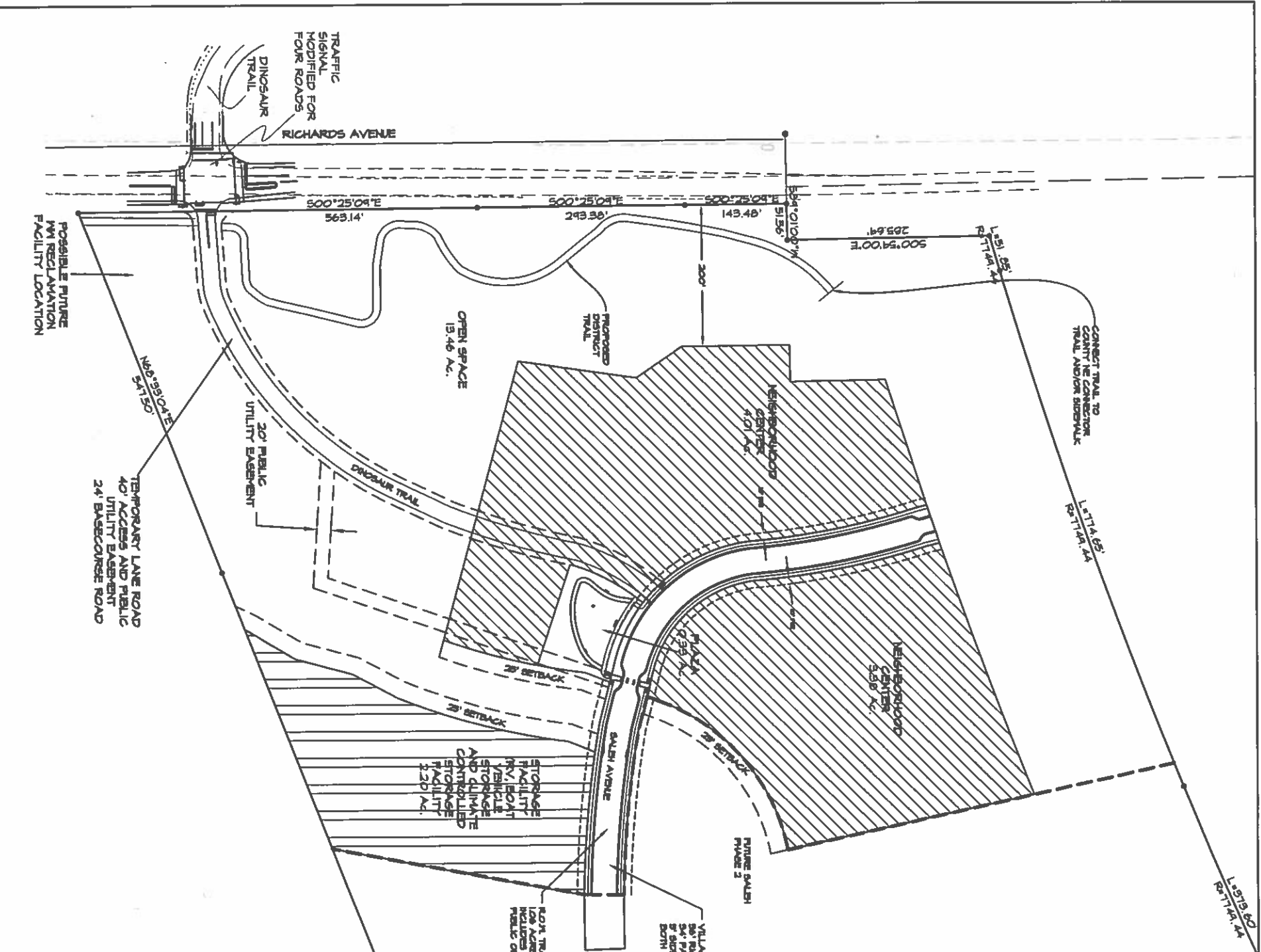
SITE DATA

PLANNED DEVELOPMENT DISTRICT SEE RECORDED SALES MAPS PLAN	24.46 ACRES
NEIGHBORHOOD CENTER, ALLOWABLE BUILDING SQUARE FOOTAGE:	1291 ACRES
ALLOWABLE MAX. MAXIMUM BUILDING HEIGHT:	64.20' - 80.75' @
MINIMUM SETBACKS:	0.25' - 2.0'
NO. OF DWELLING UNITS:	24 FEET
EMPLOYMENT CENTER, ALLOWABLE COMMERCIAL BUILDING SQUARE FOOTAGE:	220 ACRES
ALLOWABLE MAX. MAXIMUM BUILDING HEIGHT:	100.00' @
MINIMUM SETBACKS:	0' - 5.0'
NO. OF DWELLING UNITS:	56 FEET
OPEN SPACE:	1
PARK:	5.46 ACRES
PUBLIC SUBWALKWAY/STREETCANE:	0.28 ACRES
TOTAL OPEN SPACE:	0.27 ACRES
	1.16 ACRES (50%)

NOTE: ONLY TRAILS, STREET AND PARK ARE DEDICATED FOR PUBLIC USE. REMAINDER OF OPEN SPACE IS PRIVATE.

LEGEND

-  VILLAGE ZONE - NEIGHBORHOOD CENTER
-  EMPLOYMENT CENTER
-  OPEN SPACE



NOTE: LOCATIONS SHOWN ARE APPROXIMATE. 20' PUBLIC USE TRAIL EASEMENTS SHALL BE CENTERED WHERE TRAILS AREA ACTUALLY CONTRIBUTED. DISTRICT TRAIL TO BE NATURAL OBT.

1. PRODUCT WILL BE SERVED BY COUNTY WATER AND PRIVATE SEWER.
2. SALES AVENUE TO BE PAVED WITH CURB AND GUTTER AND SIDEWALKS ON BOTH SIDES OF ROAD.
3. DINOSAUR TRAIL TO BE A 24' WIDE BASECOURSE ROAD IN PHASE 1 OF SALES. IF THE ROAD REMAINS IN PHASE 2, IT SHALL BE DEVELOPED AS A PAVED ROAD FOR THE SANTA FE COMMUNITY COLLEGE DRIVEWAY.

GENERAL COMMENTS FOR PHASE 1

1. ALL BUILDINGS SHALL BE IN THE STYLE OF PUEBLO REVIVAL. BUILDINGS SHALL HAVE RICHLY CORNERED, IRREGULAR PARALLEL STUCCO OR PLASTER WITH AT LEAST ONE HORIZONTAL BAND OF STUCCO OR PLASTER. WALLS EXCEPTING 40 FEET MUST BE ORIENTED HORIZONTALLY BY AT LEAST 4 FEET FOR A DISTANCE OF AT LEAST 4 FEET.
2. TWO-STORY BUILDINGS ARE PERMITTED ON TRACTS 1 AND 2. TRACT 3 MAY HAVE A THREE-STORY BUILDING. IN ALL CASES THE TOP OF THE BUILDING PARAPET MUST NOT EXCEED THE FOLLOWING: TRACT 1, 60 FEET; TRACT 2, 60 FEET; AND TRACT 3, 60 FEET. PARAPETS MUST EXCEED ABOVE THESE AND MUST BE SWAYING.
3. OUTDOOR STORAGE AND ALL LOADING ZONES MUST BE SCREENED WITH A 6-FOOT COTONE FENCE, STUCCO WALL OR CHAIN LINK FENCE. IRREGULARLY VEGETATION MUST BE PLANTED ON THE OUTSIDE OF THE SCREEN AND COVER A MINIMUM OF 25% OF THE SCREEN AT HARBURY EXCEPT FOR CHAIN LINK FENCES WHICH MUST HAVE A 75% COVER AT VEGETATION HARBURY.

**Final Development Plan for Sales Phase 1
Tien, R 4E, SECTION 16
Dedication and Affidavit**

I, the undersigned, being duly sworn, depose and say that the undersigned owners have caused the Final Development Plan to be prepared. All that appears on the plan is made with the free consent and understanding of the owners. The development has with the planning and public jurisdiction of the County of Santa Fe, New Mexico.

By: EMILY HANDBAL, Managing Member
Salem, LLC.

This instrument was acknowledged before me by

EMILY HANDBAL this _____ day of _____, 20__

Notary Public: _____

My Commission Expires on _____

APPROVALS

Approved by the County Development Services Committee at their meeting of _____

Chairperson _____ Date _____
Approved by the Board of County Commissioners at their meeting of _____

Chairperson _____ Date _____
Attested by _____

County Clerk _____ Date _____
County Development Permit No. 15-_____

Approved by _____ Date _____
County Land Use Administrator

Approved by _____ Date _____
County Fire Marshal

Approved by _____ Date _____
County Public Works Director

Approved by _____ Date _____
County Rural Addressing

Approved by _____ Date _____
County Treasurer

DESIGN ENGINEER

SALEM PHASE 1
SALEM PHASE 1
SALEM PHASE 1
SALEM PHASE 1

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SALEM PHASE 1

REVISIONS	
DATE	BY

NB50-2113




**Santa Fe County, New Mexico
Dedication Affidavit and Purpose**

Known all persons by these presents that the undersigned owners have caused this Dedication Affidavit to be prepared. All that appears on this plan is made by the undersigned owners. The development lies within the planning jurisdiction of the County of Santa Fe, New Mexico.

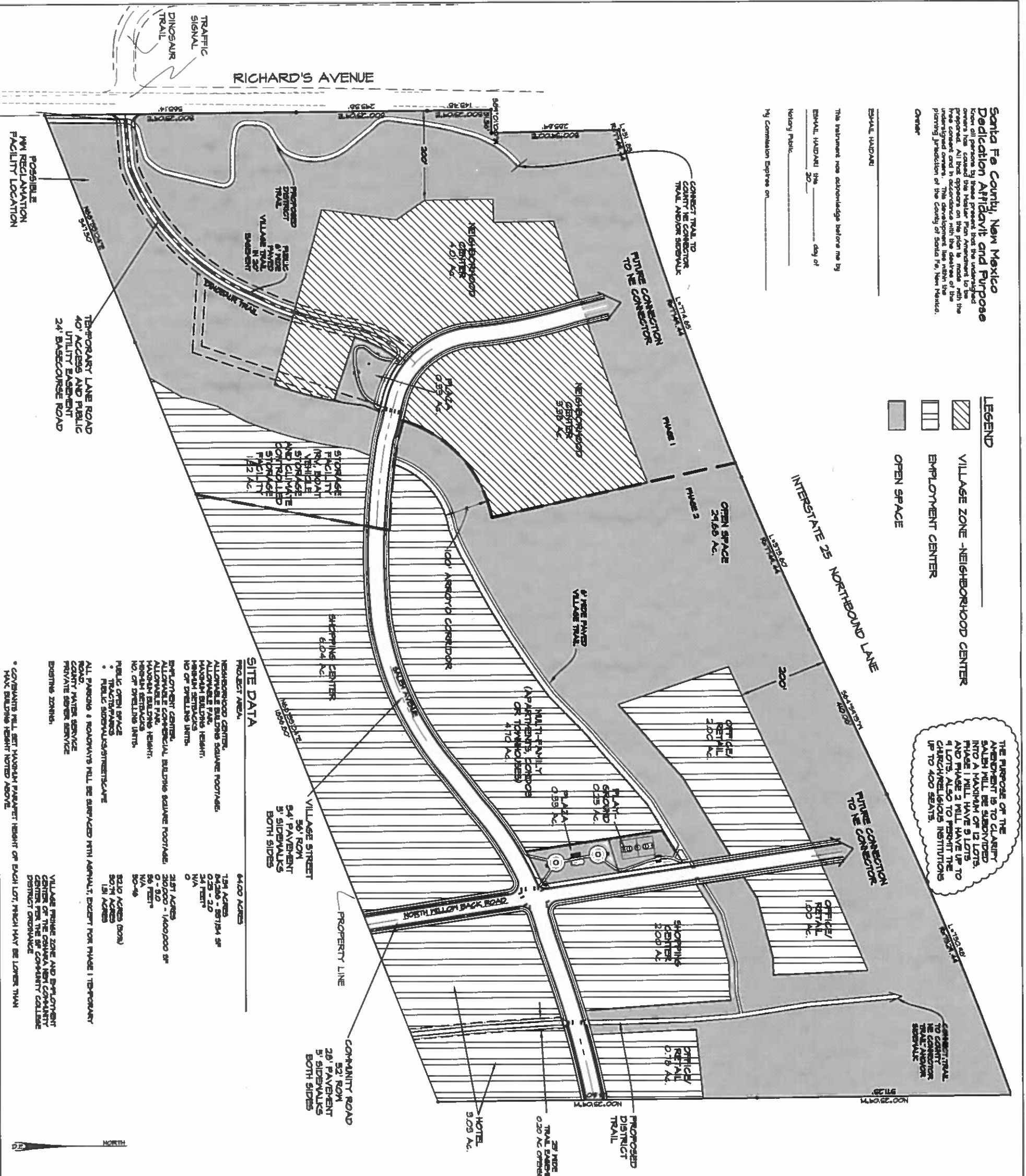
Owner

 ESHAL HANDBAU

This instrument was acknowledged before me by
 ESHAL HANDBAU this _____ day of
 Notary Public: _____
 My Commission Expires on _____

- LEGEND**
-  VILLAGE ZONE - NEIGHBORHOOD CENTER
 -  EMPLOYMENT CENTER
 -  OPEN SPACE

THE PURPOSE OF THE AMENDMENT IS TO CLARIFY SALES WILL BE SUBDIVIDED INTO A MAXIMUM OF 12 LOTS. PHASE 1 WILL HAVE 9 LOTS AND PHASE 2 WILL HAVE UP TO 4 LOTS. ALSO TO PERMIT THE CHURCH/RELIGIOUS INSTITUTIONS UP TO 400 SEATS.



SITE DATA

PROJECT AREA	64.00 ACRES
NEIGHBORHOOD CENTER, ALLOWABLE BUILDING SQUARE FOOTAGE:	124 ACRES 84,286 - 87194 SF
ALLOWABLE PARK:	0.25 - 2.0
MAXIMUM BUILDING HEIGHT:	24 FEET
MAXIMUM SETBACKS:	N/A
NO. OF DWELLING UNITS:	0
EMPLOYMENT CENTER, ALLOWABLE BUILDING SQUARE FOOTAGE:	30,000 - 140,000 SF
ALLOWABLE PARK:	0 - 5.0
MAXIMUM BUILDING HEIGHT:	55 FEET
MAXIMUM SETBACKS:	N/A
NO. OF DWELLING UNITS:	80-46
NEIGHBORHOOD CENTER, ALLOWABLE BUILDING SQUARE FOOTAGE:	30,000 - 140,000 SF
ALLOWABLE PARK:	0 - 5.0
MAXIMUM BUILDING HEIGHT:	55 FEET
MAXIMUM SETBACKS:	N/A
NO. OF DWELLING UNITS:	80-46

ALL PARKING & ROADWAYS WILL BE SURFACED WITH ASPHALT, EXCEPT FOR PHASE 1 TEMPORARY ROAD. ROADWAY WATER SERVICE PRIVATE SEWER SERVICE DRAINAGE ZONING.

VILLAGE PHASE ZONE AND EMPLOYMENT CENTER OF THE OSUNA NEIGHBORHOOD DISTRICT OVERLAP.

* CONVICTIONS WILL SET MAXIMUM PERMITTED HEIGHT OF EACH LOT, WHICH MAY BE LOWER THAN MAX BUILDING HEIGHT NOTED ABOVE.

SUBMITTED USES

PHASE 1
 OPEN SPACE, PRIVATE SPACE, PARKS, TRAILS, ROADS, DRAINAGE, WATERWAYS, TREATMENT FACILITIES, GRAVEL, RINGS, ACCESSORIES (MAX 20' HEIGHT) AND GARAGES. NO BUILDINGS PERMITTED EXCEPT THOSE ASSOCIATED WITH THE WATERWAYS TREATMENT FACILITIES.

NEIGHBORHOOD CENTER, CHURCHES/RELIGIOUS INSTITUTIONS, EMPLOYMENT CENTER, STORAGE FACILITY (SIMPLE BUILDING WITH A COMMON ENTRANCE TO ALL UNITS AND A COMMON UNIT), AND RV AND BOAT STORAGE SUBMITTED WITH A DRAINAGE FENCE WITH UNDERPASS.

PHASE 2
 OFFICE/RETAIL, SHOPPING CENTER, RETAIL CENTER, MULTIFAMILY, APARTMENTS, CONDOS OR TOWNHOUSES, SPA, SWIMMING POOL, AND DISC/GOLF COURSE.

PHASE 3
 OFFICE/RETAIL, SHOPPING CENTER, RETAIL CENTER, MULTIFAMILY, APARTMENTS, CONDOS OR TOWNHOUSES, SPA, SWIMMING POOL, AND DISC/GOLF COURSE.

APPROVALS

Approved by the County Development Services Committee:
 at their meeting of _____

Chairperson _____ Date _____
 Assisted by _____ Date _____
 County Clerk _____ Date _____
 County Development Permit No. 14-2440
 Approved by _____ Date _____
 County Land Use Administrator
 Approved by _____ Date _____
 County Fire Marshal
 Approved by _____ Date _____
 County Public Works Director
 Approved by _____ Date _____
 Noted Addressing _____ Date _____

STATE OF NEW MEXICO ss. _____ Co. _____
 COUNTY OF SANTA FE ss. _____

I, Notary Public, do hereby certify that this instrument was filed for record on the _____ day of _____, A.D. _____ at _____ M., and was duly recorded in Book _____ Page _____ of the records of Santa Fe County, New Mexico.

In witness whereof, I have hereunto set my hand and Seal of Office at _____, New Mexico, this _____ day of _____, A.D. _____

Notary Public, Santa Fe County, NM

REVISIONS

NBC-28

SALEH PHASE 1 SUBDIVISION DEDICATION AND AFFIDAVIT

Know all persons by this presents that Senemar, LLC, a New Mexico Limited Liability 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, hereby consent to plating of lands as shown hereon and further consent to subdivision of lands to create commercial lots as shown hereon. This subdivision is named and shall be known as Saleh Phase 1 (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:

Utility Easements. The utility companies identified hereon, and their successors in interest are granted easements as shown hereon and within 10 feet of the Saleh Avenue right-of-way for the construction, maintenance, repair and operation of utilities in providing utility service to the Subdivision.

Open Space Reservation. Tracts _____ and _____ are hereby reserved for use as open space, recreational facilities, stables, a cemetery, trails, drainage, drainage facilities, landscaping, liquid waste sewer mains, reclaimed water lines and infiltration galleries and use by the Association and such other parties as the 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 Saleh, recorded on _____ in the records of the Santa Fe County Clerk, under Instrument No. _____ the By-Laws of the Association, and any rules and regulations adopted by the Association.

Grant of Trail Easements. The public trail easements shown within Tract _____ 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 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 boundary of any lots or tracts 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.

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

OWNER

SENEMAR, LLC
A New Mexico Corporation
Esmail Haidori, Managing Member

The foregoing was sworn, acknowledged and subscribed before me by Esmail Haidori, Managing Member of Senemar, LLC, a New Mexico Corporation, on behalf of the corporation, this _____ day of _____, 2016.

Notary Public
My commission expires: _____

SPECIAL BUILDING PERMIT CONDITIONS

1. THESE LOTS ARE SUBJECT TO UNLIZING THE SANTA FE COUNTY WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED.
2. THESE LOTS ARE SUBJECT TO UNLIZING THE SANTA FE COUNTY SEWER SYSTEM. NO INDIVIDUAL WASTEWATER SYSTEM SHALL BE ALLOWED.
3. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.
4. INDIVIDUAL LOT DETENTION PONDS ARE REQUIRED.

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 PREPARED BY ME OR UNDER MY DIRECTORSHIP ON SEPT. 8TH, 2016, IN ACCORDANCE WITH THE 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 APPROVALS

County Development Permit No. _____
Approved by the Board of County Commissioners at their meeting of _____

Chairperson _____ Date _____

Attested by _____ Date _____
County Clerk _____

Approved by the County Development Review Committee at their meeting of _____

Chairperson _____ Date _____

Approved by _____ Date _____
County Land Use Administrator _____

Approved by _____ Date _____
County Fire Marshal _____

Approved by _____ Date _____
County Public Works Director _____

Approved by _____ Date _____
County Utilities Director _____

Approved by _____ Date _____
County Rural Addressing Director _____

Acknowledged by _____ Date _____
County Treasurer _____

PURPOSE: THE PLAT CREATES 3 COMMERCIAL LOTS, 2 OPEN SPACE LOTS, 1 ROAD RIGHT-OF-WAY LOT AND A REMAINDER LOT.

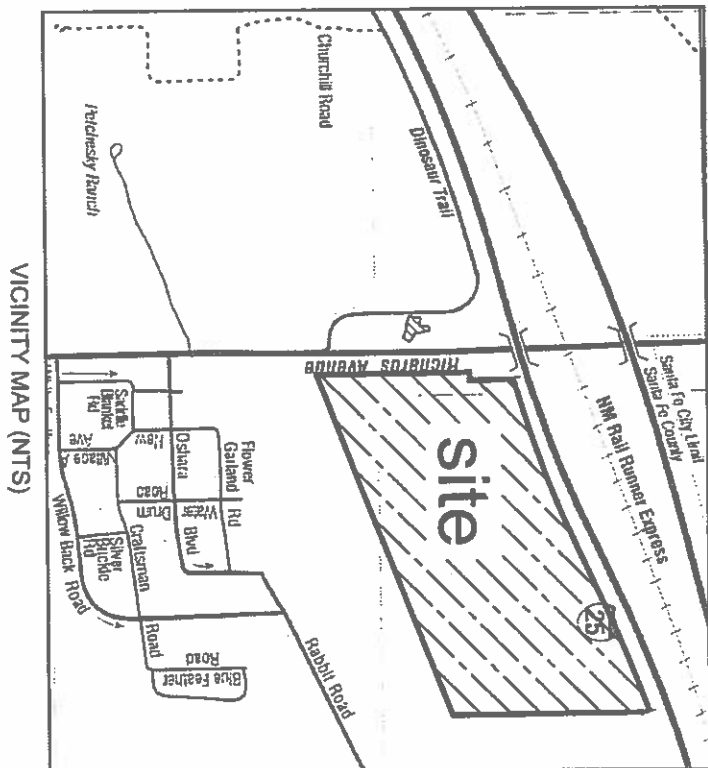
NOTES AND CONDITIONS

1. Maintenance of access road, sidewalks, ramps, wastewater lines and facilities, parks, trails, open space and drainage structures to be the responsibility of the Association.
2. The sewer lines, treatment facilities and infiltration gallery within the road, park and open space tracts shall be maintained by the Owner or the Association, within the open space (this includes the parks) shall be maintained by the Association.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 35049G0526E, Dated 12/4/12, this property lies in Zone X.
4. The approval of this plat does not constitute the approval of any further development including building permits. All standard County permits and fees must be in place prior to commencement of construction activity of any kind. Development permits for building construction will not be issued until required improvements for roads, fire protection, terrain management, and drainage are completed and approved.
5. These lots must be connected to the private sewer system installed by the Owner. Sanitary sewer individual service lines within the lots shall be the responsibility of the lot owner to construct and maintain.
6. 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.
7. All outdoor lighting shall be shielded.
8. All utility lines shall be underground.
9. All lots are subject to a 10-foot utility easement adjacent to Saleh Avenue right-of-way.
10. Buildings may not be within designated utility or drainage easements. There are no minimum building setbacks.
11. This plat is subject to that certain Declaration of Restrictive Covenants for Saleh, filed in the Office of the County Clerk and recorded as Instrument _____ No. _____.
12. The Saleh Disclosure Statement is filed in the Office of the County Clerk and recorded as Instrument No. _____.
13. Water use on these lots is restricted by the Declaration of Restrictive Covenants for Saleh, recorded as Instrument No. _____.
14. Lot owners shall comply with County Rainwater Harvesting requirements.
15. Wastewater treatment facility related buildings and Association owned landscaping tool sheds are the only buildings permitted in Open Space.

SALEH SUBDIVISION
PLAT FOR
PHASE 1
OF
SALEH SUBDIVISION

LIVING WITHIN SECTION 16, T.16N., R.9E., N.M.P.M.L. COUNTY OF SANTA FE, NM.
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
110 WAGON TAIL RD. CERRILLOS, NM 87010
(505) 470-0037

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: SENEMAR, LLC UPL# 1-051-094-120-249
LOCATION: LIVING WITHIN SECTION 16, T.16N., R.9E., N.M.P.M.L. COUNTY OF SANTA FE, NM.
NBF-34
29



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, pipes 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, including but not limited to telephone, television, and other communication services, including but not limited to optical ground protection and closures.
4. CABLE TV for the installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide services.
5. SANTA FE COUNTY UTILITIES DIVISION for the installation, maintenance, and service of such lines and other related equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, raise, 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 Grantor, 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 deck, or other structure shall be erected or constructed on said easement, nor shall any well be drilled or operated thereon.

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

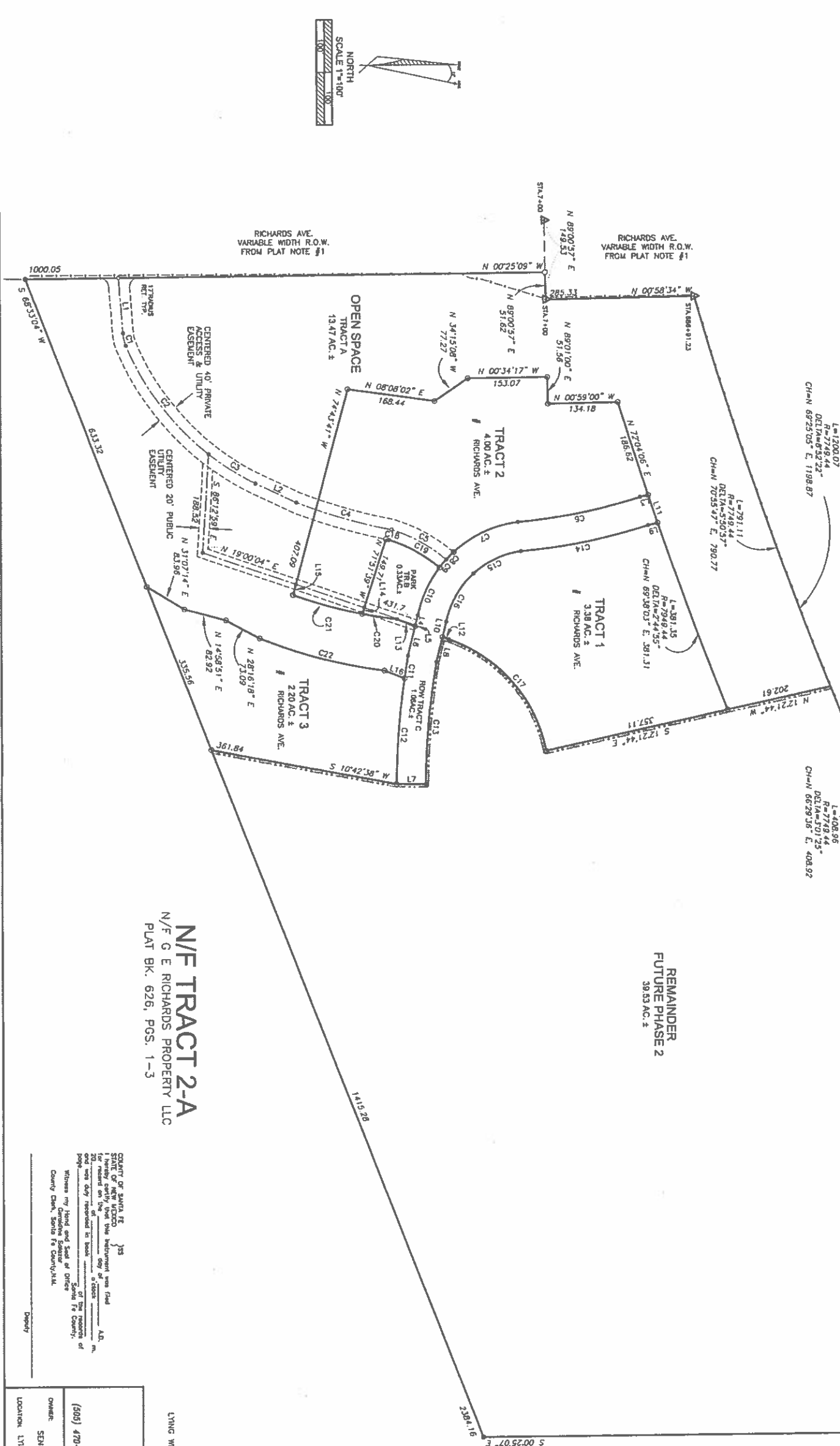
UTILITIES APPROVAL

NEW MEXICO GAS COMPANY _____ DATE _____
PNU ELECTRIC SERVICES _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	24.13	77.00	N76°40'33"E	24.03	17°57'05"
C2	26.519	513.77	N82°54'48"E	26.225	29°34'25"
C3	105.92	513.77	N22°13'13"E	105.74	11°48'45"
C4	190.73	1076.38	N16°09'57"E	190.48	10°08'01"
C5	240.43	299.39	S28°40'59"V	119.42	23°00'31"
C6	240.43	1057.64	N11°05'56"V	239.91	13°01'29"
C7	137.44	225.28	S24°33'32"E	135.33	34°52'46"
C8	20.70	225.28	S44°31'30"E	20.70	5°15'55"
C9	20.01	225.28	S49°18'27"E	20.00	5°00'18"
C10	101.29	225.28	S65°13'54"E	100.44	25°45'37"
C11	43.55	1349.95	S80°55'08"E	43.55	1°56'36"
C12	202.12	1349.95	S84°42'49"E	202.98	9°02'15"
C13	250.55	1493.95	S84°42'49"E	249.41	12°51'32"
C14	249.93	1113.64	N11°05'06"V	100.68	34°29'49"
C15	102.22	169.77	S24°45'01"E	105.96	36°28'36"
C16	107.77	169.28	S60°14'10"E	105.96	36°28'36"
C17	296.63	284.24	S48°56'14"V	283.35	59°47'36"
C18	6.03	1099.38	N11°18'46"E	6.03	0°18'53"
C19	111.15	279.39	S28°47'22"V	110.42	22°47'42"
C20	68.08	883.13	N08°51'54"E	68.06	4°25'01"
C21	137.69	883.13	N15°32'24"E	137.55	8°56'00"
C22	248.24	983.13	N14°40'02"E	247.58	14°28'02"

LINE	LENGTH	BEARING
L1	105.58	N83°39'06"E
L2	86.54	N23°17'16"E
L3	13.90	S13°48'21"E
L4	19.88	S73°45'02"E
L5	2.41	S73°45'02"E
L6	57.92	S73°45'02"E
L7	36.00	S00°45'03"V
L8	48.88	S73°45'02"E
L9	18.88	S13°48'21"E
L10	29.81	S73°45'02"E
L11	36.21	N01°16'16"E
L12	13.12	N21°27'32"E
L13	37.28	N21°27'32"E
L14	12.78	S71°51'39"E
L15	21.13	S74°43'41"E
L16	41.23	S21°27'32"V

INTERSTATE HWY. 1-225
 NM STATE HWY. COMM. ROW MAP PROJECT # 1-025-5638/272



N/F TRACT 2-A
 N/F G E RICHARDS PROPERTY LLC
 PLAT BK. 626, PGS. 1-3

REMAINDER FUTURE PHASE 2
 38.53 AC. ±

LEGEND AND NOTES

- ▲ RIGHT OF WAY RAIL - STATION AS NOTED
- DENOTES POINT FOUND SMITH & WILLIAMSON CAP
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES PHASE LINE
- - - DENOTES EASEMENT LINE
- DENOTES CENTERLINE
- - - DENOTES FENCELINE

N/F TRACT 2-A
 N/F G E RICHARDS PROPERTY LLC
 PLAT BK. 626, PGS. 1-3

SALEH SUBDIVISION
 OF
PHASE 1

LYING WITHIN SECTION 18, T.18N., R.8E., N.M.P.M., COUNTY OF SANTA FE, NM.

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

OWNER: SENEQUA, LLC UPC# 1-051-094-120-248

INDEPENDENT INFORMATION FOR THE COUNTY CLERK: **NRAC-30**

LOCATION: LYING WITHIN SECTION 18, T.18N., R.8E., N.M.P.M., COUNTY OF SANTA FE, NM. SHEET 2

COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I, the undersigned, do hereby certify that the foregoing plat was filed for record on the _____ day of _____, A.D. 20____, and was duly approved in book _____ of the records of Santa Fe County, New Mexico, and is a true and correct copy of the original plat on file in the County Clerk's Office.

County Clerk, Santa Fe County, N.M.
 Deputy



SOIL LEGEND

- 116 ARGENT-URBAN LAND - ORIENTED COMPLEX ROADWAY MATERIAL DERIVED FROM GRANITE GNEISS, SCHIST, SANDSTONE OR SILTSTONE. WELL-SORTED, PLASTIC INDEX OF 12.
 - 200 FINE-DRAIN LOAM- LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 26, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
 - 201 TUNDRA-BRUCARDIO COMPLEX, VERY GRANULATED SANDY LOAM AND LOAM, SOMEWHAT EXCESSIVELY DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, LOESS OVER RESIDUUM WEATHERED FROM BASALTIC TUFF OR GRANITE SANDSTONE.
 - 202 ALBIE LOAM- LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
 - 203 BURCHESSE-ALTAZANO COMPLEX, COARSE SANDY LOAM AND GRANULATED SANDY LOAM, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, GRANITIC SANDSTONE, PANDLO-GRANITE AND MUDSTONE.
 - 204 ALTAZANO LOAMY SAND- LOAMY SAND AND SANDY LOAM, EXCESSIVELY DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, GRANITIC SANDSTONE, PANDLO-GRANITE AND MUDSTONE.
 - 205 ALBIE-URBAN LAND COMPLEX - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 26, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST AND LOESS.
- DESCRIPTIONS TAKEN FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICES SOIL WEB SOIL SURVEY FOR SANTA FE COUNTY AREA DONE IN MAY 2004 <http://websoilsurvey.sc.egov.usda.gov/plantWebsoilsurvey>

SLOPE LEGEND

- 0-15% SLOPE
- 15%-30% SLOPE
- 30% AND GREATER SLOPE (BASED ON 5' CONTOUR INTERVAL)



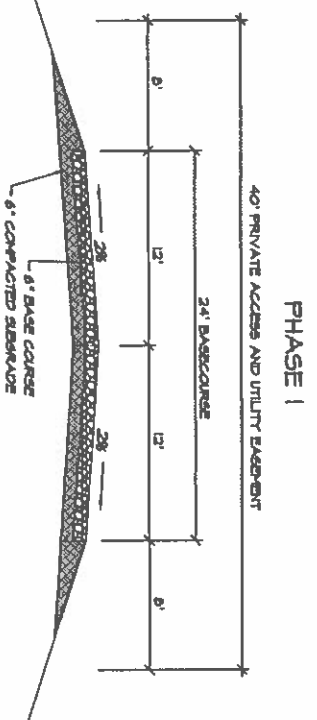
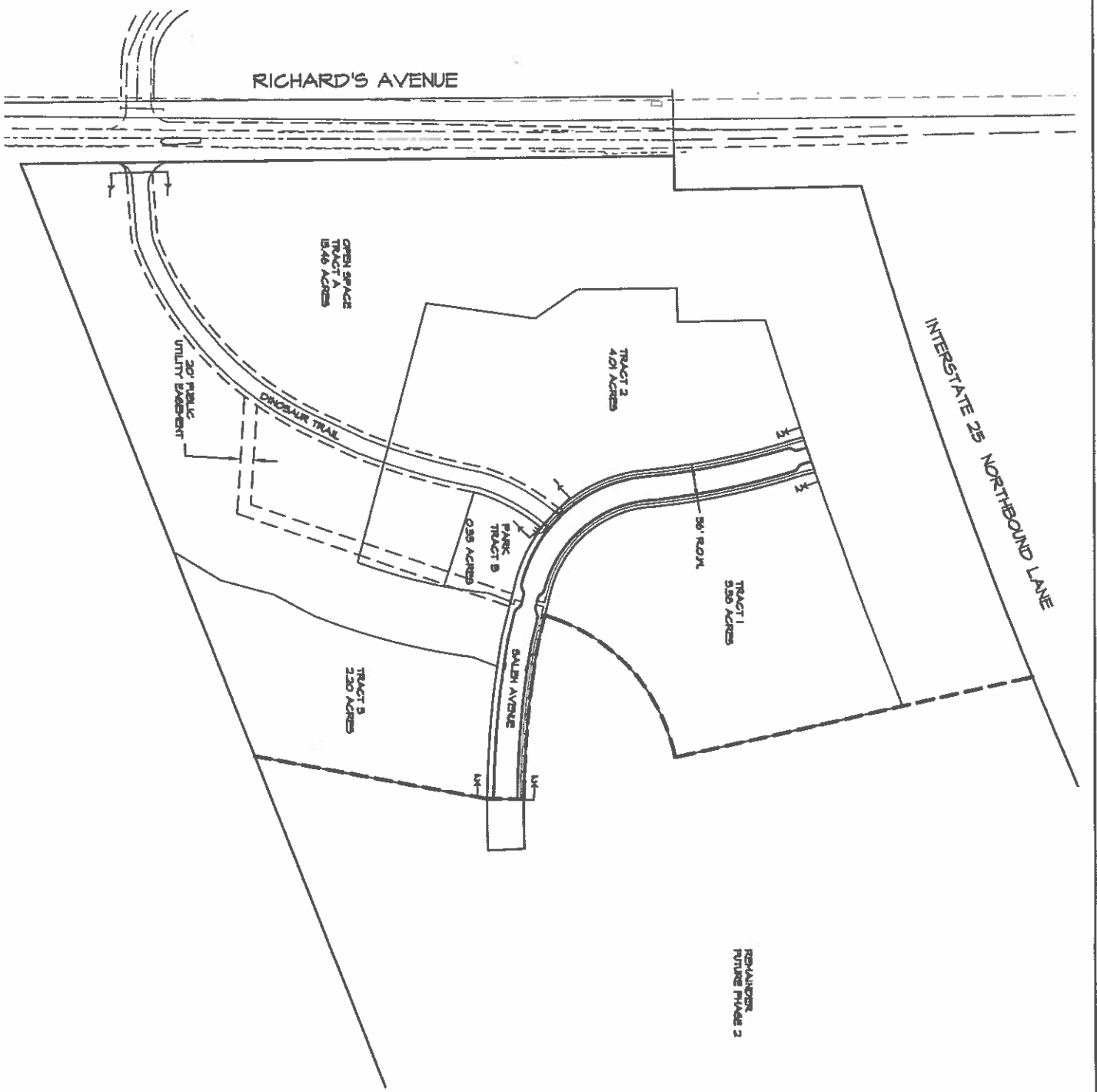
REVISIONS	
DATE	BY

DESIGN ENGINEER

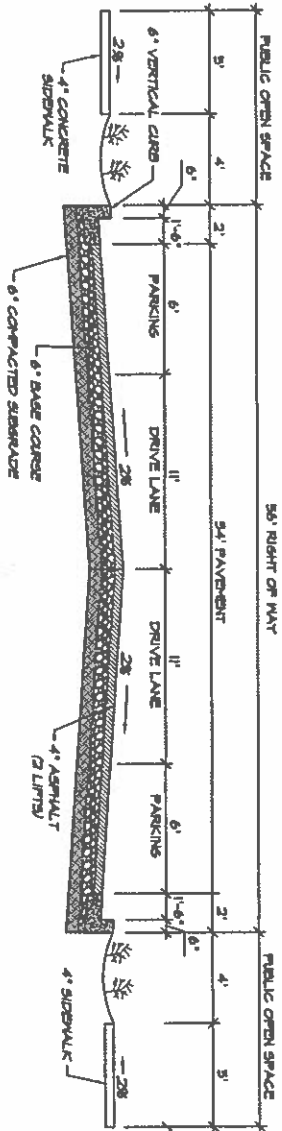
NEAL W. GALLOWAY
 401 LUNA STREET, SUITE 2
 SANTA FE, NEW MEXICO 87505
 (505) 941-1991

SALEH PHASE I

SLOPE ANALYSIS, SOIL MAP
 & EXISTING CONDITIONS
 SCALE: 1" = 80'
 DATE: 08/10/2015
 PROJECT NO.: NB16-0205
 SHEET NO.: 4



① LANE TEMPORARY BASECOURSE ROAD
NTS



② SALEH AVENUE
VILLAGE STREET
NTS



DESIGN ENGINEER

SALEH PHASE 1

ROAD PLAN AND TYPICAL SECTIONS

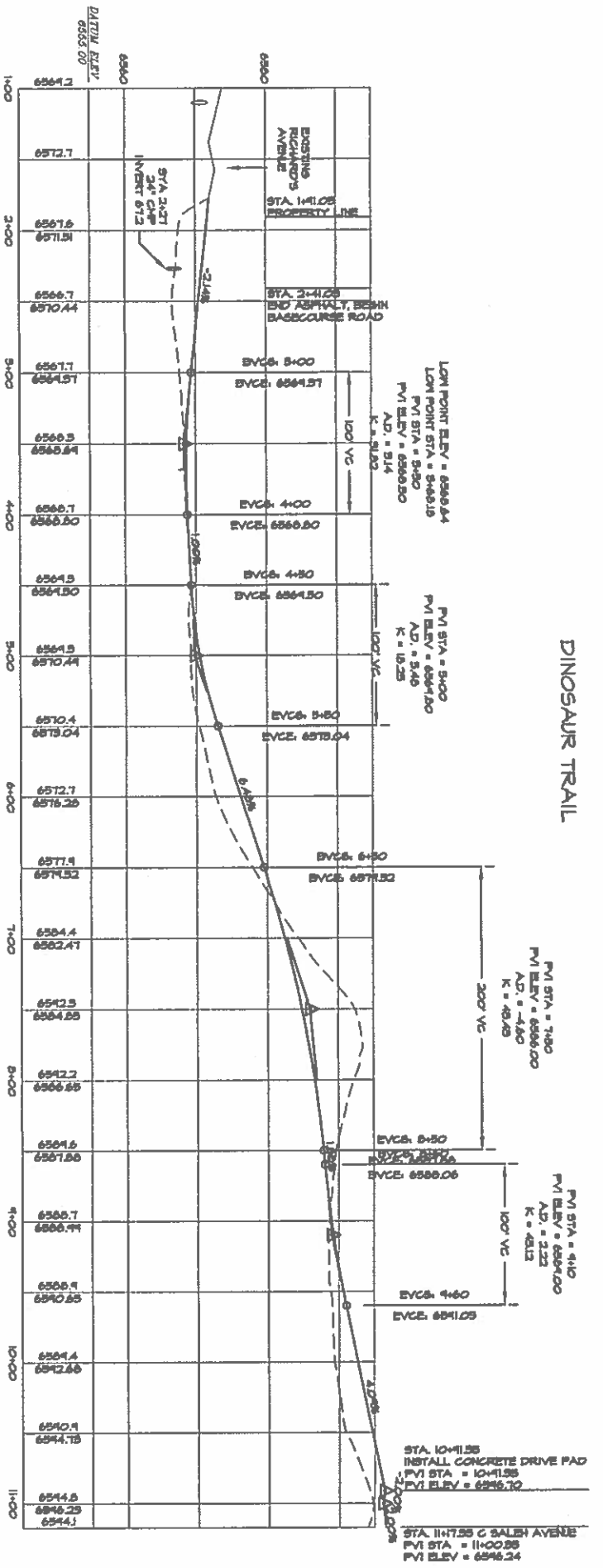
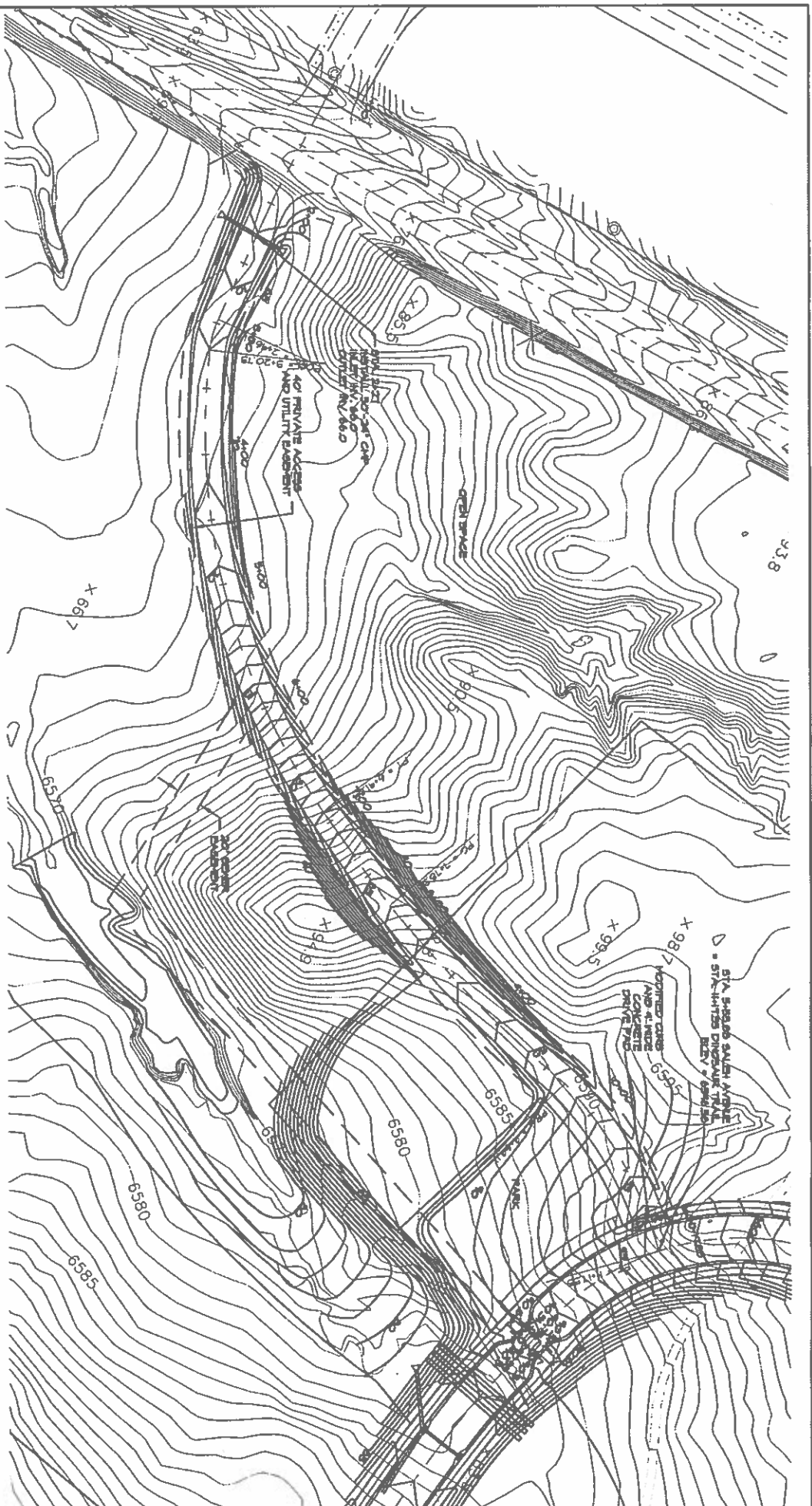
SCALE 1" = 100'

DATE 09/10/2015

SHEET NO. 5

REVISIONS	DATE	BY

NR36-32



SCALE:
 HORIZONTAL 1" = 50'
 VERTICAL 1" = 10'

DESIGN ENGINEER

DAVID A. LUTZ
 12345 EAST STREET, SUITE 5
 WARREN, MI 48090
 580 304-7890

SALEH PHASE I

DINOSAUR TRAIL EXTENSION
 PLAN AND PROFILE

SCALE: AS SHOWN

DATE: 01/10/2015

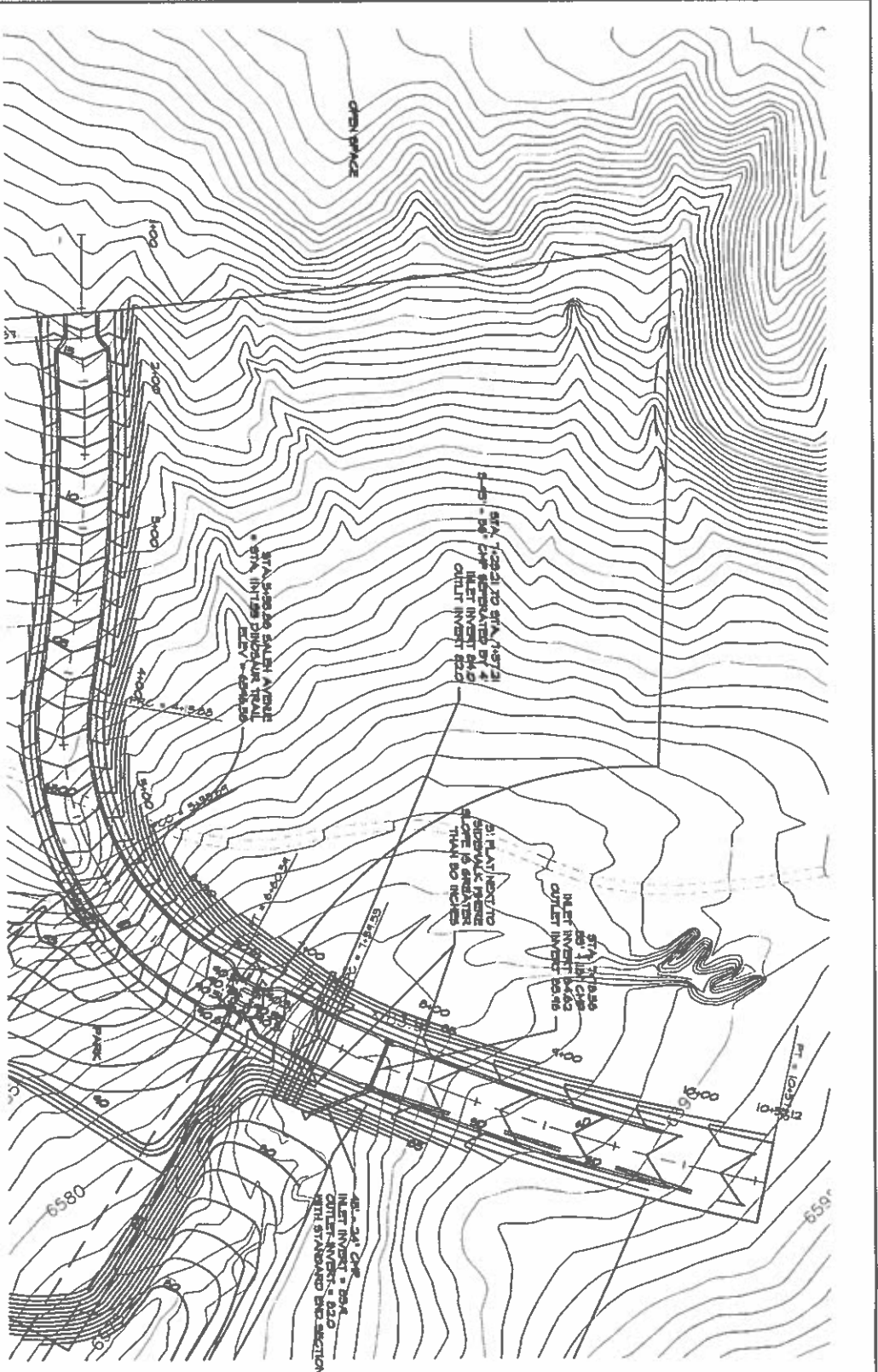
BY: [Signature]

REVISIONS

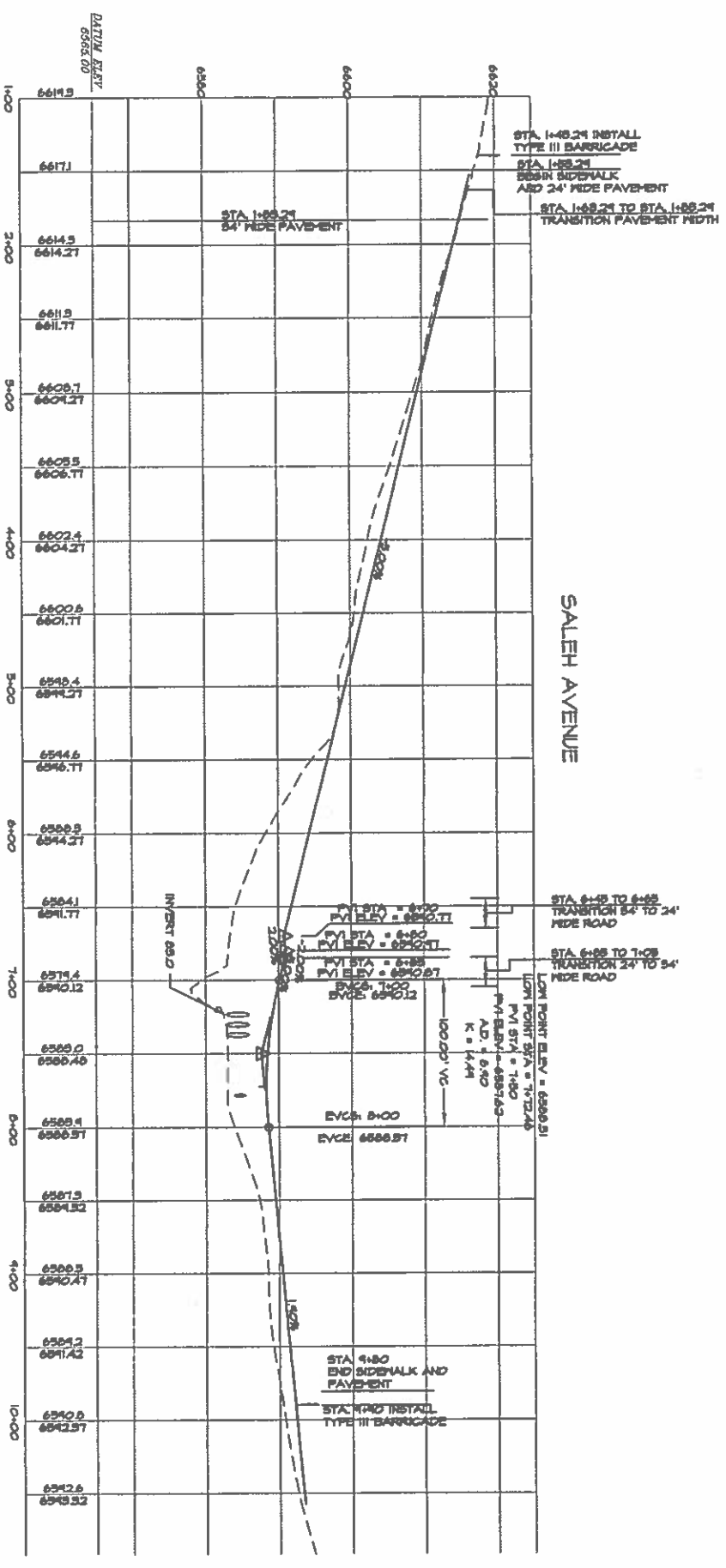
DATE	BY

NB6-33

6A



SCALE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'



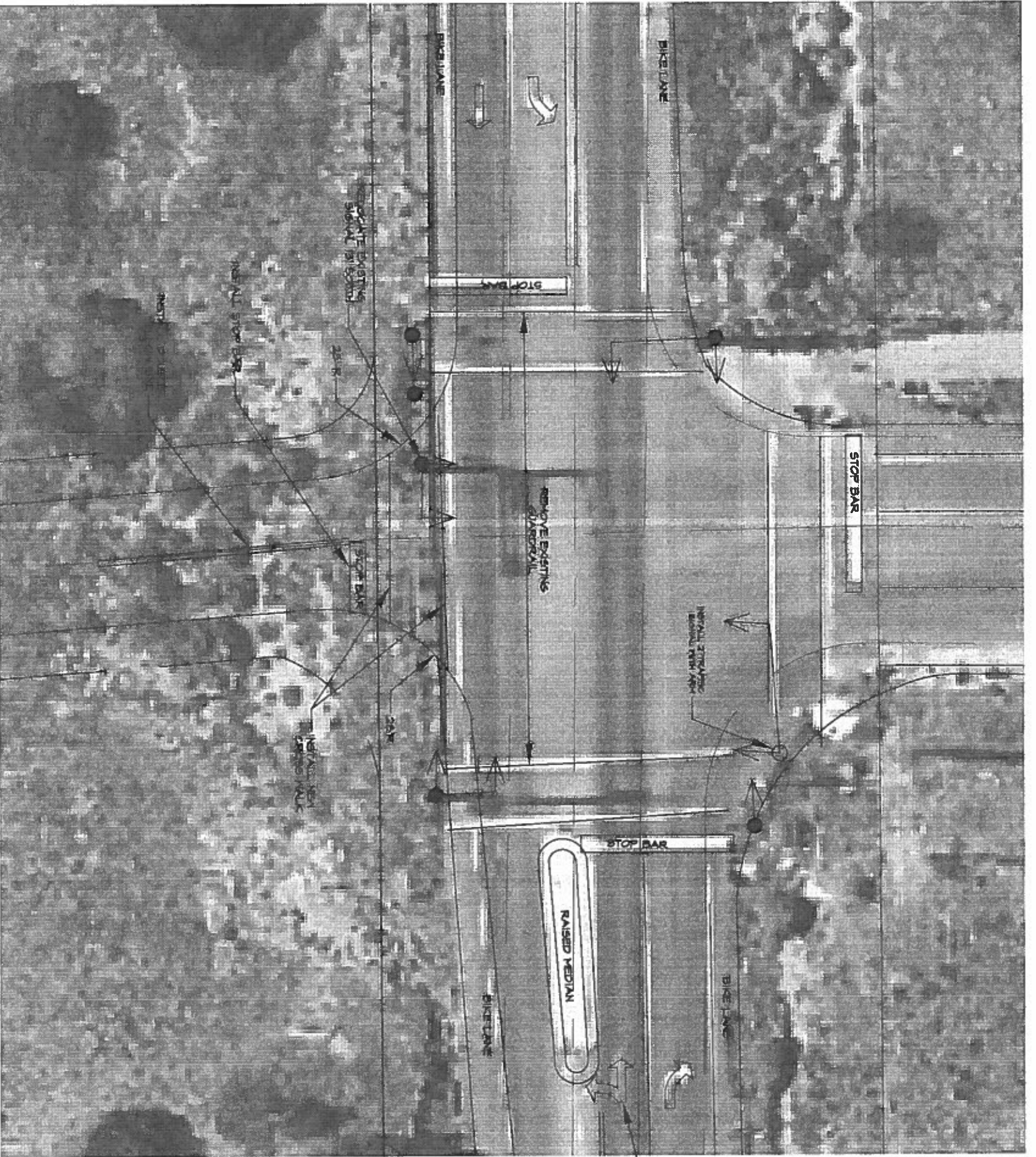
DESIGN ENGINEER

SALEH PHASE I
 SALEH AVENUE
 PLAN AND PROFILE

REVISIONS

DATE	BY

SCALE AS SHOWN
 DATE 01/02/2018
 PROJECT NO. 186-34



MODIFIED PAVEMENT MARKINGS

LEGEND

- EXISTING TRAFFIC SIGNAL INDICATING DIRECTION OF LIGHTS
- ▼ EXISTING TRAFFIC SIGNAL WITH OVERHEAD ARM INDICATING DIRECTION OF LIGHTS
- ↘ NEW TRAFFIC SIGNAL

NOTES:
 1. ALL SIGNAGE AND STRIPING SHALL FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 2. ALL STRIPING IN ROADWAY AVENUE RIGHT OF WAY SHALL BE 300 HIGHER THAN PLANTS.



REVISIONS	
DATE	BY

DESIGN ENGINEER

SALEH PHASE I

OFFSITE ROAD IMPROVEMENTS

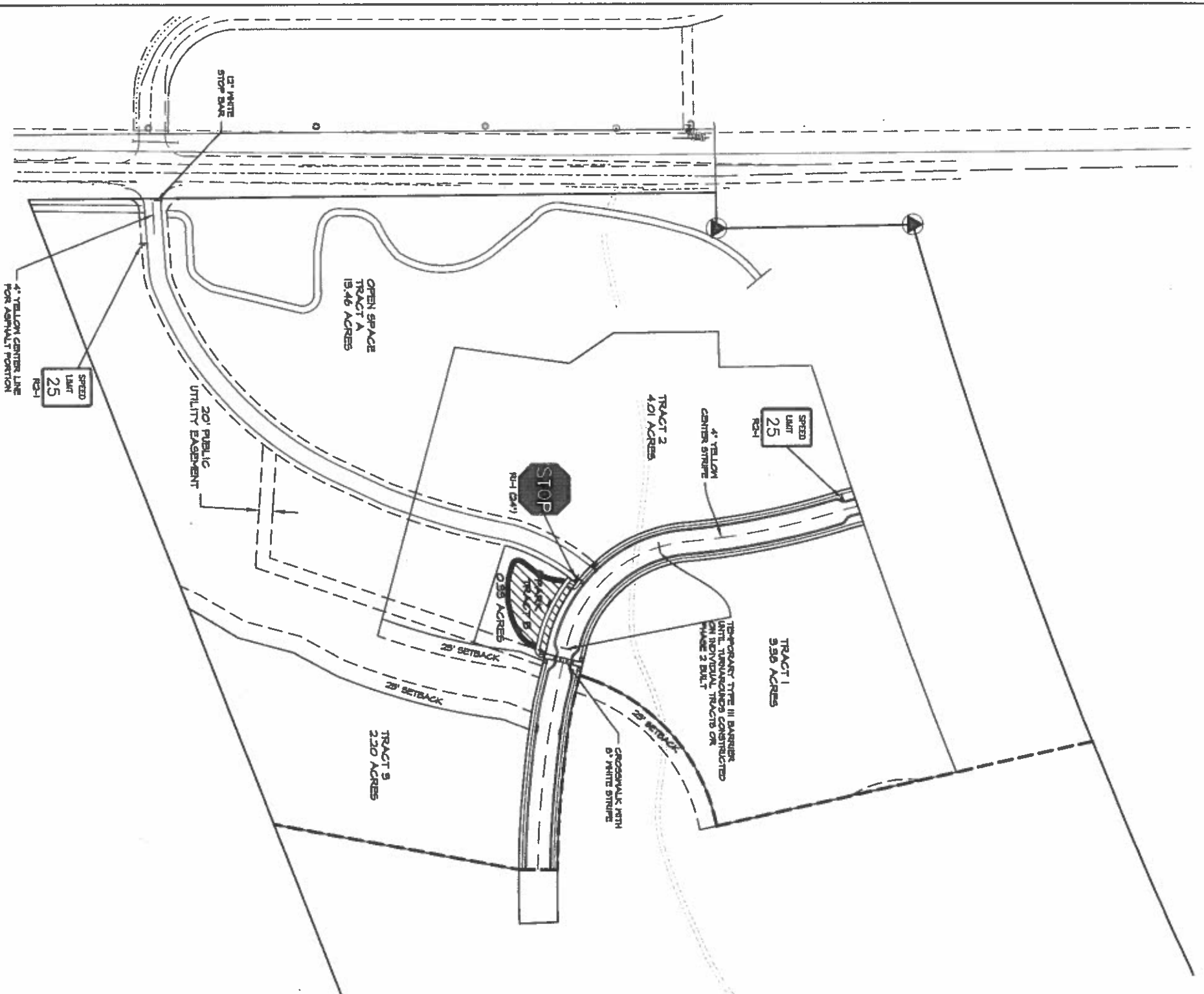
SCALE: 1" = 10'

DATE: 04/10/2018

PROJECT NO.: 18010208

DATE: 04/10/2018

NSB 295



- NOTES:
1. TRAFFIC SIGNS AND STRIPES SHALL FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 2. ROAD NAME STREET SIGNS SHALL BE PLACED AT ROAD INTERSECTION ABOVE STOP SIGNS.
 3. STREET NAMES SHALL HAVE 6" C LETTERS AND 6" C LETTERS FOR BUILDINGS.
 4. CURBS SHALL BE PAINTED RED 12" OTHER SIDE OF ALL TREE HYDRANTS.
 5. TRUCKE STRIPS PLACED ON RIVERS BEFORE ASPHALT.
 6. ALL STRIPES IN RICHARDS AVENUE RIGHT OF WAY SHALL BE 800 ML. THERMOPLASTIC.
 7. SEE SHEET 1 FOR WORK AT RICHARDS AVENUE AND DINGBARK TRAIL INTERSECTION.



DESIGN ENGINEER

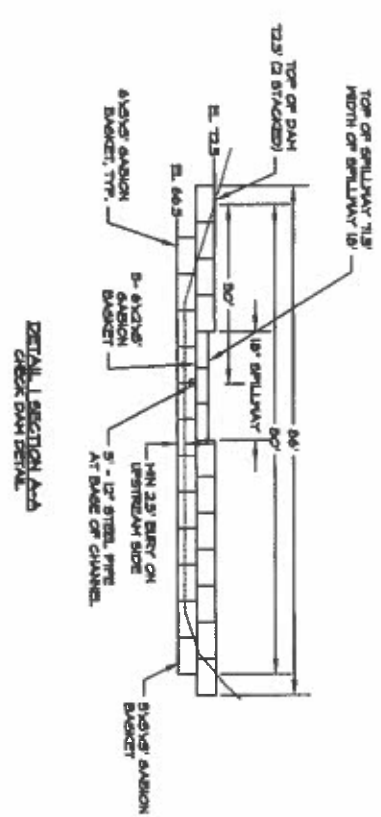
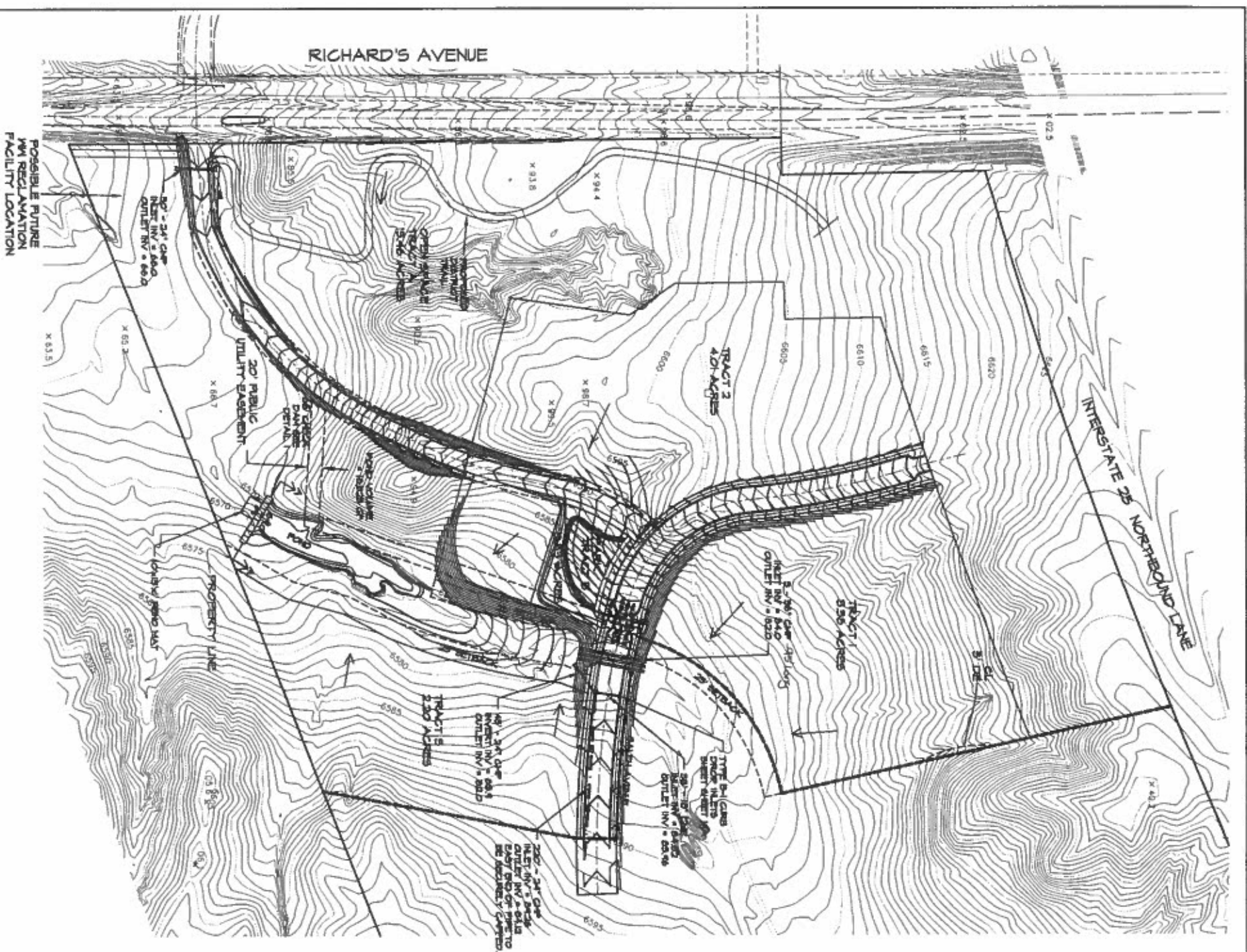
SALEH PHASE I

PAVEMENT MARKINGS AND TRAFFIC SIGNAGE PLAN

SCALE: 1" = 50'
DATE: 04/10/2015

1136-24

REVISIONS	DATE	BY



LEGEND

— CLAY PIPE

← GENERAL FLOW DIRECTION

--- S.D. --- STORM DRAIN

- NOTES**
1. OPEN SPACE IS SUBJECT TO DRAINAGE EASEMENTS.
 2. ON-LOT PONDING WILL BE REQUIRED IN THIS PROJECT.
 3. ALL LOTS SHALL DRAIN TO THE STREETS OR OPEN SPACE AND SHALL NOT DRAIN TO RESIDENCES LOTS.
 4. ROADWAY DRAINAGE FACILITIES, PONDS, DAMS AND CURT SWALES SHOWN ON THIS SHEET SHALL BE MAINTAINED BY THE SALES OWNERS ASSOCIATION.
 5. HANDBOOK CURT SLOPES 3/4" FULL SLOPES 5/8".
 6. A SWEEP PLAN IS REQUIRED FOR PROJECT DEVELOPMENT AND EACH INDIVIDUAL LOT DEVELOPMENT.
 7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.



DESIGN ENGINEER

SALEH ENGINEERING

1400 LAKDA STREET, SUITE 5
SALEH, FL 32585
(904) 381-1888

REVISIONS	DATE	BY

SALEH PHASE I

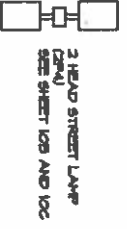
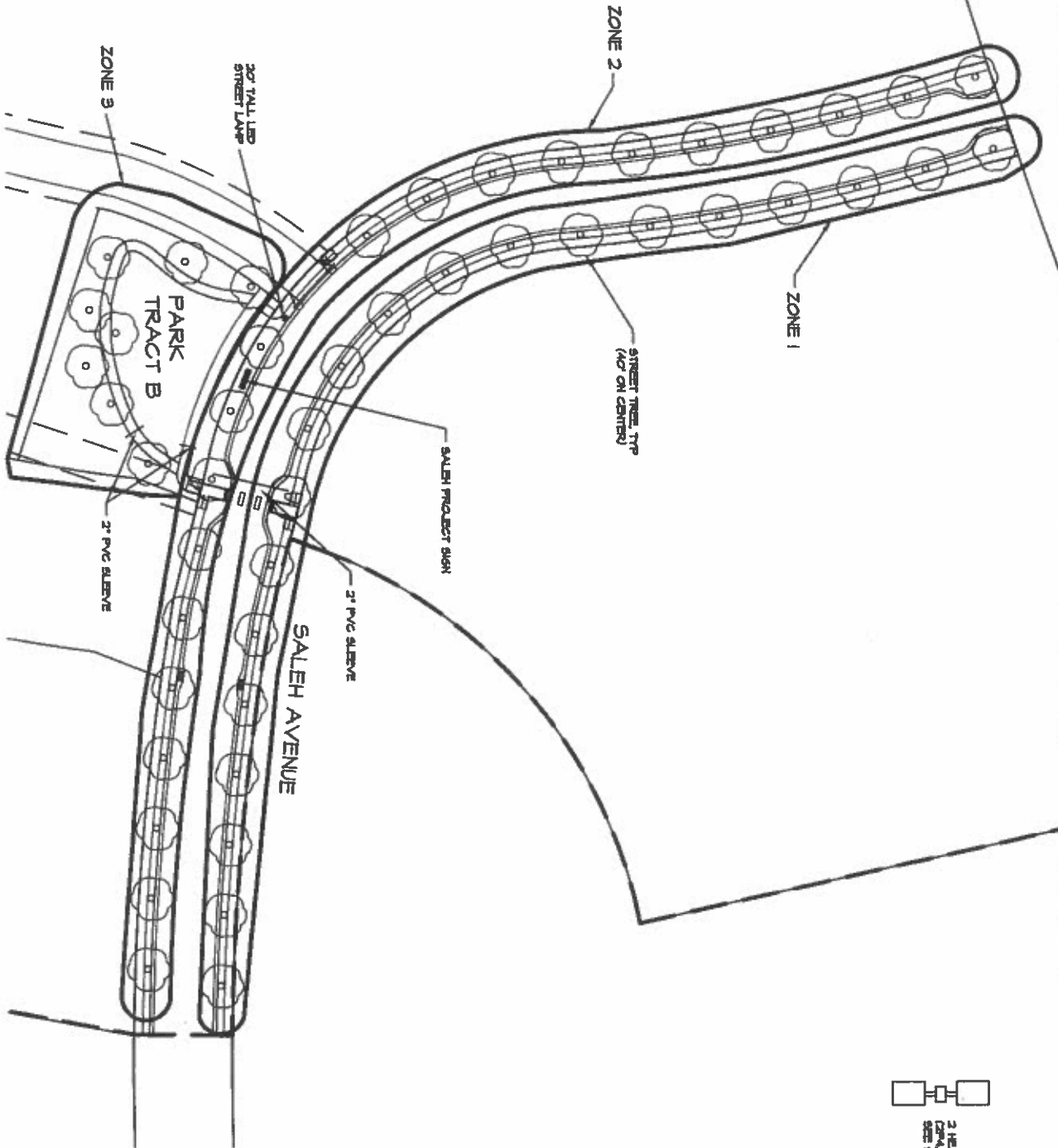
DRAINAGE PLAN

SCALE: 1" = 50'

DATE: 01/10/2008

PROJECT NO.: 1

176-37



PROJECT SIGN

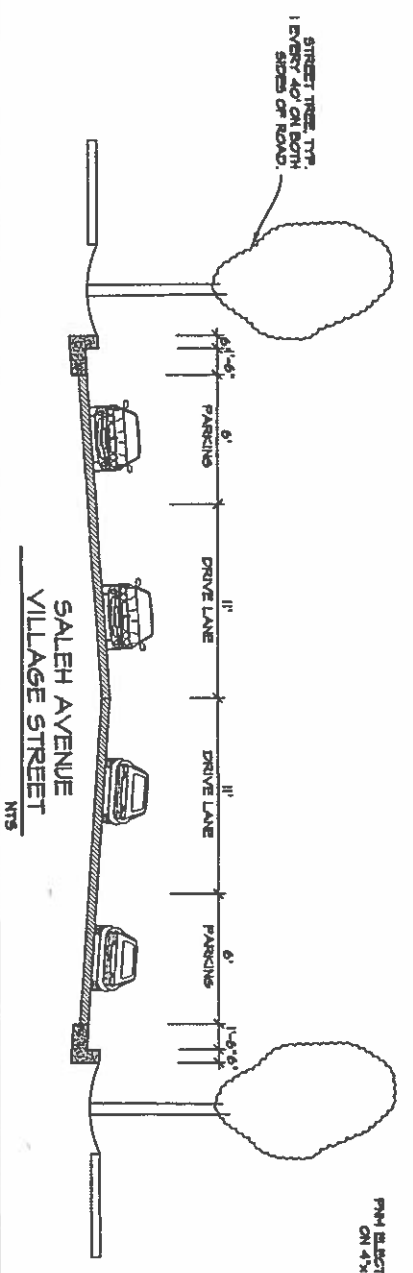
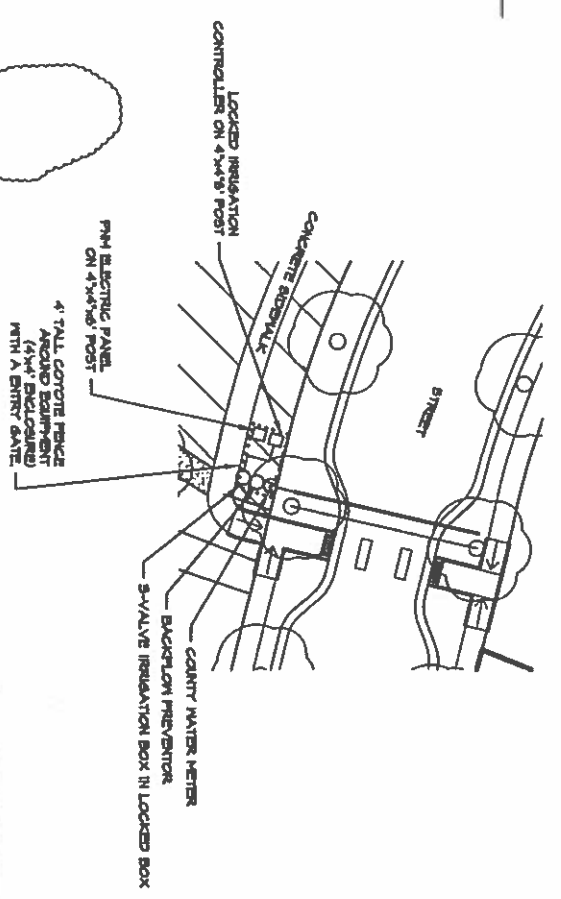
SALEH

NATURAL STONE WITH ENGRAVED OR SAND
BLASTED LETTERING. LETTERING TO BE PAINTED
BROWN OR BLACK, NOT TO EXCEED 80 SF.
NOTE: SIGN MAY BE RELOCATED IN PHASE 2.

- NOTES:**
1. ALL TREES TO BE FIED BY DRIP IRRIGATION.
 2. SHADE TREES WILL BE SPACED ASH (FRAXINUS PENNYCUNIA) AND SHALL BE AT LEAST 8' TALL AT THE TIME OF PLANTING.
 3. UNPLANTED TREES SHALL BE MAINTAINED WITH BIOMATD GRASS GRUCLOZE.
 4. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL NECESSARY COMPONENTS OF THE IRRIGATION SYSTEM FROM THE SUPPLY GATE VALVE SHOWN ON THESE PLANS.
 5. THE IRRIGATION CONTROLLER SHALL BE A NUMBER PRO-C CONTROLLER WITH 9 ZONES.
 6. THE IRRIGATION VALVE BOX SHALL CONTAIN A FILTER, MAIN VALVE, MANUAL DRAIN VALVE AND THREE VALVES AND PRESSURE REDUCERS. THE BOX SHALL BE INSTALLED 18" BENEATH GROUND.
 7. IRRIGATION TUBING SHALL BE 1" UNTIL THE LEASE LOCATION AT WHICH POINT 1/2" SHALL BE USED.
 8. ALL 1/2" CONNECTORS, REDUCERS, SPLITTERS AND END CAPS SHALL BE SECURED WITH END NUTS.
 9. ALL 1" CONNECTORS, REDUCERS, SPLITTERS AND END CAPS SHALL BE SECURED WITH COLLAR NUTS. HOSE SWITCHES SHALL BE USED UNLESS OTHERWISE NOTED.
 10. DRIP EMITTERS SHALL BE USED FOR TREES. EMITTERS SHALL BE PLACED WITHIN THE DRIP LINE OF THE PLANT AND NOT DIRECTLY NEXT TO THE TRUNK. EMITTER HEADS ARE NOT PERMITTED.
 11. ALL IRRIGATION LINES SHALL BE MAINTAINED BY THE OWNER'S REPRESENTATIVE FROM TO BEING SCHEDULED. TREES SHALL NOT BE DEEMED TO BE DEAD UNTIL THEY HAVE BEEN DEAD FOR 12 MONTHS.
 12. 3" PVC SCHEDULE 40 AND BE AT LEAST 2 FEET BELOW FINAL GRADE OF PAVEMENT.
 13. EACH ZONE WILL USE 1/4" IRRIGATION LINES.
 14. ALL STREET TREES, PARK LANDSCAPING AND STREET LAMP TO BE MAINTAINED BY SALEH OWNERS ASSOCIATION.
 15. SEE SHEET #1 FOR PARK LANDSCAPING.

LEGEND

—— 2" PVC CONDUIT FOR IRRIGATION LINES.



DESIGN ENGINEER

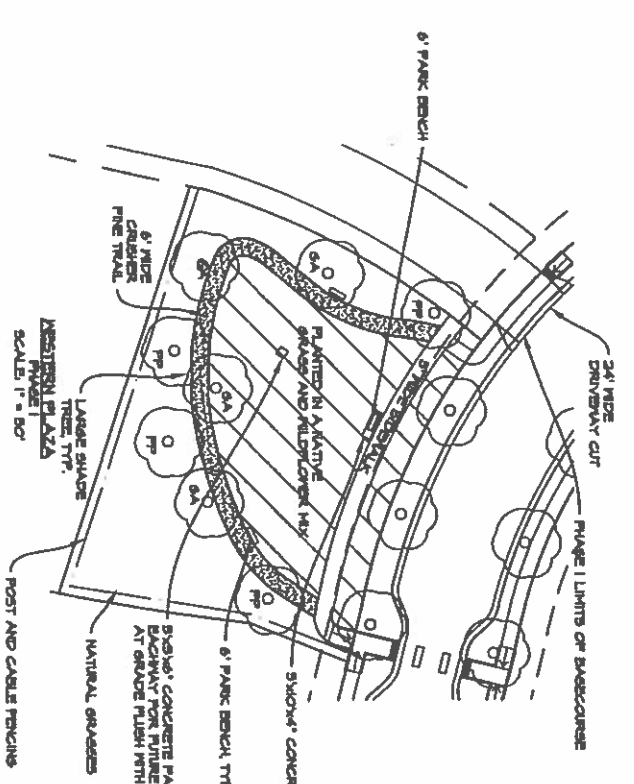
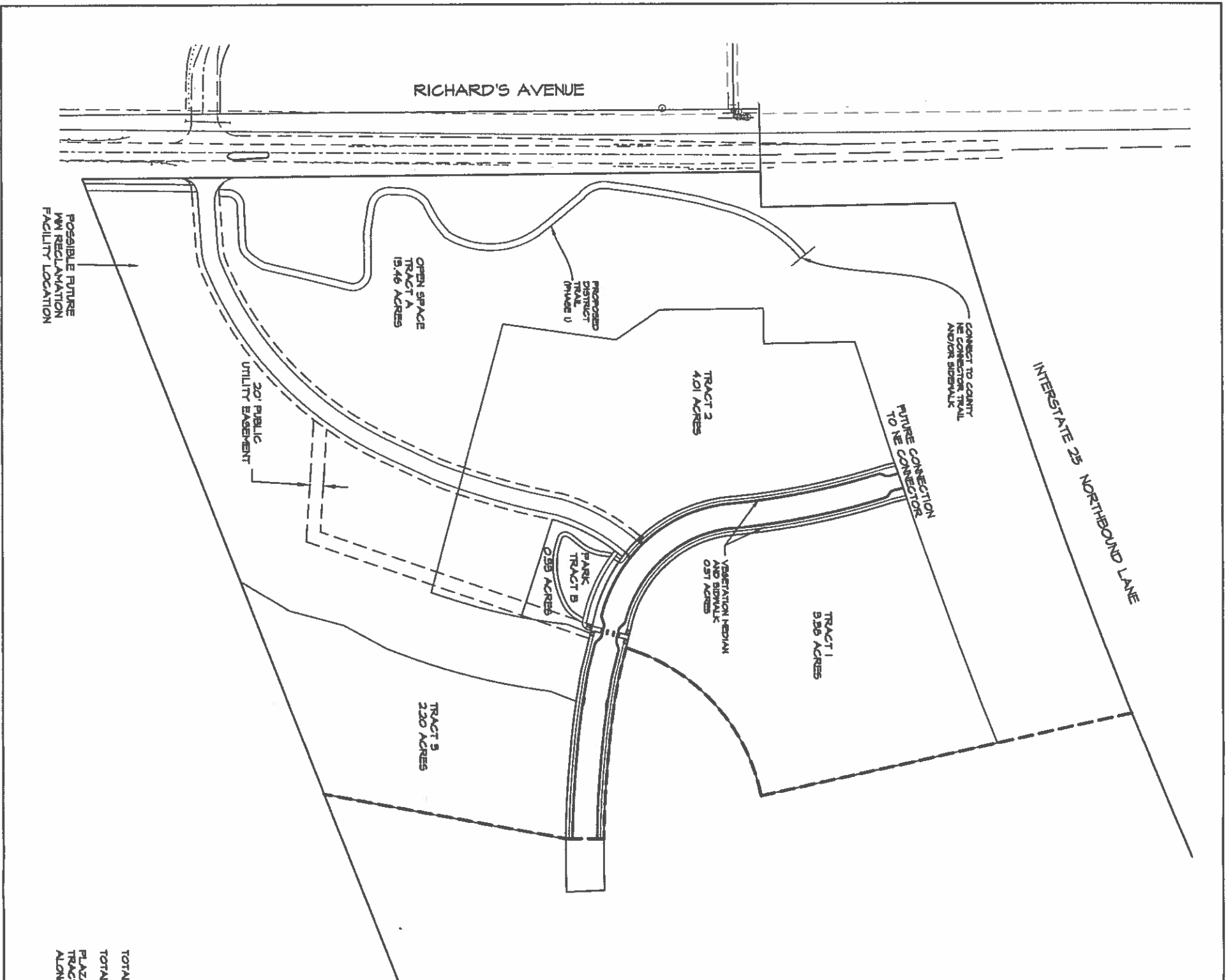
WILLIAM STREET, SUITE 2
SALEH, TEXAS 77855
(501) 281-1991

SALEH PHASE I

LIGHTING, STREETSCAPE AND
LANDSCAPE PLAN

DATE	BY
04/10/2018	

NSC-38



SPECIFICATIONS:

GRASSES: 4" SPACING OF COMPACTED 3/4" - 1/2" HERRINGBONE ROCK, CROCHON WITH 2% CROSS SLOPE, 8" MAX GRADE, 6" COMPACTED SUBGRADE BENEATH (70% OF MAX DENSITY), HEAVY FILTER FABRIC WITH FINE BENEATH CURB/RAIL FINDER.

PARK BENCH: 6-FOOT HERITAGE RECYCLED PLASTIC BENCH BY THE PARK WITH BLACK FRAME, AND CEDAR PLANKS.

NATIVE GRASSES: 4 WILDFLOWER MIX PLANTS OF THE SOUTHWEST DRYLAND BLEND AT A RATE OF 25 LBS/ACRE WITH PLANTS OF THE SOUTHWEST HIGH PLAINS MIX AT RATE OF 5 LBS/ACRE.

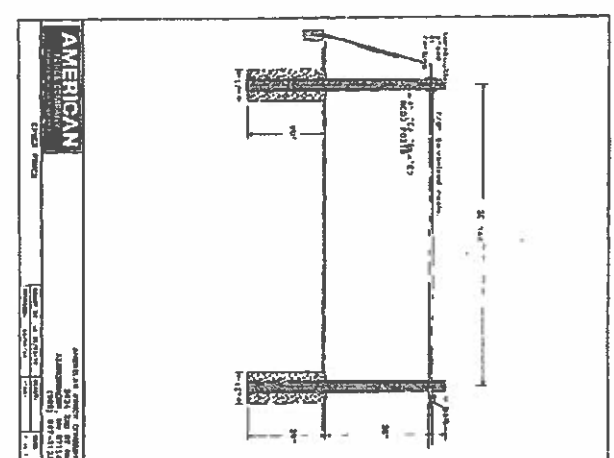
SHADE TREES: 4 - PONDICERIA (MIX) AND 4 - GREEN ASH (SAL). ALL SHALL BE 6" TALL AT TIME OF PLANTING.

NATURAL GRASSES: PLANTS OF THE SOUTHWEST MIX OF BUFFALO GRASS (45%) BLUE GRASS (45%) AND BROWN GRASS (SOUTHWESTERN MIX) AT A RATE OF 25 LBS/ACRE.

POST AND CABLE FINISHES.

NOTES:

1. ALL PROPOSED TRAILS IN OPEN SPACE OR DESIGNATED EASEMENTS SHALL BE DEDICATED FOR PUBLIC USE.
2. DISTRICT TRAIL SHALL BE A MINIMUM 8' WIDE TRAIL WITHIN A MINIMUM 25' WIDE TRAIL EASEMENT. AT A MINIMUM THE SURFACE SHALL BE COMPACTED NATURAL SOIL. DISTRICT TRAIL LOCATION TO BE FIELD LOCATED.
3. ALL TREES WILL BE FED BY DRIP IRRIGATION.
4. PARK WILL HOUSE A SEPTIC TANK AND LEACH FIELD TO SERVE PHASE I AND TO RECLAIM THE NATIVE GRASSES.



TOTAL OPEN SPACE REQUIRED: 12.29 ACRES (50% OF PROJECT)

TOTAL PUBLIC OPEN SPACE PROVIDED: 14.16 ACRES (56% OF PROJECT)

PLAZAS: 0.29 ACRES

TRACT A: 19.46 ACRES

ALONG ROADS (SIDEWALK AND VEGETATION STRIP): 0.97 ACRES



DESIGN ENGINEER

REVISIONS	DATE	BY

NO. 1

SALEH PHASE I

OPEN SPACE, PARK AND TRAIL PLAN

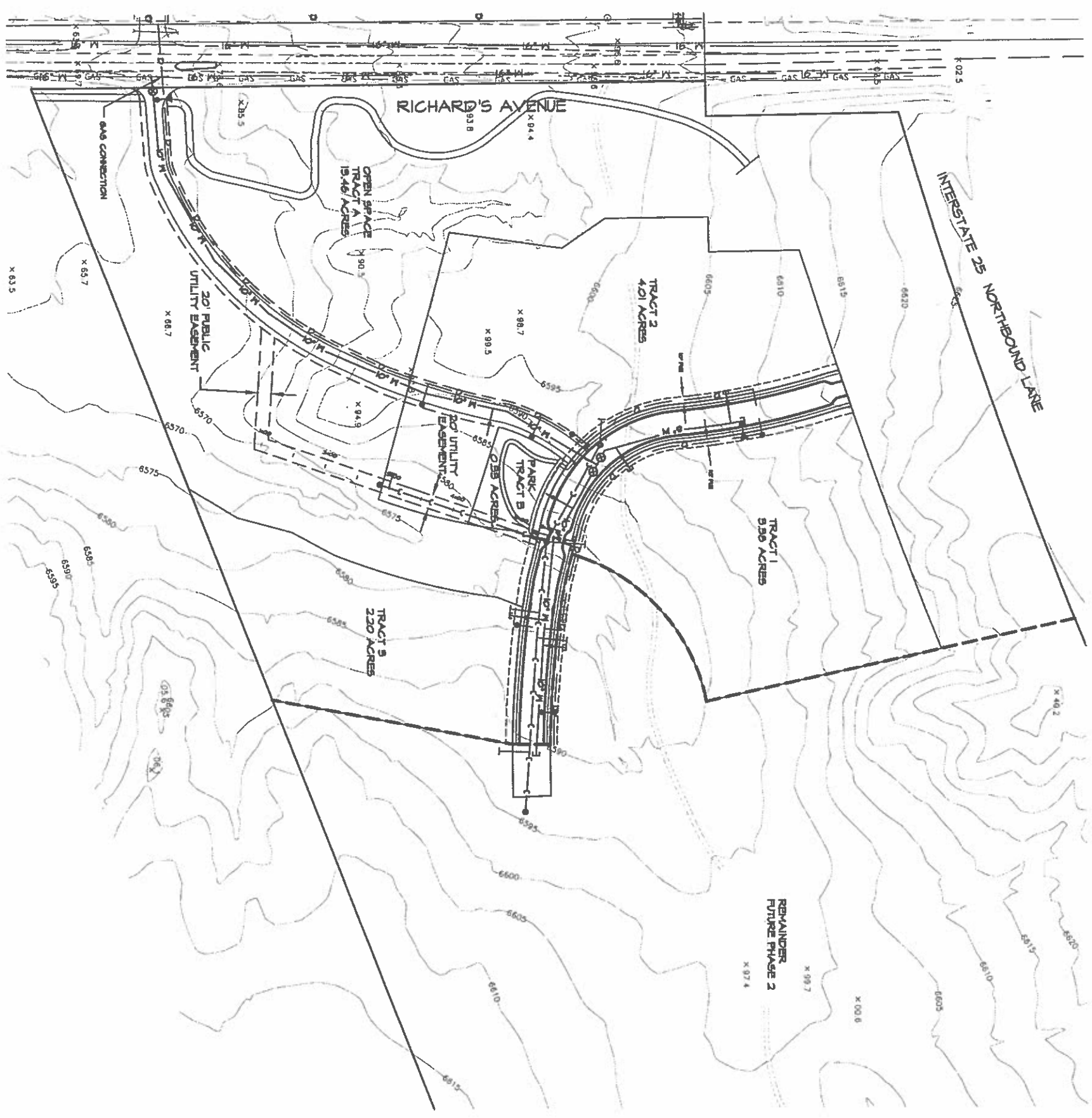
SCALE: 1" = 80'

DATE: 09/10/2018

PROJECT NO. 111

DATE: 09/10/2018

NB50-591



LEGEND

- FIRE HYDRANT
- END CAP
- ⊗ GATE VALVE AND VALVE BOX
- PUBLIC WATERLINE, SIZE AS NOTED
- SERVICE FEED, SIZE NOTED, ACTUAL, VERTICAL SIZE AND ON-LOT ROUTING OF WATER LINE TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.
- SERVICE TAP, SIZE NOTED.
- 4" DIA. MANHOLE
- 8" PRIVATE SEWER LINE
- SERVICE TAP, 4" UNLESS OTHERWISE NOTED
- PROPOSED DRY UTILITY (GAS, TELEPHONE, ELECTRIC & CABLE)



DESIGN ENGINEER

SALEH PHASE I
MASTER UTILITY PLAN

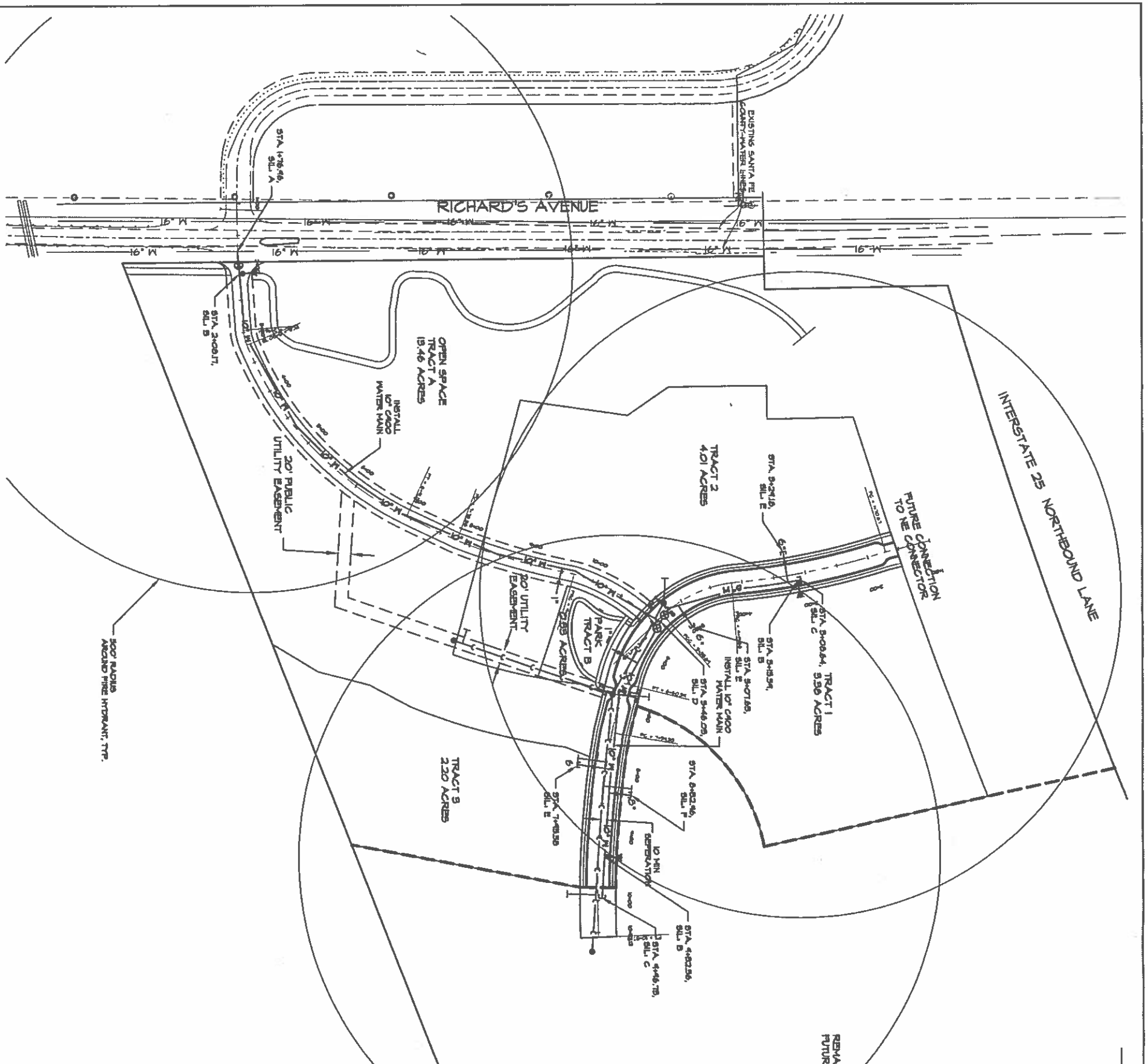
400 LUNA STREET, SUITE 5
SANTA FE, NEW MEXICO 87501
(505) 991-7971

DATE BY

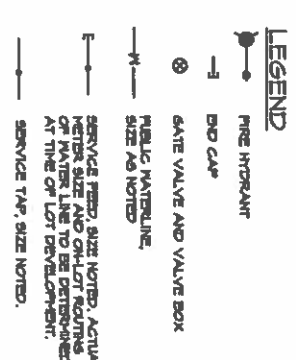
SCALE
1" = 80'

DATE
09/10/2018

PROJECT NO.
N1810-40



- STANDARD INSTALLATION LIST (SILL)**
- A. INSTALL 16"x10" TAP SLEEVE ON EXISTING WATERLINE. INSTALL 10" HURDIS GATE VALVE AND VALVE BOX. RESTRAIN AS REQUIRED.
 - B. INSTALL 10"x6" TEE. 6" HURDIS GATE VALVE AND VALVE BOX. 5-WAY FIRE HYDRANT ASSEMBLY WITH HFP NOZZLE. PLACE 5 FEET BEHIND CURB (OR 7' FROM BASECOURSE ROAD). RESTRAIN AS REQUIRED.
 - C. INSTALL 10" CAP AND BLOCKING. RESTRAIN AS REQUIRED.
 - D. INSTALL 10"x10" TEE. 6" HURDIS GATE VALVE AND BOX ON NORTH AND SOUTH LEGS. RESTRAIN AS REQUIRED.
 - E. INSTALL 10"x6" TEE. 6" HURDIS GATE VALVE AND VALVE BOX. 6" CAP AND BLOCKING. RESTRAIN AS REQUIRED.
 - F. INSTALL 10"x6" TEE. 6" HURDIS GATE VALVE AND VALVE BOX. 6" CAP AND BLOCKING. RESTRAIN AS REQUIRED.



NOTES:

1. STORAGE FACILITY AND OTHER STRUCTURES AS REQUIRED BY THE SANTA FE COUNTY FIRE MARSHAL SHALL HAVE FIRE SUPPRESSION STRINGS APPROVED BY THE FIRE MARSHAL. EACH BUILDING'S SIDEWALK FIRE SUPPRESSION CONNECTION SHALL BE WITHIN 50' OF A FIRE HYDRANT.
2. TRAILS SHALL HAVE MILEAGE MARKERS POSTED EVERY TENTH OF A MILE.
3. CONTRACTOR SHALL NOTIFY THE COUNTY WATER UTILITY OF THEIR SCHEDULE TO INSTALL THE TAPPING SLEEVES ON EXISTING WATERLINE. SUCH NOTIFICATION SHALL BE MADE NOT LESS THAN 72 HOURS BEFORE WORK BEGINS.
4. PRESSURE CONNECTION MAY INVOLVE WATER LINE SHUTDOWN AND DEPARTURES. ALL INCIDENTAL TO THE CONNECTION.
5. FIRE CAPTION SHALL BE REMOVED AS PART OF THE INSTALLATION WORK AND TURNED OVER TO THE COUNTY WATER UTILITY STAFF PRESIDENT DARRIS DEDERSON.



DESIGN ENGINTEER

SALEH PHASE I
WATER SERVICE AND FIRE PROTECTION PLAN

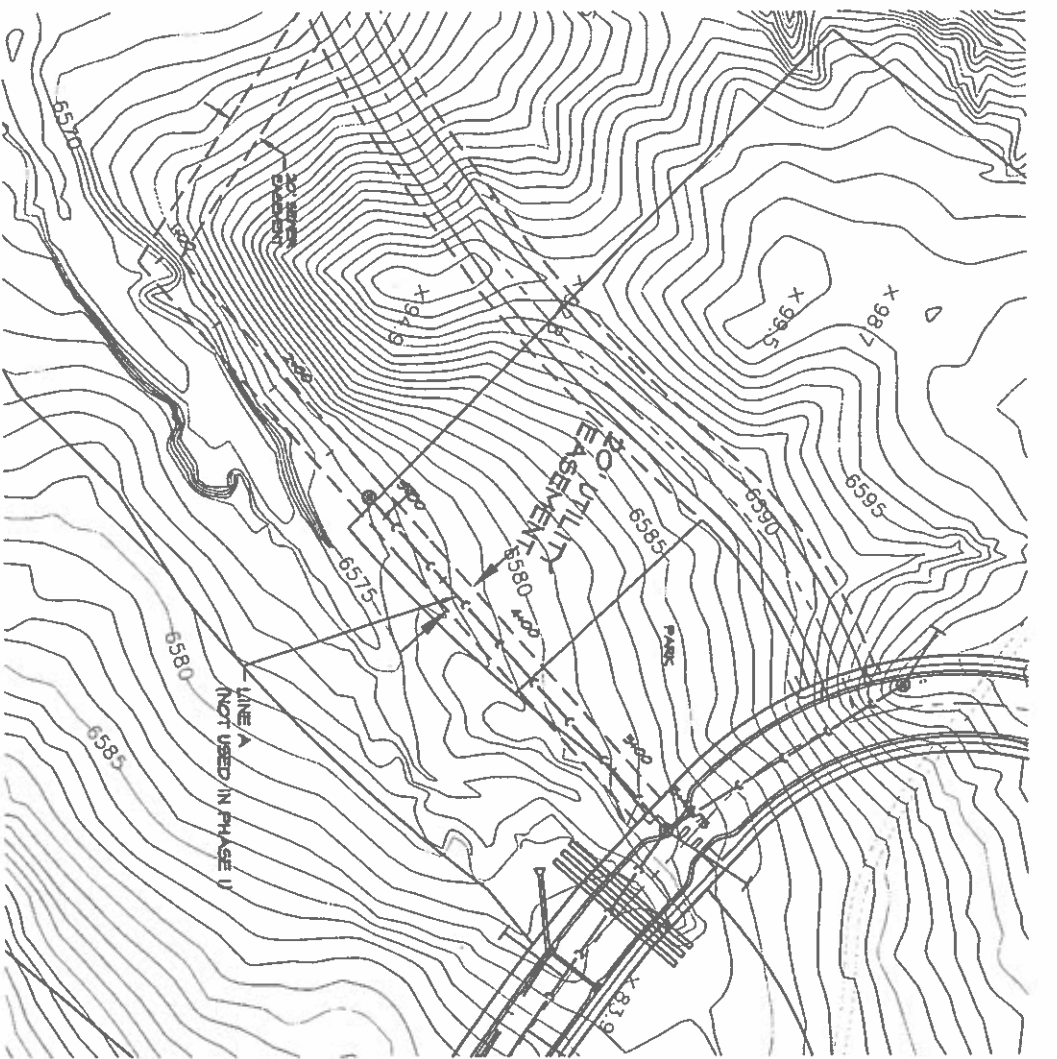
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BY: [Signature]

SCALE: 1" = 50'

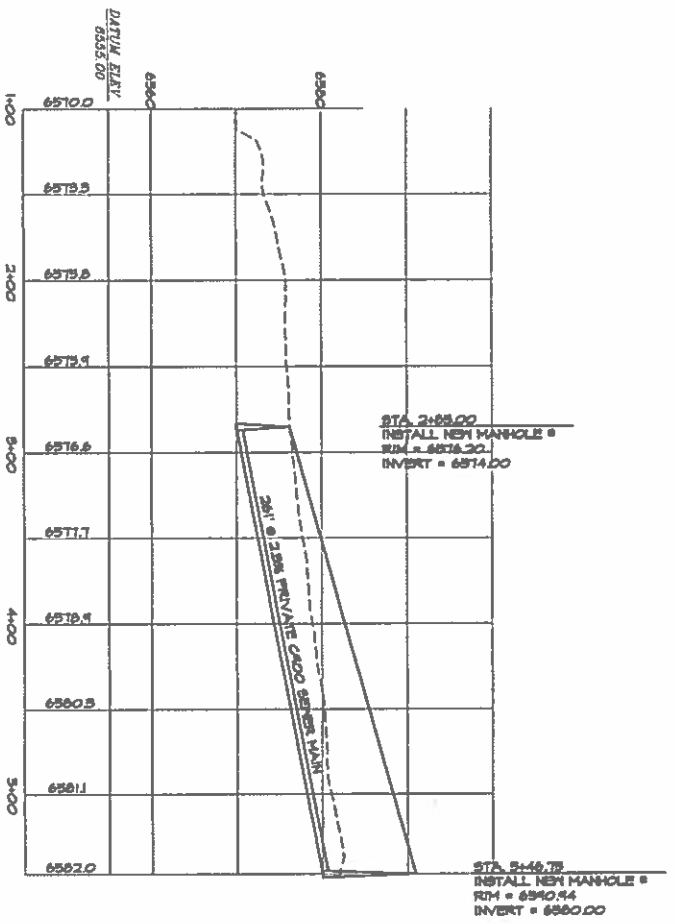
SHEET NO. 15

N136-211



SCALE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'

- LEGEND**
- 4" DIA. MANHOLE
 - 6" PRIVATE SEWER LINE
 - FLOW DIRECTION
 - SERVICE TAP 4" UNLESS OTHERWISE NOTED



LINE A
 (INSTALL IN PHASE I; PUT INTO USE IN PHASE 2)



DESIGN ENGINEER

REVISIONS	DATE	BY

SALEH PHASE I

SEWER PLAN AND PROFILE

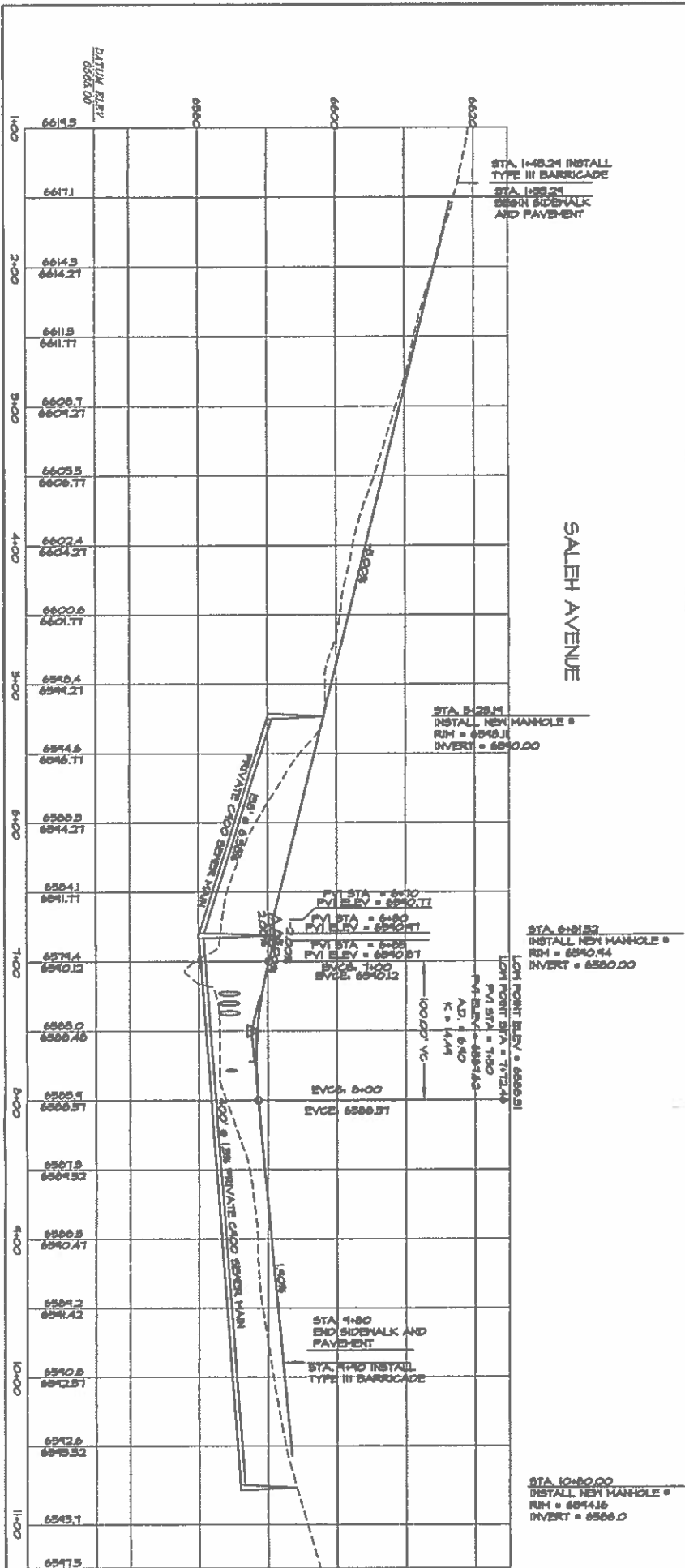
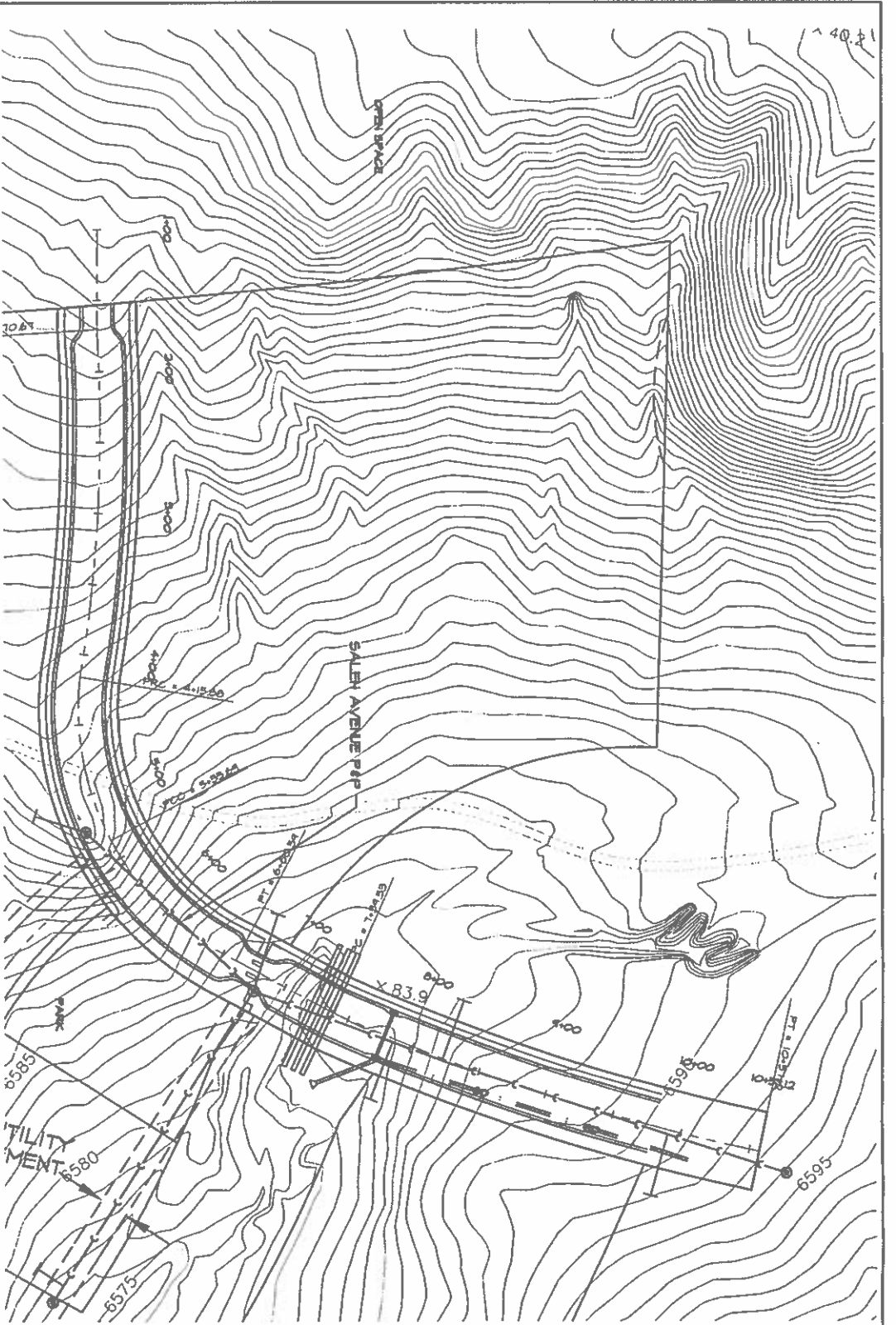
LINE A

ROUTE AS SHOWN

DATE: 04/10/2015

PROJECT NO. 15888

N 060-42



LEGEND

- 4" DIA MANHOLE
- 6" PRIVATE SEWER LINE
- FLOW DIRECTION
- SERVICE TAP, 4" UNLESS OTHERWISE NOTED

SCALE
 HORIZONTAL 1" = 50'
 VERTICAL 1" = 10'



DESIGN ENGINEER

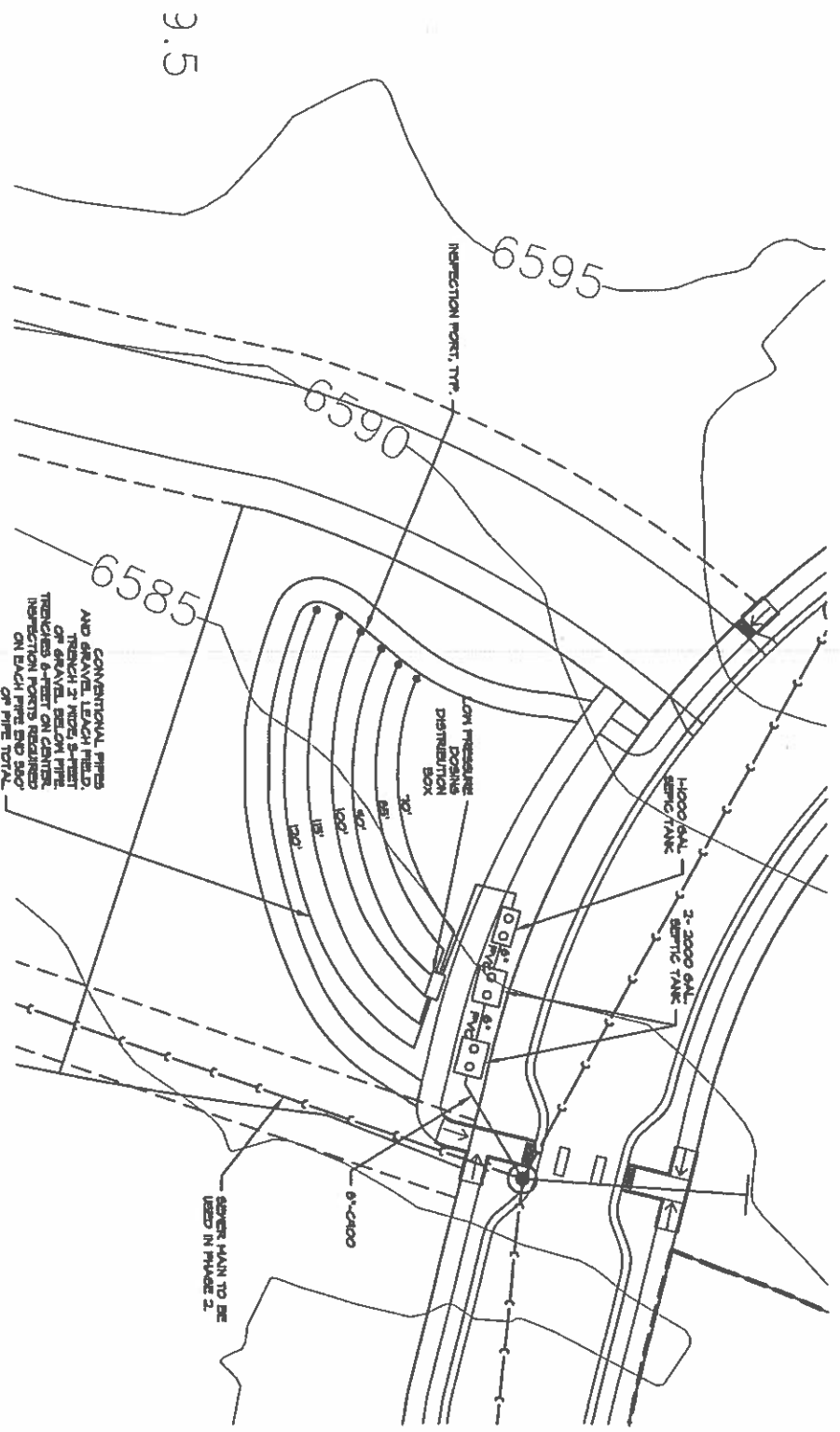
REVISIONS	DATE	BY

SALEH PHASE I
 SEWER PLAN AND PROFILE

SALEH AVENUE
 400 LUNA STREET, SUITE C
 SALEM, OR 97301
 (503) 338-4993

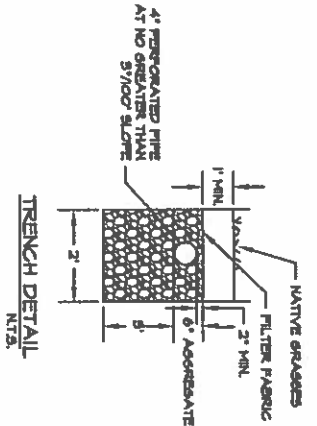
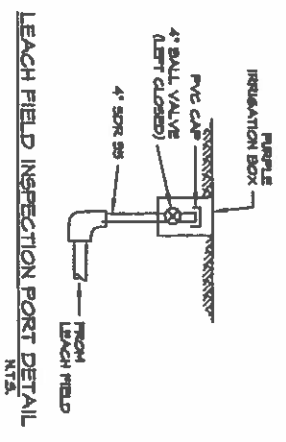
DATE: 05/08/07
 DRAWN BY: AS
 CHECKED BY: [Signature]

N186-43



CONVENTIONAL PIPES AND GRAVEY LEACH FIELDS. TRENCH 2' WIDE & 8\"/>

SEWER MAIN TO BE USED IN PHASE 2.



- NOTES:
1. SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED WITHIN SALES 1 PHASE ONLY.
 2. DURING PHASE 1, THE COLLECTION SYSTEM WILL FLUSH TO THE PLAZA SITE AND A CONVENTIONAL LIQUID WASTE SYSTEM WILL BE INSTALLED.
 3. DURING PHASE 2 THE PROJECT WILL BE CONNECTED TO AUSTIN MASTERPLANNER STATION OR A FUTURE WASTEWATER TREATMENT FACILITY WILL BE INSTALLED ON-SITE.
 4. SEPTIC TANKS - TWO 2000 GALLON AND ONE 1000 GALLON DOUBLE COMPARTMENT PRE-FILTERED CONCRETE H-20 SEPTIC TANK BY ALUMINUM VENT. FRONT TANK ALTERED TO ALIGN 8\"/>



DESIGN ENGINEER

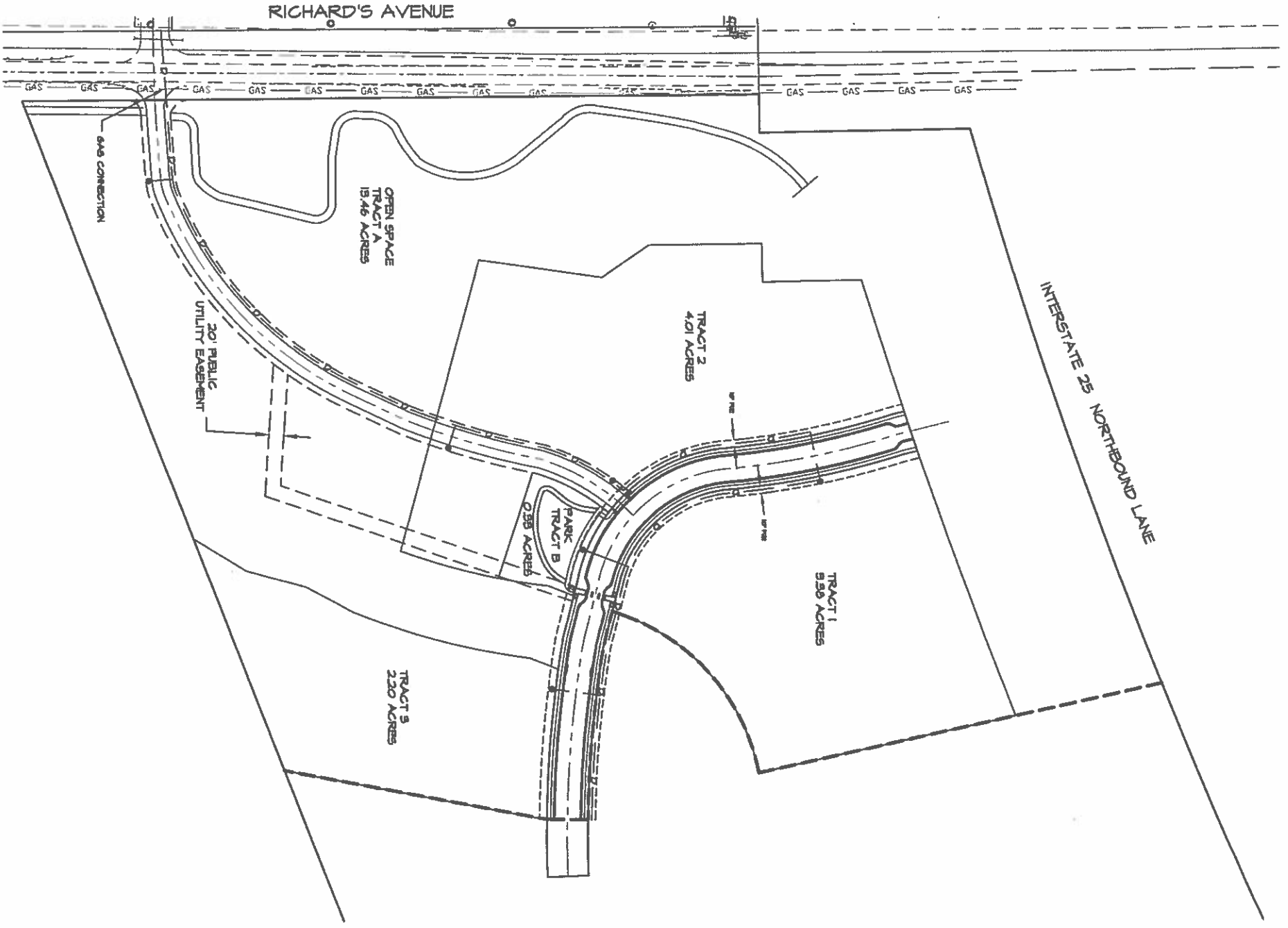
SALEH ENGINEERING, INC.
 1411 LUNA STREET, SUITE E
 SANTA FE, NEW MEXICO 87505
 (505) 833-7225

PHASE I LIQUID WASTE DISPOSAL SYSTEM

SCALE: 1" = 20'
 DATE: 04/10/2015
 SHEET NO. 15

NB0-44

REVISIONS	DATE	BY



LEGEND

— D — PROPOSED DRY UTILITY
 SHARED TRENCH
 (GAS, TELEPHONE, ELECTRIC & CABLE)

NOTE:
 ALL UTILITIES LINES SHALL BE UNDERGROUND AND SHALL HAVE A TRACKER PIPE IN THE CENTER OF THE TRENCH.



DESIGN ENGINEER

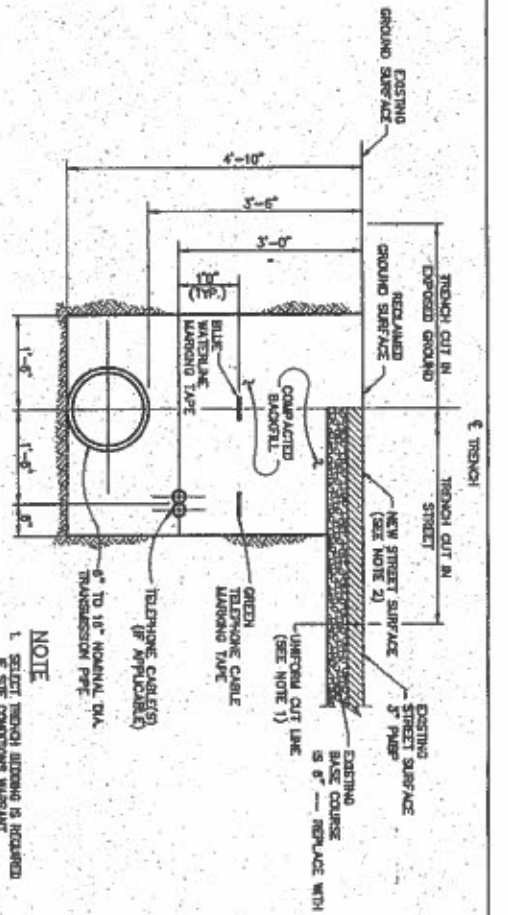
SALEH PHASE I

DRY UTILITY PLAN

SCALE: 1" = 60'
 DATE: 09/10/2015
 SHEET NO. 15

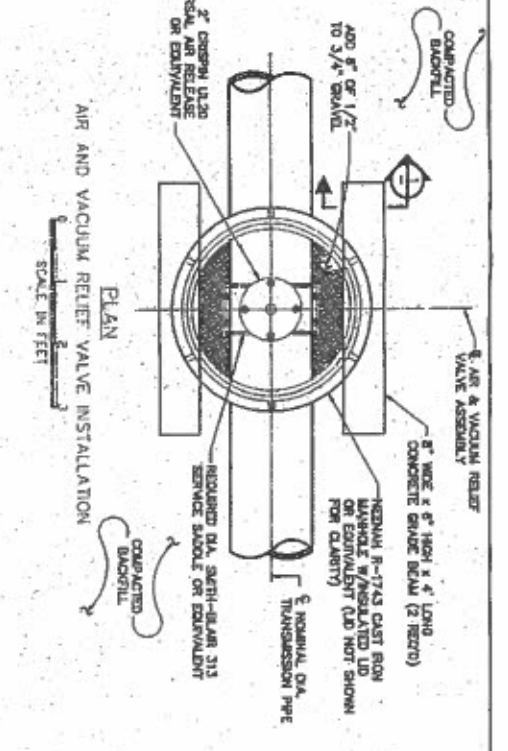
NBCG-45

REVISIONS	
DATE	BY

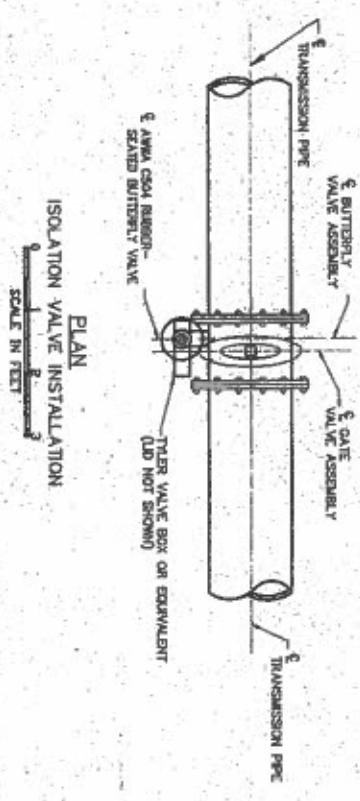


TYPICAL TRENCH SECTION
SCALE IN FEET

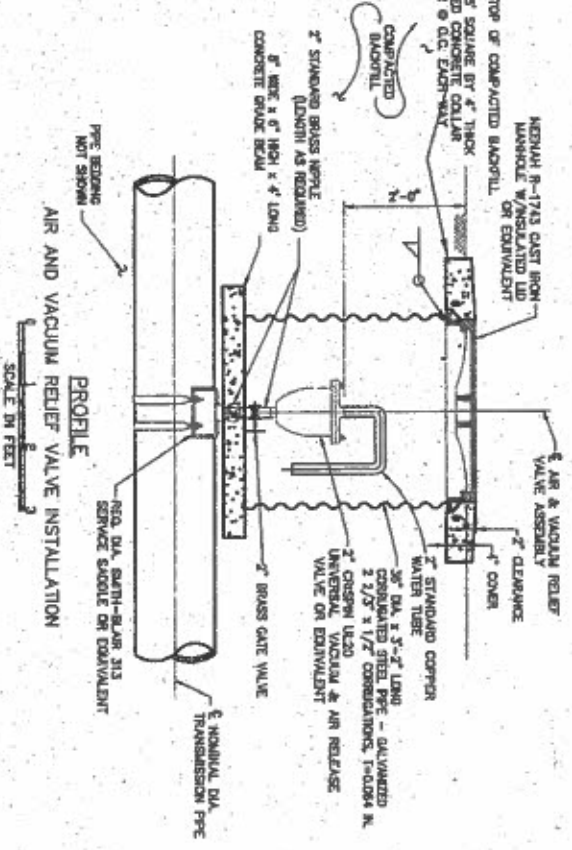
NOTE
1. SELECT TRENCH ALLOWING IS REQUIRED
2. USUAL TRENCH WIDTH IS 2' MAXIMUM 4' TRENCH WITH PAYMENT REPLACE EXISTING PAYMENT WITH 3" PAPER



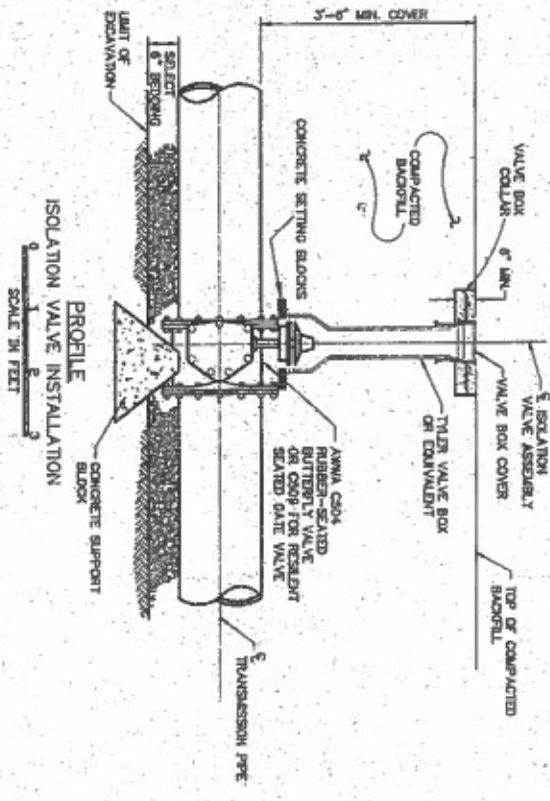
AIR AND VACUUM RELIEF VALVE INSTALLATION
SCALE IN FEET



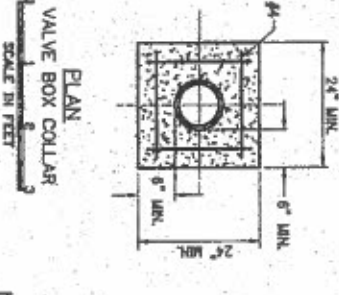
ISOLATION VALVE INSTALLATION
SCALE IN FEET



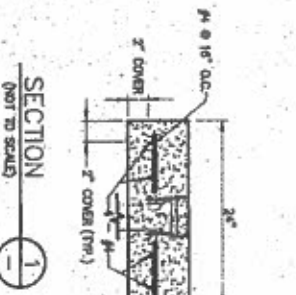
AIR AND VACUUM RELIEF VALVE INSTALLATION
SCALE IN FEET



ISOLATION VALVE INSTALLATION
SCALE IN FEET

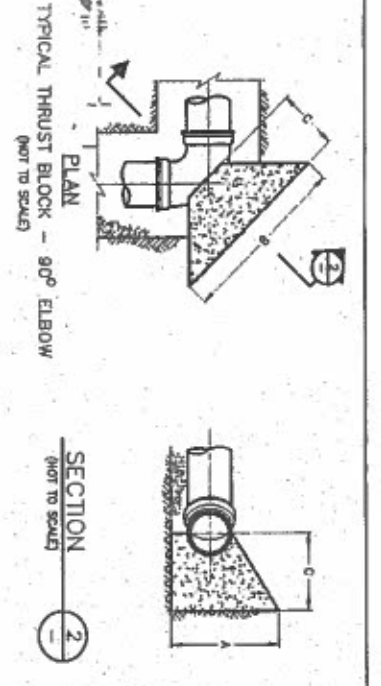


VALVE BOX COLLAR
SCALE IN FEET

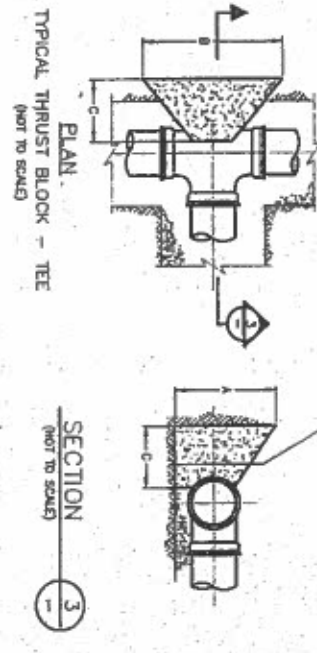


SECTION
(NOT TO SCALE)

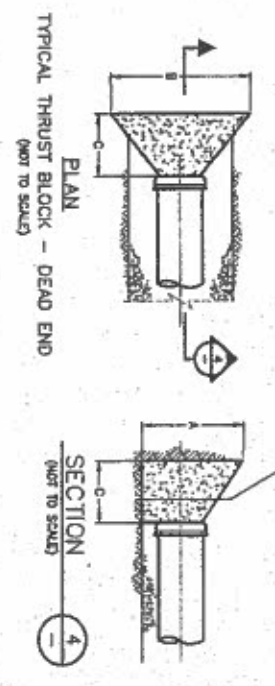
NOTES
1. DESIGN PAYMENT SHALL BE CUT WITH A SAW PAYMENT BREAKS, CUTTING WHEEL OR OTHER SUITABLE TOOL. CARE SHALL BE TAKEN TO ASSURE THAT THE EDGE OF THE REMOVED PAYMENT DOES NOT VARY FROM A STRAIGHT LINE MORE THAN TWO INCHES FROM THE BEAM.
2. PAYMENT SHALL COMPLY WITH COUNTY ROAD DEPT. REQUIREMENTS.
3. CONCRETE SUPPORT BLOCKS NOT SHOWN IN SCHEDULE (SEE OTHER DETAIL SHEETS)



TYPICAL THRUST BLOCK - 90° ELBOW
SCALE IN FEET



TYPICAL THRUST BLOCK - TEE
SCALE IN FEET



TYPICAL THRUST BLOCK - DEAD END
SCALE IN FEET

PIPE DIAMETER	DIMENSIONS		
	A	B	C
4" BOND	10"	30"	17"
	12"	34"	19"
	14"	38"	21"
	16"	42"	23"
6" ELBOW	10"	32"	19"
	12"	36"	21"
	14"	40"	23"
	16"	44"	25"
TEE	10"	34"	21"
	12"	38"	23"
	14"	42"	25"
	16"	46"	27"
DEAD END	6"	30"	17"
	8"	34"	19"
	10"	38"	21"
	12"	42"	23"
	14"	46"	25"
	16"	50"	27"

SANTA FE COUNTY UTILITIES DIVISION
SANTA FE COUNTY WATER SYSTEM DETAILS
MISCELLANEOUS DETAILS
WATERLINE DETAILS I

DESIGN ENGINTEER
SALAH PHASE I

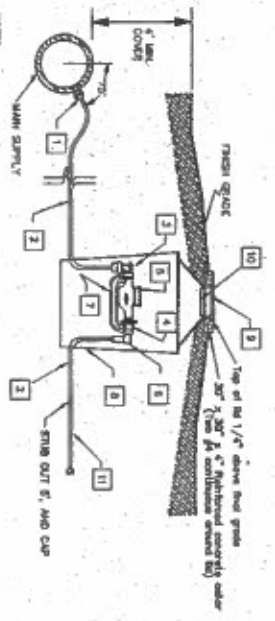
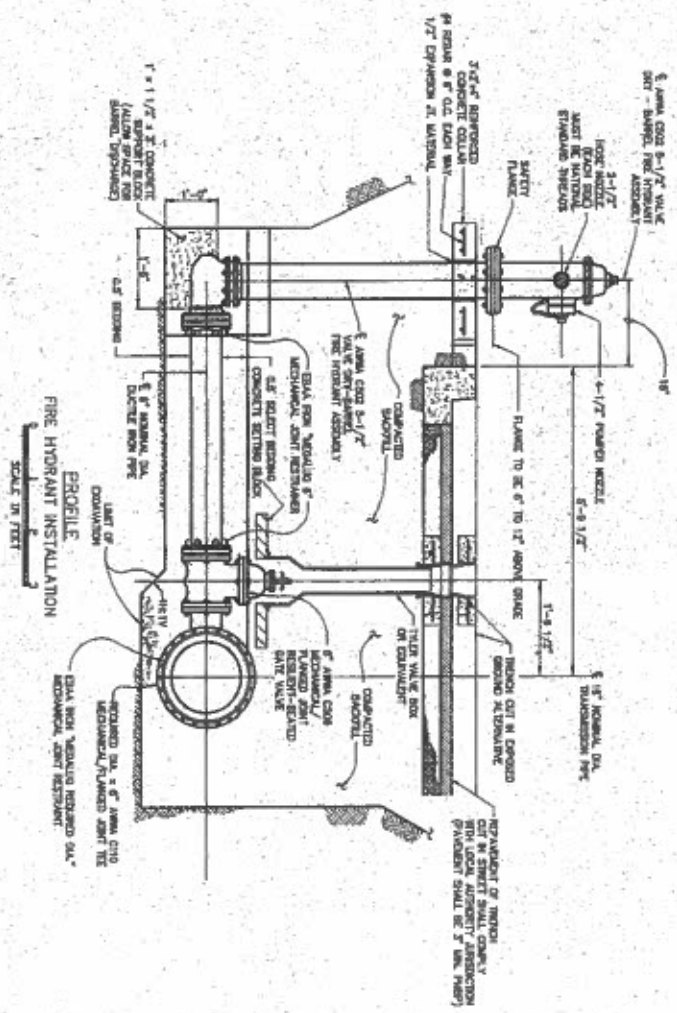
PROJECT NO. 84

SANTA FE COUNTY WATER SYSTEM DETAILS

DATE: 02/07/2014

PROJECT NO. 84

NB50-117



NOTES:
 1) MAIN SUPPLY IS NOT DETECTED BOX, THEN SERVICE SADDLE IS REQUIRED.
 2) SERVICE SADDLE TO BE MADE H-12000 SERIES OR EQUIV. FOR APPROXIMATE DIAMETER PER
 3) ITEMS #4 AND #5 ARE TO BE FURNISHED BY OWNER/DEVELOPER AND TURNED OVER TO THE
 4) LOCAL RESIDENTIAL SERVICE IS REQUIRED TO INSTALL A PRESSURE REDUCING VALVE (PRV), MATTS AND
 5) #6 IS IN TANKS WITH THE METER OR IN ITS OWN VAULT FOR RETURN METER AND REDUCING
 BEFORE ANY USER SERVICE LINES.

STANDARD DETAIL
 CUSTOMER 3/4" SINGLE SERVICE METER AND VAULT
 NOT TO SCALE

ITEM	DESCRIPTION	QUANTITY
1	3/4" CONCRETE CURB FLANGE (AMVA TYPED SPEC.)	1
2	3/4" WELD KEY VALVE (FPO AMV-223K, O.E.)	(4) (SEE NOTE)
3	3/4" WELD KEY VALVE (FPO AMV-223K, O.E.)	1
4	3/4" CHAMFER CONNECTION (3/8" x 3/4" W.T. CONN.) 1/2" (FPO EC-23, O.E.)	1
5	6/8" x 3/4" SEALED RESISTOR WATER METER 1/2" (SEE DRAWING)	1
6	3/4" AMBE GASTRONG 1/2" DIA. CHECK VALVE (FPO HIC499-223, O.E.)	1
7	3/4" CAST IRON METER YOK (3/4" FPO YOK, O.E.)	1
8	1/2" x 3/4" - 20# BRASS POLYETHYLENE GLYCOL METER BOX	1
9	1/2" BRASS LID COVER (FPO W3-1 1/2" x 3/4" HOLES, O.E.)	1
10	PLASTIC RINGS LID FOR METER VAULT (CUSTOMER REC. O.E.)	1
11	INSTALL PRV, MATTS AND CUP, O.E. IN TANKS OR IN SEPARATE VAULT	1

**1) HOLES IN 1-10 METER WITH (C-CORR) SHOWN RESISTOR AND SHOWN TRANSDUCER AND EQUIPMENT COMPANY, METER AND EQUIPMENT COMPANY TO BE FURNISHED BY THE OWNER/DEVELOPER AND TURNED OVER TO THE WATER RESOURCES DEPARTMENT FOR INSTALLATION WITH INSTALLATION RESOURCES IS ANTICIPATED BY OWNER.

SANTA FE COUNTY UTILITIES DIVISION

400 UTILITY STREET
 SANTA FE, NEW MEXICO
 PHONE 505-762-4211

SCOTT SANDER, PE, ASSESSOR
 DENISE LA CROIX, PE, PROJECT ENGINEER
 MISCCELLANEOUS DETAILS
 WATERLINE DETAILS II

DATE: 02-01
 SCALE: AS SHOWN

SANTA FE COUNTY WATER SYSTEM DETAILS

DESIGN ENCLINITY

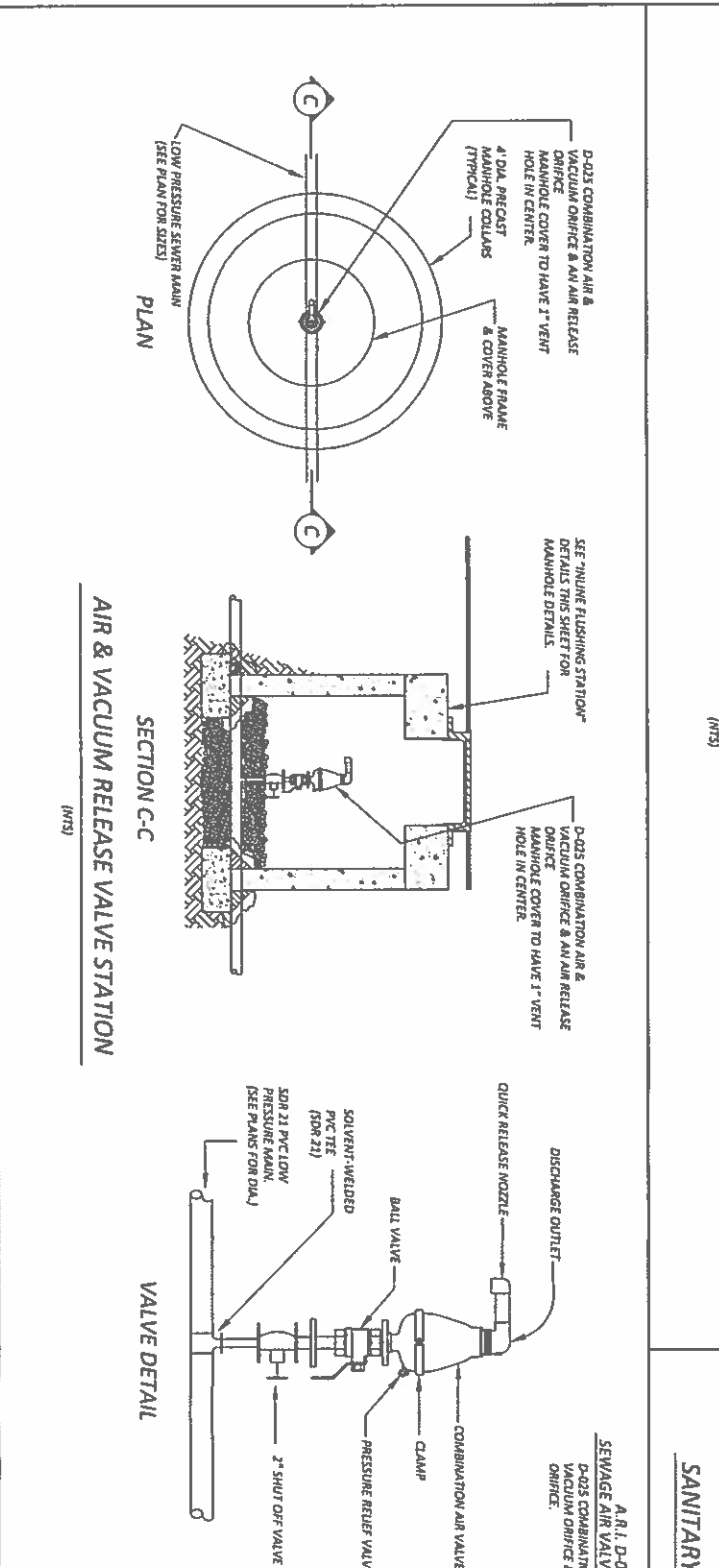
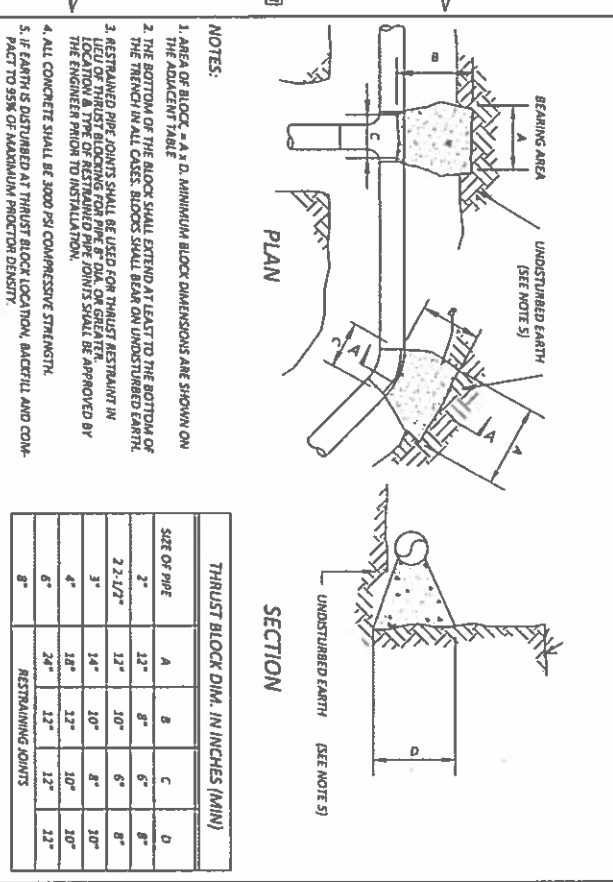
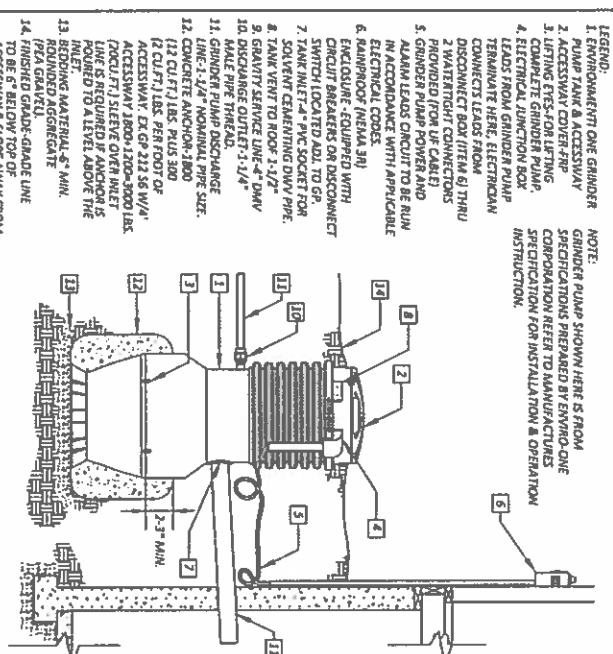
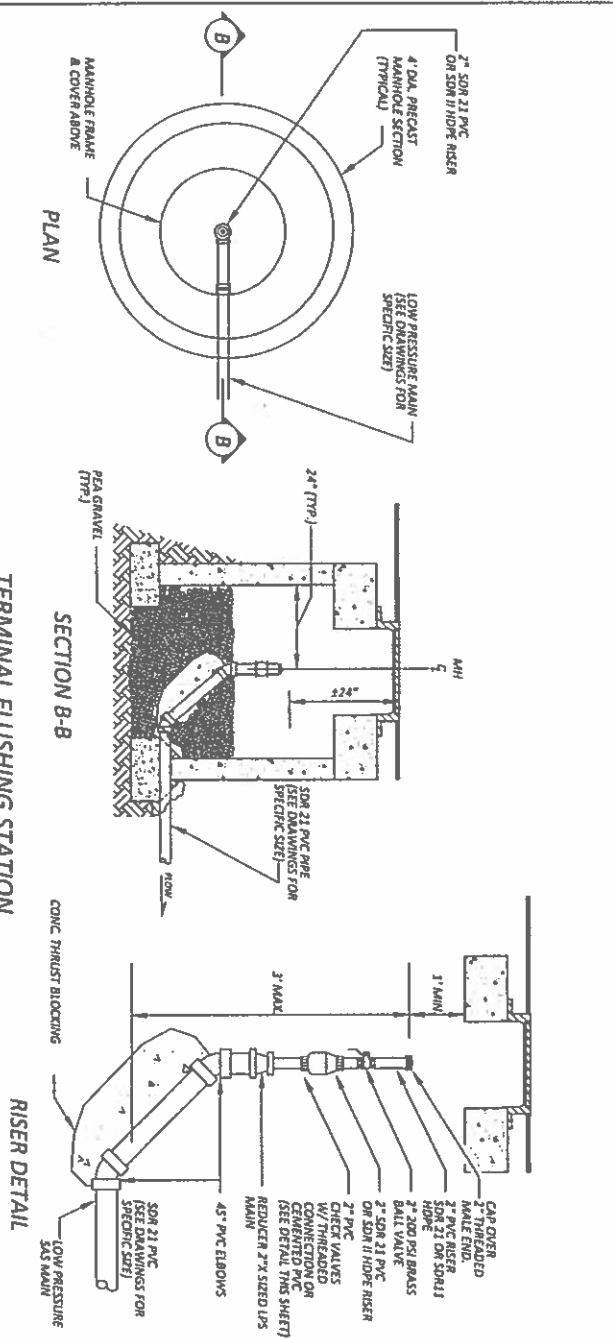
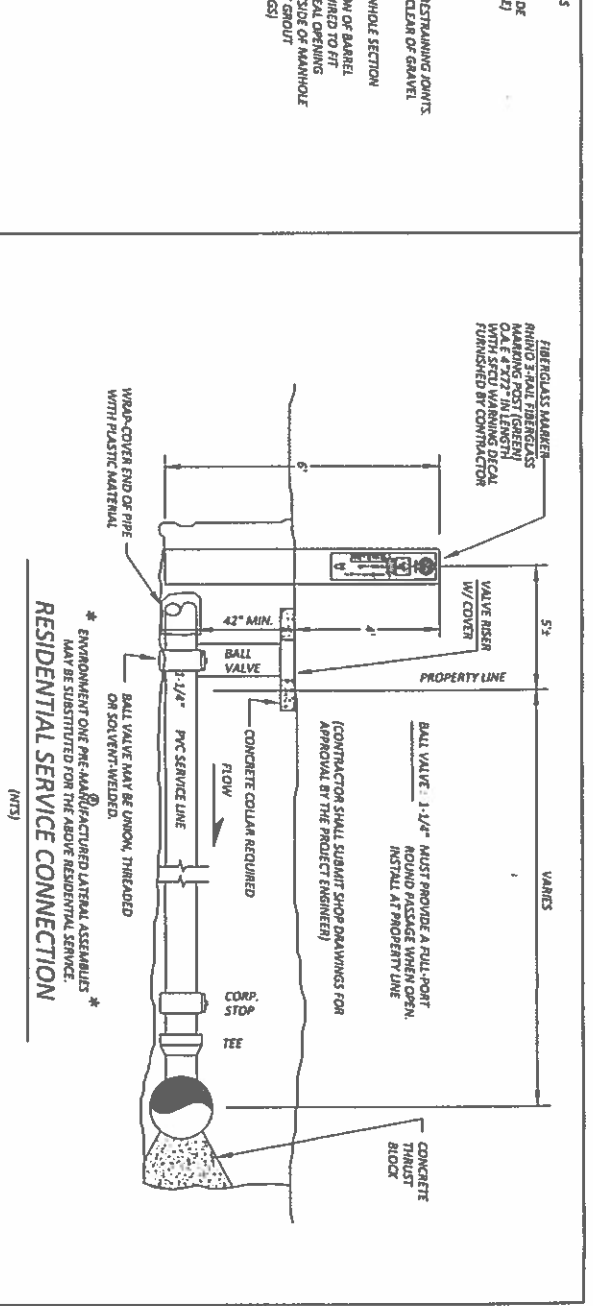
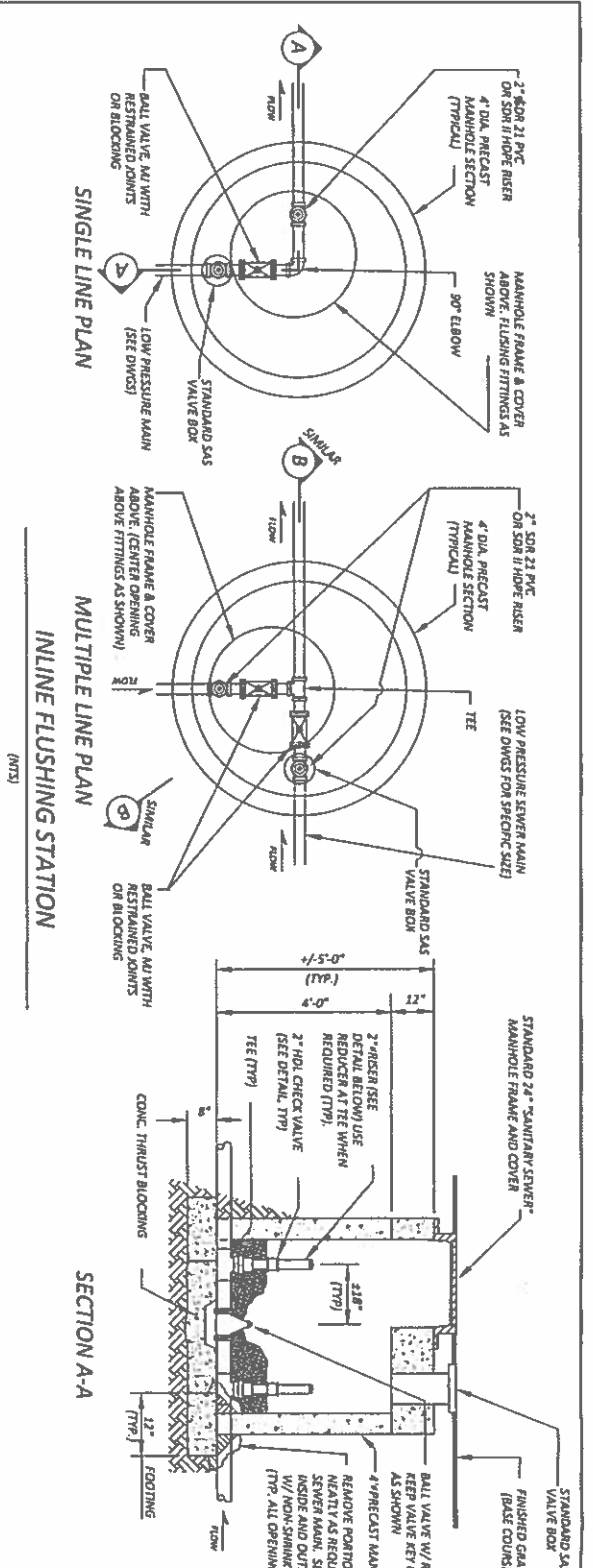
SALES PHASE I

DATE: 02/01/2014

PROJECT NO: 18-3

DATE: 02/01/2014

NPR-4A



GENERAL NOTES

- FOR DETAILS OF MANHOLE FRAMES, COVERS AND GENERAL CONSTRUCTION NOTES, SEE DETAILING S&S 4. MANHOLES SHALL HAVE NO STEPS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR CATALOG CUTS OF VALVES TO ENGINEER PRIOR TO INSTALLATION.
- PROVIDE METALLIC LOCATE TAPES 12\"/>

GENERAL NOTES

1. FOR DETAILS OF MANHOLE FRAMES, COVERS AND GENERAL CONSTRUCTION NOTES, SEE DETAILING S&S 4. MANHOLES SHALL HAVE NO STEPS.

2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR CATALOG CUTS OF VALVES TO ENGINEER PRIOR TO INSTALLATION.

3. PROVIDE METALLIC LOCATE TAPES 12\"/>

REVISION	SYMBOL	DATE	BY

SANTA FE COUNTY
WATER UTILITIES DIVISION 434 NM 599,
SANTA FE, NM 87507

PROJECT NAME

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

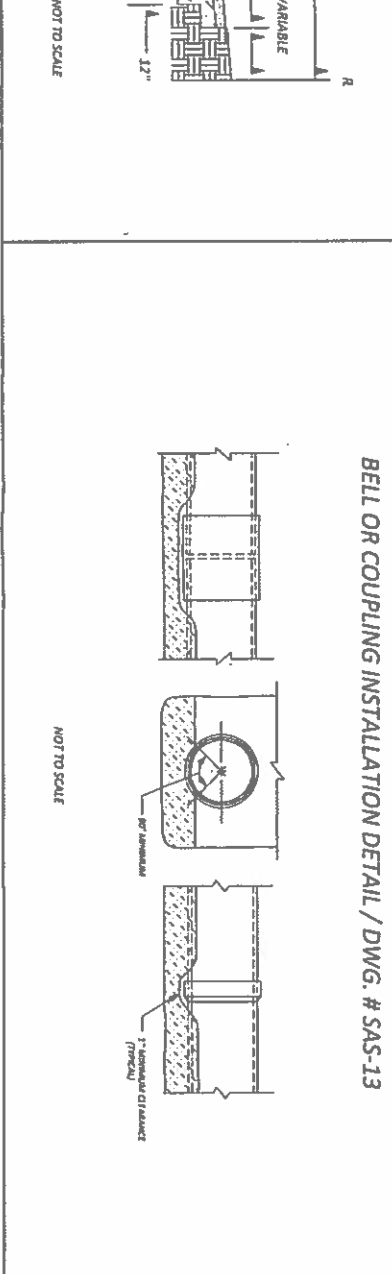
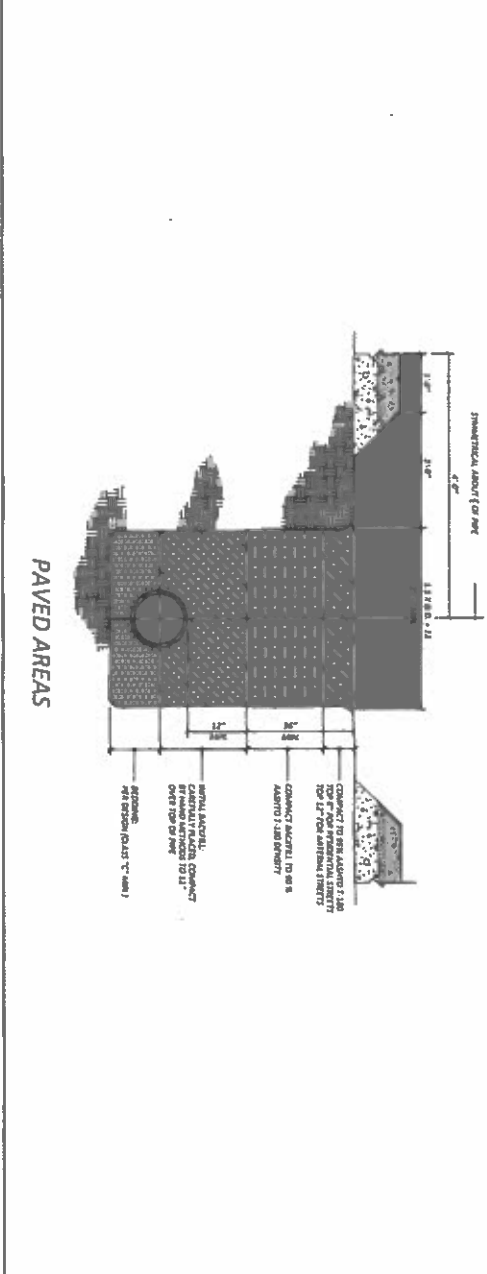
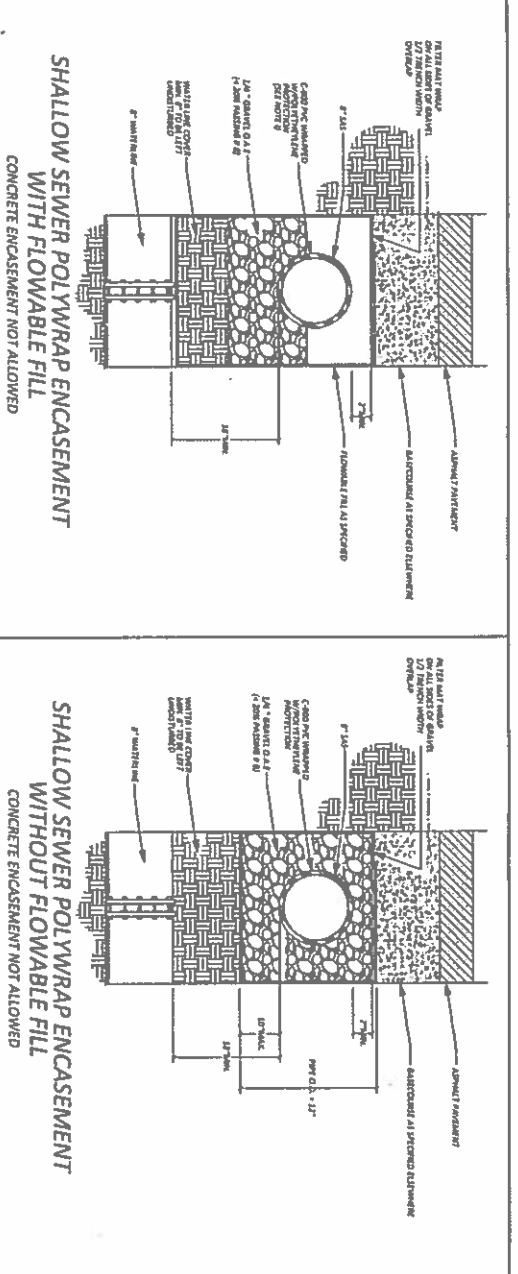
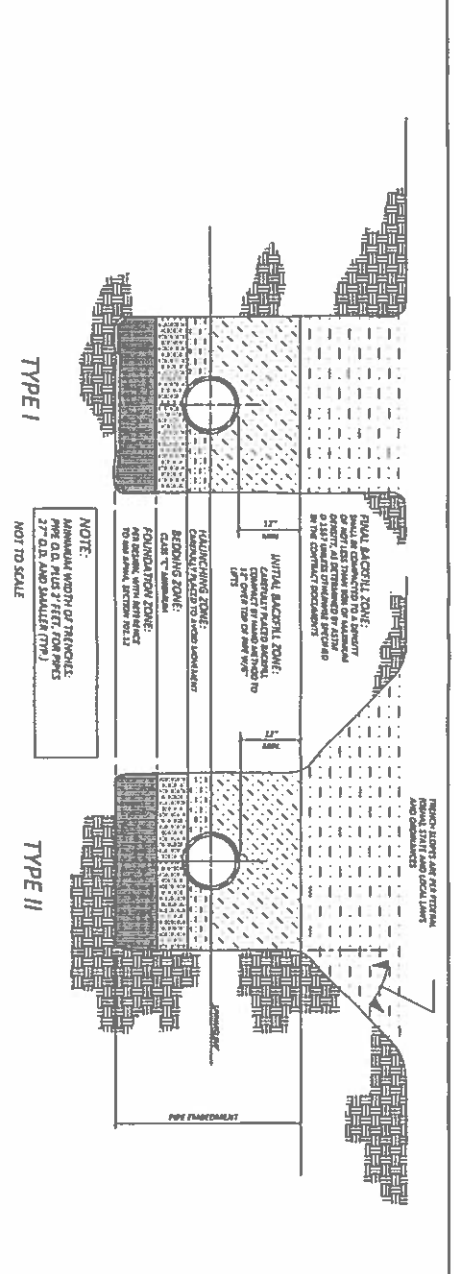
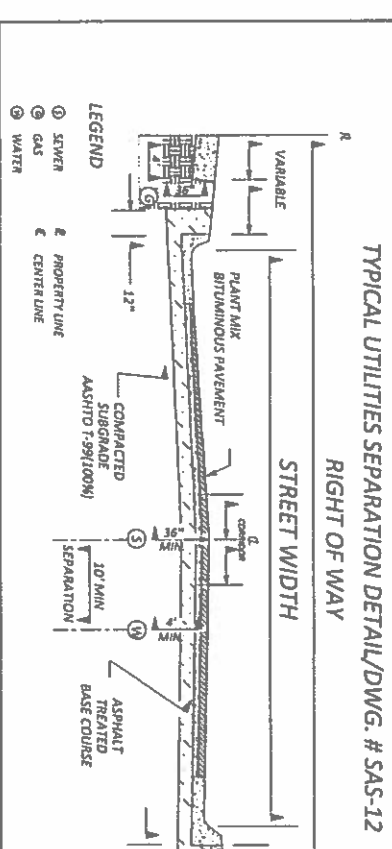
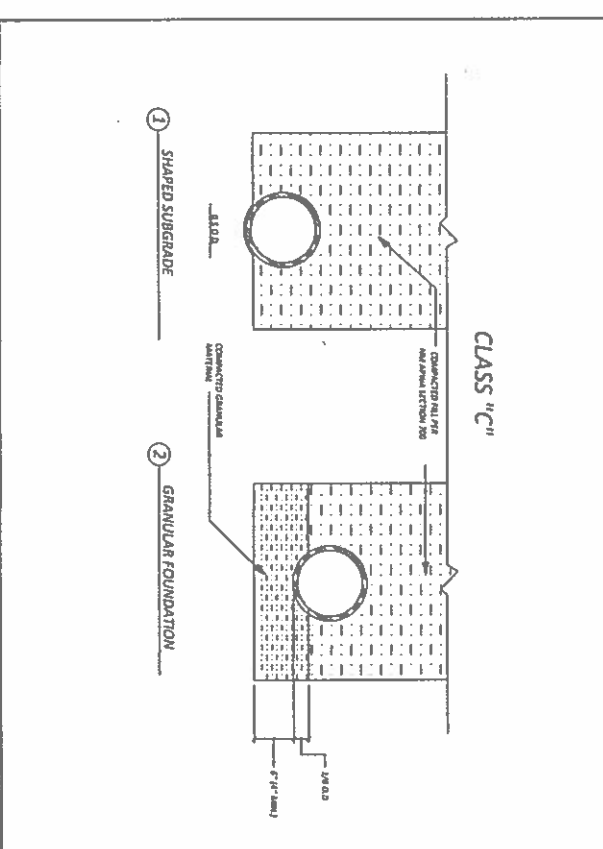
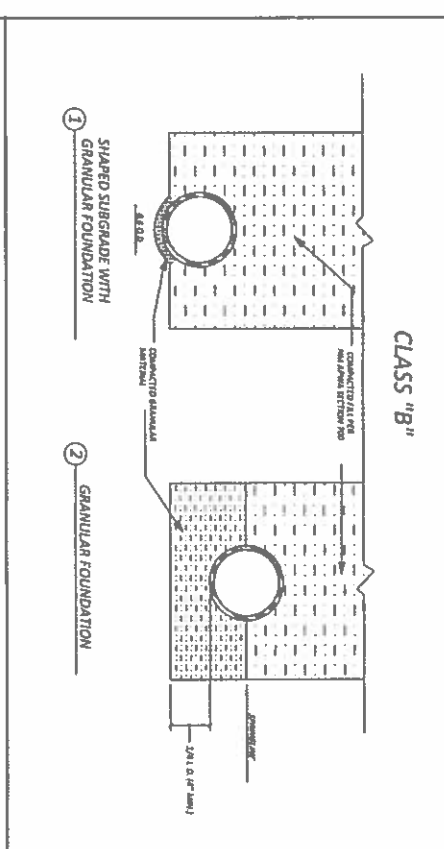
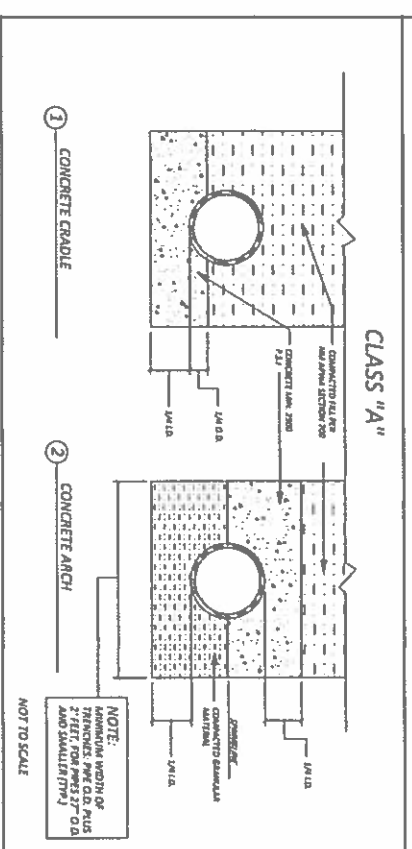
APPROVED BY: P. GUERINORITZ, PE
DATE: 06/12/2012

SCALE: NA

SHEET NO: 33

DRAWN BY: KASAUUS

TRENCH BEDDING AND INSTALLATION DETAILS / DWG. # SAS-11



GENERAL NOTES

- CN-1 MATERIALS AND WORK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FROM THE SANTA FE COUNTY UTILITIES DEPARTMENT. REFER TO THE SPECIFICATIONS FOR THE LATEST EDITIONS.
- CN-2 APPROVED PAVE: THE ORIGINAL SHALL BE THE SPECIFICATION OF THE COUNTY UTILITIES DEPARTMENT OR APPROVED BY THE COUNTY UTILITIES DEPARTMENT. APPROVED PAVES SHALL BE SELECTED.
- CN-3 THE CONTRACTOR, THROUGH THE PROJECT ENGINEER OR SUPERVISOR, SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- CN-4 SUBSTITUTION OF MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBSTITUTION OF MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBSTITUTION OF MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBSTITUTION OF MATERIALS.
- CN-5 CONSTRUCTION MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MATERIALS.
- CN-6 FIELD QUALITY CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD QUALITY CONTROL.

REVISION	DATE:	BY:

SANTA FE COUNTY STANDARD CONSTRUCTION

WATER UTILITIES DIVISION 434 MM 599,
SANTA FE, NM 87507

PROJECT NAME: _____

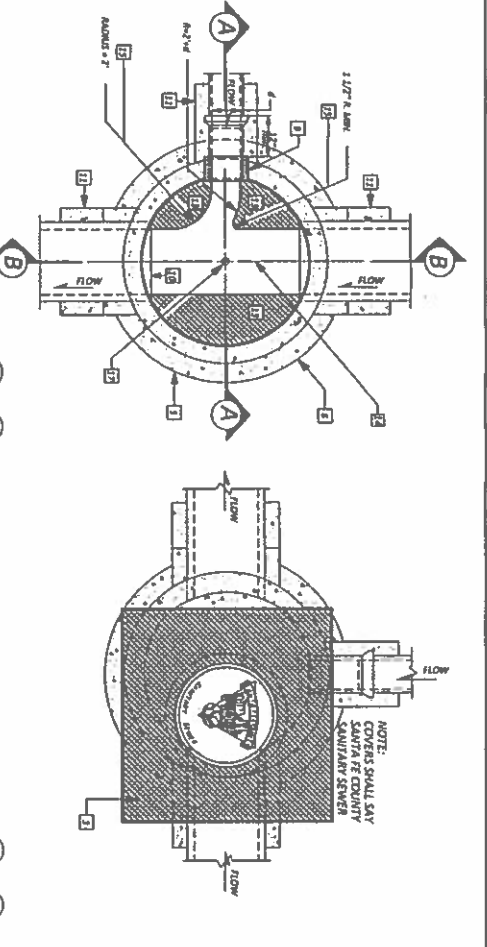
APPROVED BY: P. GUERRERONIZ, PE REVIEWED BY: RAS
DATE: 06/18/2012 SCALE: 1/4" = 1'-0"
DRAWN BY: PASAUS SHEET NO. _____

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE SUPERVISION OF THE PROJECT SUPERVISOR/ENGINEER.

NIRP-50

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAMES & COVERS, refer to manhole frame and cover detail DWG. # SAS-1
2	CONCRETE ADJUSTABLE RINGS or CONCRETE SLABS, refer to concrete adjustable rings detail DWG. # SAS-1
3	CONCRETE CURBS, refer to concrete curb detail DWG. # SAS-4
4	PRECAST REINFORCED CONCRETE SIDE CURB OF 12" TO 24" AND 24" AND 36" MANHOLES, refer to precast curb DWG.
5	PRECAST REINFORCED CONCRETE SIDE SLAB, with variable steel reinforcement, refer to precast slab DWG.
6	CONCRETE SLAB, refer to concrete slab detail DWG. # SAS-7
7	STEEL PIPE, refer to general spec. C&A-1
8	STEEL EJECTOR, refer to general spec. C&A-1
9	PIPE ADAPTER, MANHOLE, refer to manhole adapter detail DWG. # SAS-4
10	PIPE ADAPTER, MANHOLE, refer to manhole adapter detail DWG. # SAS-4
11	PIPE REINFORCING WITH MANHOLE, refer to manhole adapter detail DWG. # SAS-4
12	CONCRETE RIG. 2000 ALL, refer to general spec. C&A-1
13	GRAVEL, 3/4" TO 1 1/2" ALL, refer to general spec. C&A-1
14	PIPE SHALL BE 12" THROUGH THE MANHOLE TO THE MAIN, and up to 24" diameter for manhole and 30" diameter for main.
15	MANHOLE EJECTOR, refer to manhole ejector detail DWG. # SAS-4
16	INVERT ELEVATION OF LATERAL LINE, shall be the same as the invert elevation of the main line, unless provided.
17	CHANGED SLOPE OF PIPE, at center of manhole.
18	ADJUSTED WATER TIGHT, to be used on pipe.
19	LOCATE WALL, see item 18, this detail for information.



GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.

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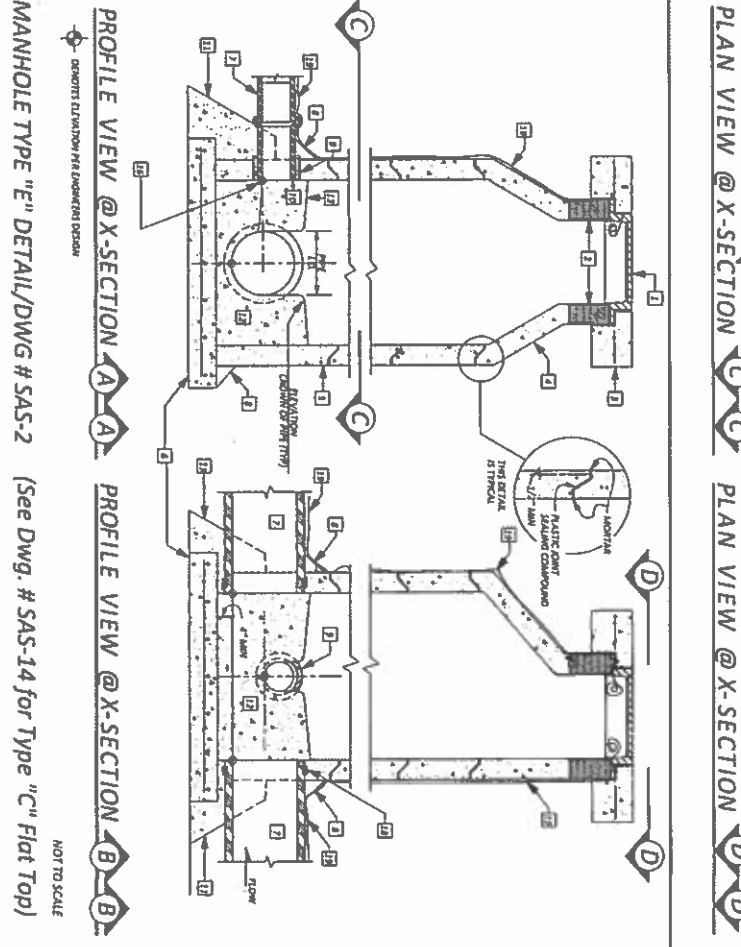
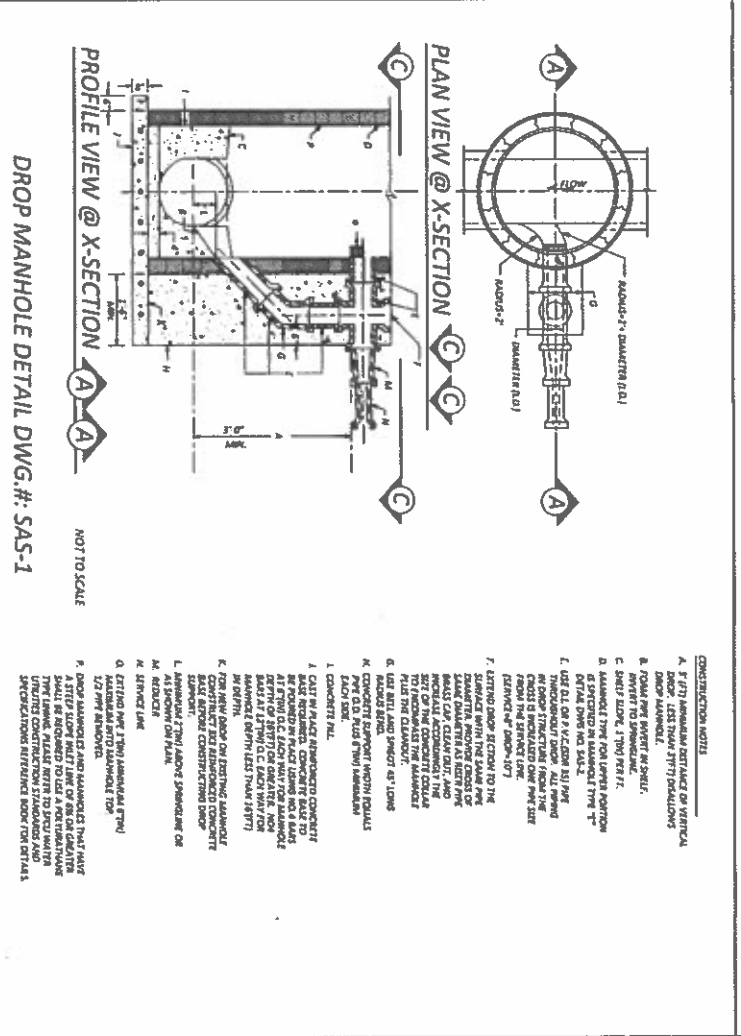
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.

17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.

18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.

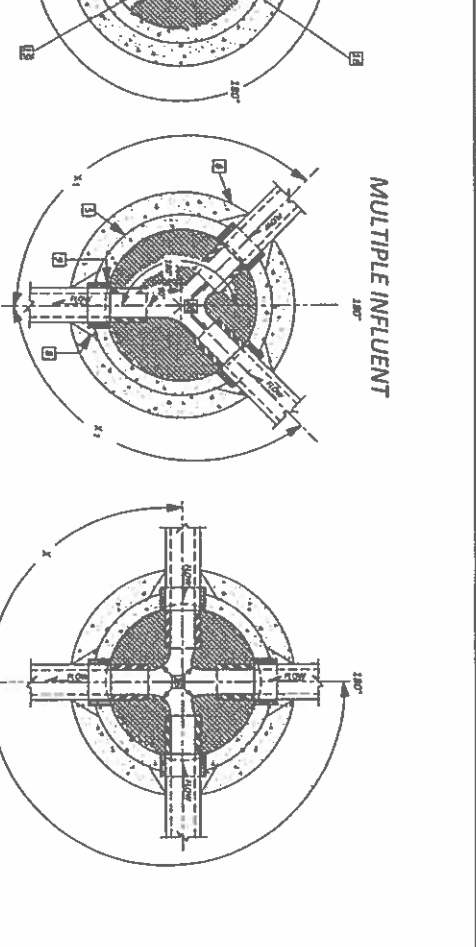
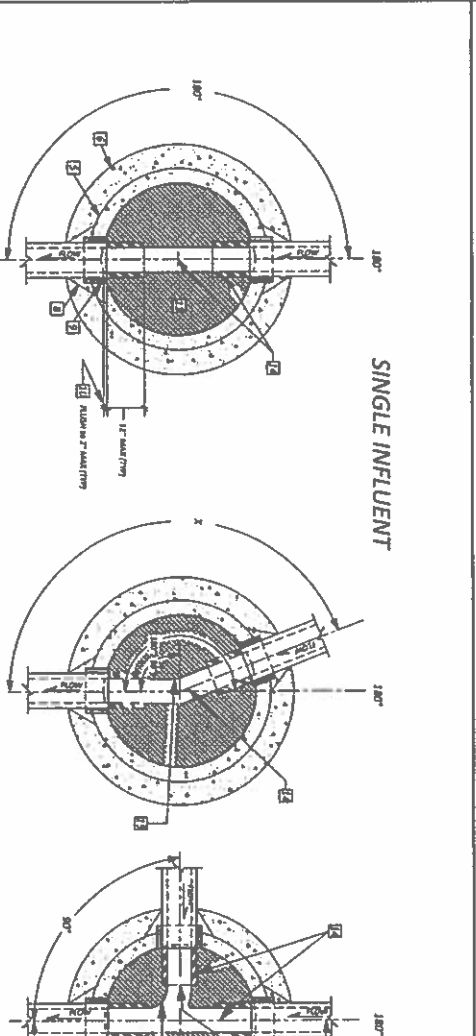
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CONSTRUCTION NOTES:

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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.
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19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, AS APPLICABLE.



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

REVISION	SYMBOL	DATE	BY:

SANTA FE COUNTY
WATER UTILITIES DIVISION 424 NM 599,
SANTA FE, NM 87501

PROJECT NAME

APPROVED BY: P. GUERREIRO/FE

DATE: 06/07/2012

SCALE: N/A

SHEET NO:

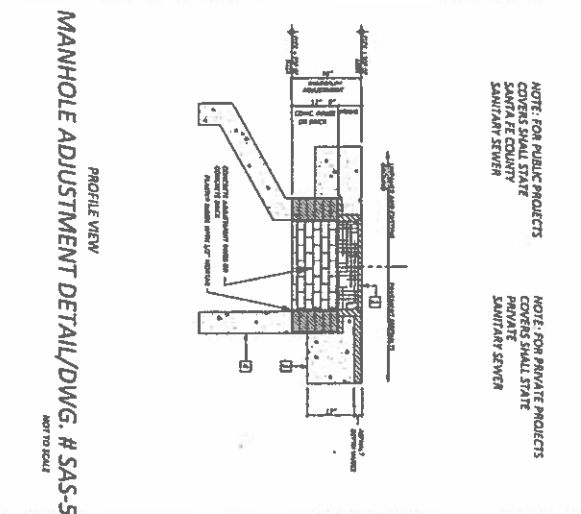
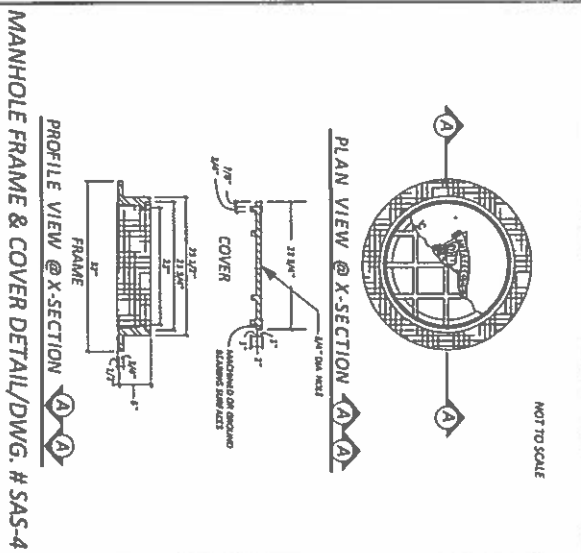
DRAWN BY: PCSAUS

NSB-51

37

RE

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail DWG. No. SAS-4
2	CONCRETE ADJUSTER RINGS or CONCRETE BRICK, refer to concrete adjuster detail DWG. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail DWG. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONCRETE or FLAT TOP, with 5"(125) wall thickness, refer to general note C4-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note C4-3A
6	CONCRETE BASE, refer to concrete base detail DWG. No. SAS-7
7	SEWER PIPE, refer to general note C4-1
8	6" (150) GROUT FILLER, 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 outside of manhole a maximum of 18" (450) to base of first joint and shall extend 18" (450) to base of last joint
12	CONCRETE FILL, 3000 P.S.I., refer to general note C4-6
13	SHRUB, to be 9" (225) minimum width with 1" (25) per 1'-0" slope from crown of pipe
14	PIPE SHALL BE LAID THROUGH THE MANHOLE ON A LIGHT RISE, and on a 2.2% (1/22) deflection
15	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
16	HAND FORMED CONCRETES, shall be on a uniform grad and shall not have joints
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	ELECTRIC MARKING SYSTEM DEVICES (EMSD) laid Markers are required on all sewer service stub-out locations, cutting short ends or as required by SEQD. See note 1 on this sheet for information.



GENERAL NOTES

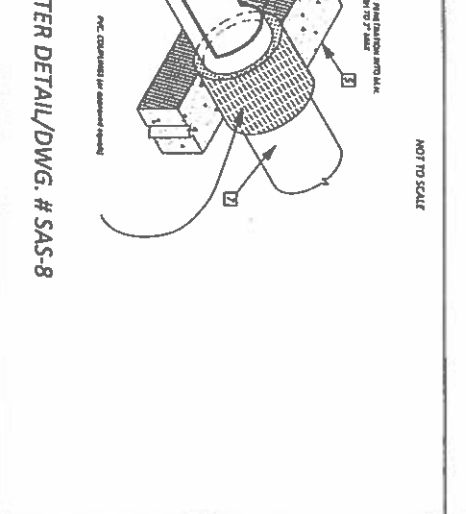
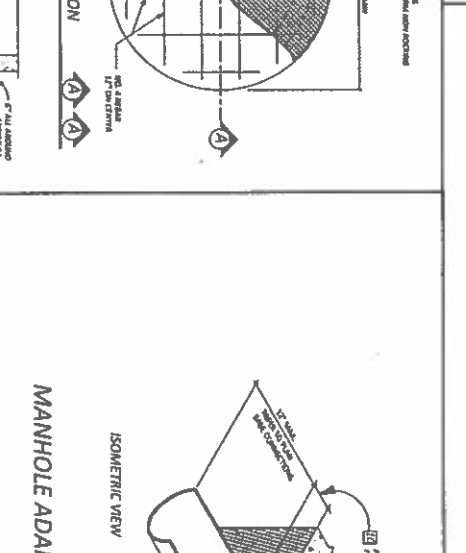
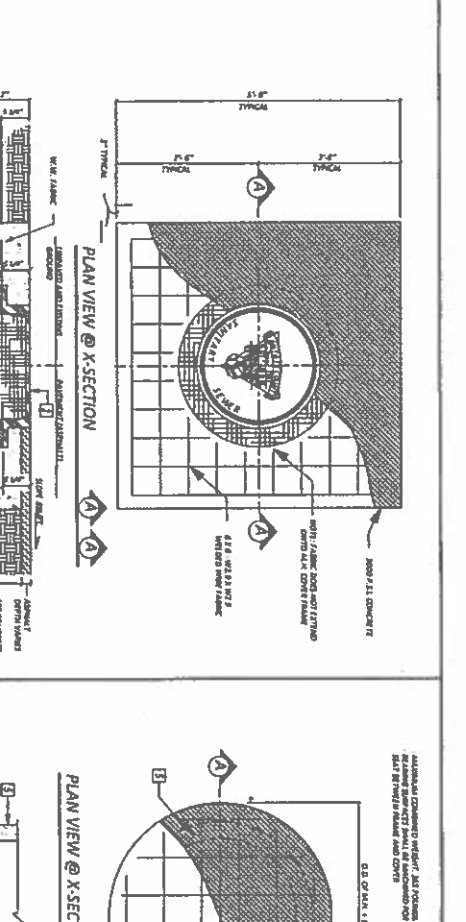
C4-1 MATERIALS AND WORK: ALL MATERIALS AND WORK SHALL BE AS SPECIFIED IN THE DRAWINGS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY ENGINEER. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY ENGINEER. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY ENGINEER.

C4-2 SUBSTITUTIONS OR CHANGES: ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE COUNTY ENGINEER. ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE COUNTY ENGINEER. ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE COUNTY ENGINEER.

C4-3 MANHOLES: ALL MANHOLES SHALL BE PRECAST REINFORCED CONCRETE. ALL MANHOLES SHALL BE PRECAST REINFORCED CONCRETE. ALL MANHOLES SHALL BE PRECAST REINFORCED CONCRETE.

C4-4 CONSTRUCTION REQUIREMENTS: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.

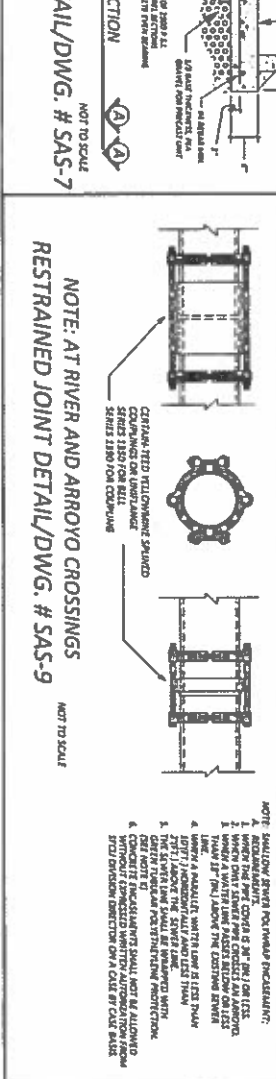
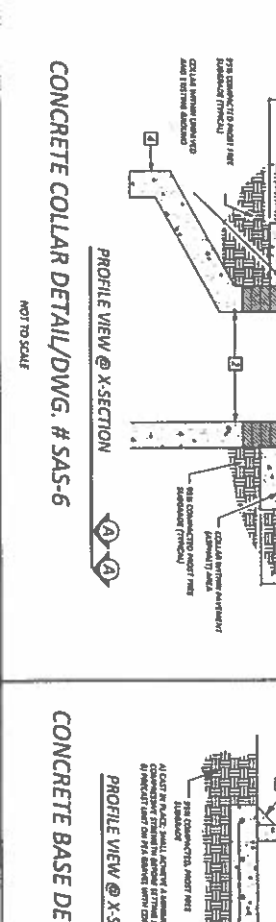
C4-5 FIELD QUALITY CONTROL: ALL FIELD QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL FIELD QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL FIELD QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.



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

NOTE: REINFORCED CONCRETE SHALL BE 3000 P.S.I. WITH 5% OVERLAP. ALL REINFORCING SHALL BE #4 BARS. ALL REINFORCING SHALL BE #4 BARS. ALL REINFORCING SHALL BE #4 BARS.

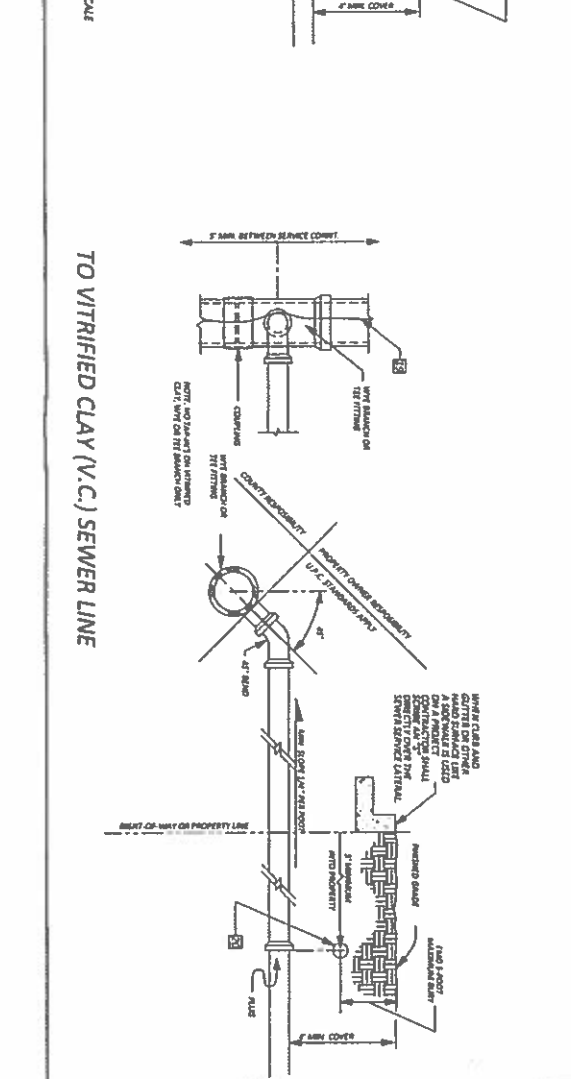
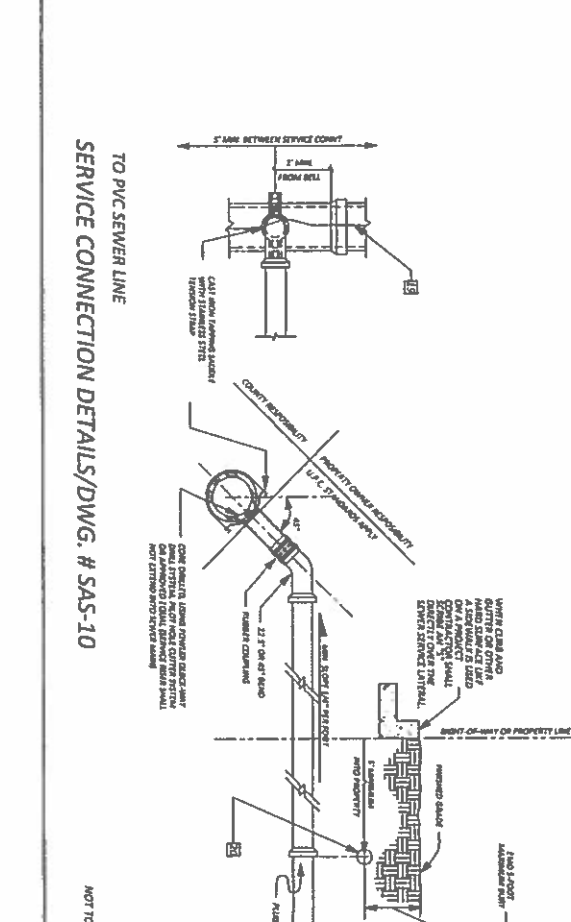
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NOTE: SERVICE CONNECTION DETAILS/DWG. # SAS-10

NOTE: VITRIFIED CLAY (V.C.) SEWER LINE

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.



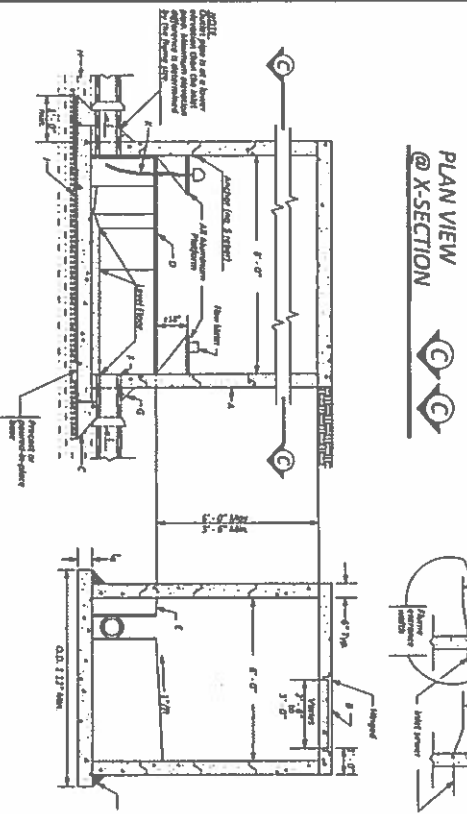
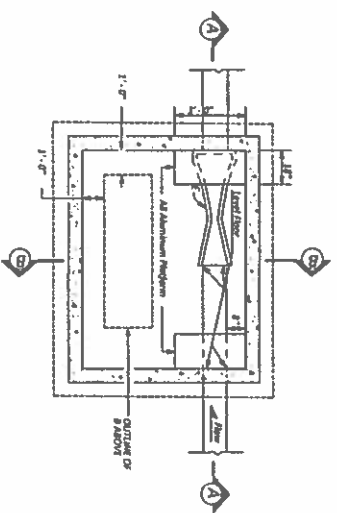
NOTE: SERVICE CONNECTION DETAILS/DWG. # SAS-10

NOTE: VITRIFIED CLAY (V.C.) SEWER LINE

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.

Pipe Size	Material	Minimum Cover	Maximum Depth
6" - 24"	6" - 24"	4'-0"	10'-0"
24" - 30"	24" - 30"	4'-6"	10'-6"
30" - 36"	30" - 36"	5'-0"	11'-0"
36" - 42"	36" - 42"	5'-6"	11'-6"
42" - 48"	42" - 48"	6'-0"	12'-0"
48" - 54"	48" - 54"	6'-6"	12'-6"
54" - 60"	54" - 60"	7'-0"	13'-0"
60" - 66"	60" - 66"	7'-6"	13'-6"
66" - 72"	66" - 72"	8'-0"	14'-0"
72" - 78"	72" - 78"	8'-6"	14'-6"
78" - 84"	78" - 84"	9'-0"	15'-0"
84" - 90"	84" - 90"	9'-6"	15'-6"
90" - 96"	90" - 96"	10'-0"	16'-0"
96" - 102"	96" - 102"	10'-6"	16'-6"
102" - 108"	102" - 108"	11'-0"	17'-0"
108" - 114"	108" - 114"	11'-6"	17'-6"
114" - 120"	114" - 120"	12'-0"	18'-0"

NOTE: THE MANHOLE TYPE IS SHOWN IN PROFILE IN CONSTRUCTION FROM THE FLOOR TO THE TOP OF THE COVER. THE COVER SHALL BE INSTALLED TO THE FLOOR FINISH OF THE BUILDING OR THE FINISH OF THE ROAD SURFACE, WHICHEVER IS DEEPER.



PROFILE VIEW
@ X-SECTION

PROFILE VIEW
@ X-SECTION

NOT TO SCALE

GENERAL NOTES

- 1. THE DESIGN IS ADVISORY FOR MANHOLES 6 X 8 FT. & LARGER IN SIZE, MAINTAINING FROM FLOOR TO COVER, 8 INCHES CLEARANCE FROM 6 X 8 FT. WALLS AND THE FLOOR, AND MAINTAINING FROM FLOOR TO COVER, 8 INCHES CLEARANCE FROM 6 X 8 FT. WALLS AND THE FLOOR, AND MAINTAINING FROM FLOOR TO COVER, 8 INCHES CLEARANCE FROM 6 X 8 FT. WALLS AND THE FLOOR.
- 2. INDUSTRIAL MANHOLES SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF RIGHT-OF-WAY. COVERT PERMITS SHALL BE OBTAINED BY THE OWNER OF ALL RIGHTS OF THE JOB OR RIGHT.
- 3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORM. SANITARY MANHOLES SHALL BE INSTALLED TO BE PROTECTED BY THE INDUSTRIAL USER AND THE COVER SHALL BE INSTALLED TO BE PROTECTED BY THE INDUSTRIAL USER AND THE COVER SHALL BE INSTALLED TO BE PROTECTED BY THE INDUSTRIAL USER.
- 4. A MANHOLE FLOOR ON FLOOR LEVEL SHALL BE FINISHED AND INSTALLED IN ACCORDANCE WITH THE STRAIL. THE FLOOR MUST BE SET TO ACCURATELY MAINTAIN ALL APPROVED FLOW LEVELS. PRIOR TO INSTALLATION OF THE FLOOR, THE FLOOR SHALL BE FINISHED BY THE SANTA FE COUNTY UTILITIES DIVISION.
- 5. IN ORDER TO CONTROL VIBRATION AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SIDING ON THE MANHOLE WALLS FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SHOWN IN TABLE 1 FOR THE MANHOLE SIZE. OUTLET STRENGTH LINES MUST BE DESIGNED TO CONVERT THE MANHOLE DESIGN FLOWS WITHOUT CAUSING A SIGNIFICANT CONDITION IN THE FLOOR.

CONSTRUCTION NOTES

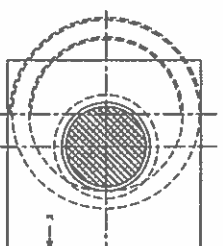
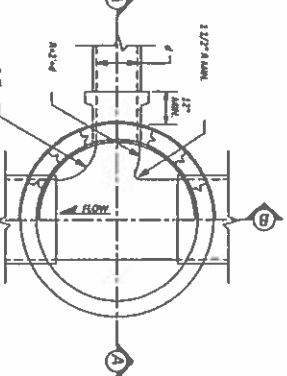
- A. ALL MANHOLE SIZES, AREA SECTIONS AND HALF SIZE TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- B. FRAME & COVER FOR NON-TURBO MANHOLES SHALL BE 24" X 24" X 4" S.P. CONCRETE OR 24" X 24" X 4" S.P. CONCRETE WITH REINFORCEMENT PER COUNTY SPECIFICATIONS.
- C. CONCRETE JOINT SUPPORT SHALL BE LOCATED OUTSIDE THE MANHOLE TO BE FULL OF PORTLAND CEMENT MORTAR TO BE FINISHED.
- D. PRECAST REINFORCED CONCRETE SHALL BE MANUFACTURED BY A MANHOLE MANUFACTURER APPROVED BY THE SANTA FE COUNTY UTILITIES DIVISION.
- E. CONCRETE JOINTS USE 2000 PSI CONC. WITH TYPE I GEMTITE, FILLERS TO MATCH TO JOINT AND SLOPE ONE INCH PER FOOT.
- F. MANHOLE JOINT COUPLINGS TO BE AS SHOWN & AS SHOWN SPEC FOR RESIDENT CONNECTIONS BETWEEN PRECAST CONCRETE MANHOLE STRUCTURES AND PIPES. RESIDENT CONNECTIONS TO BE AS SHOWN IN TABLE 1.
- G. 6" S.W. Q.1000/1000 SHALL BE USED FOR ALL JOINTS.
- H. 8" FIBERGLASS AND SACHET COUPLINGS TO BE AS SHOWN IN SECTION.
- I. 2" R. 2.0" COUPLING SHALL BE AS SHOWN IN SECTION.
- J. FLOOR DRAINAGE SHALL BE AS SHOWN IN SECTION.
- K. SLOPE PER TABLE 1.

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- J. FLOOR DRAINAGE SHALL BE AS SHOWN IN SECTION.
- K. SLOPE PER TABLE 1.



PLAN VIEW
@ X-SECTION

PLAN VIEW
@ X-SECTION

GENERAL NOTES

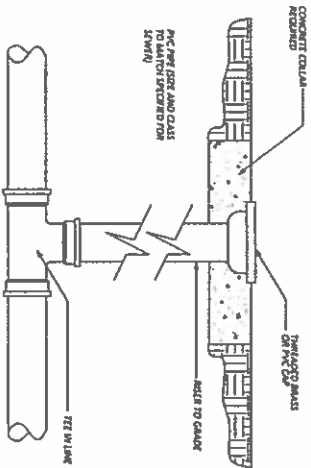
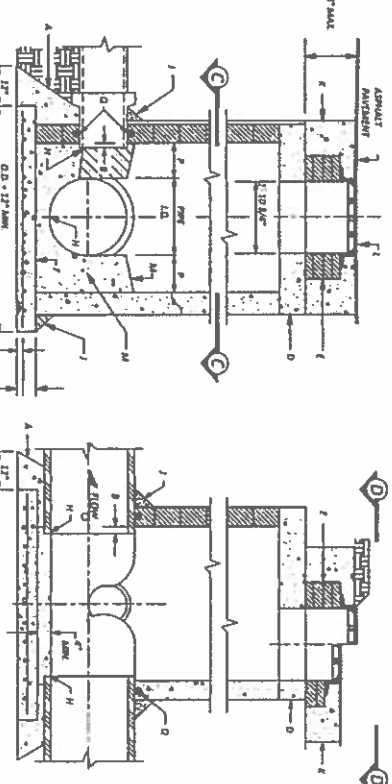
- 1. NOT APPROVED MANHOLES SHALL BE MANHOLES.
- 2. CONSTRUCTION SHALL BE TO THE MANHOLE TYPE SHOWN.
- 3. MANHOLE TYPE SHALL BE 24" X 24" X 4" S.P. CONCRETE OR 24" X 24" X 4" S.P. CONCRETE WITH REINFORCEMENT PER COUNTY SPECIFICATIONS.
- 4. MANHOLE COVER SHALL BE 24" X 24" X 4" S.P. CONCRETE OR 24" X 24" X 4" S.P. CONCRETE WITH REINFORCEMENT PER COUNTY SPECIFICATIONS.
- 5. MANHOLE COVER SHALL BE 24" X 24" X 4" S.P. CONCRETE OR 24" X 24" X 4" S.P. CONCRETE WITH REINFORCEMENT PER COUNTY SPECIFICATIONS.
- 6. MANHOLE COVER SHALL BE 24" X 24" X 4" S.P. CONCRETE OR 24" X 24" X 4" S.P. CONCRETE WITH REINFORCEMENT PER COUNTY SPECIFICATIONS.

PROFILE VIEW
@ X-SECTION

PROFILE VIEW
@ X-SECTION

NOT TO SCALE

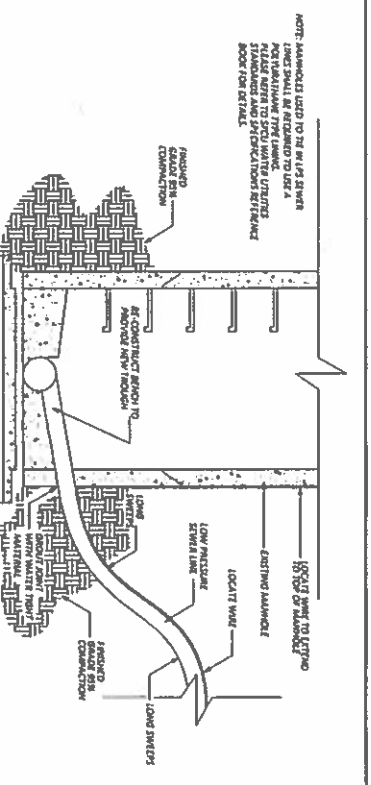
MANHOLE TYPE "C" DETAIL / DWG. # SAS-14



INDUSTRIAL PRE-TREATMENT SAMPLE POINT
(IPSP)

NOT TO SCALE

NOTE: THE MANHOLE TYPE IS SHOWN IN PROFILE IN CONSTRUCTION FROM THE FLOOR TO THE TOP OF THE COVER. THE COVER SHALL BE INSTALLED TO THE FLOOR FINISH OF THE BUILDING OR THE FINISH OF THE ROAD SURFACE, WHICHEVER IS DEEPER.



LOW PRESSURE SEWER MAIN CONNECTION TO
GRAVITY SEWER MAIN MANHOLE

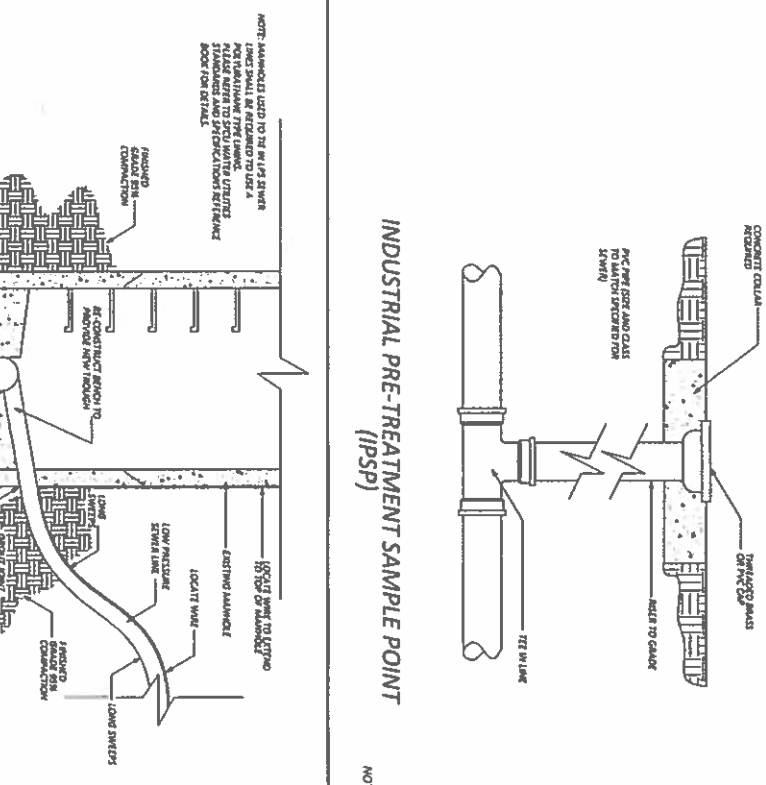
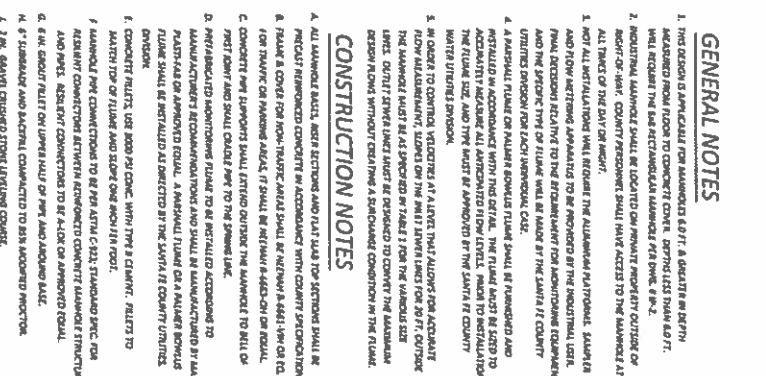
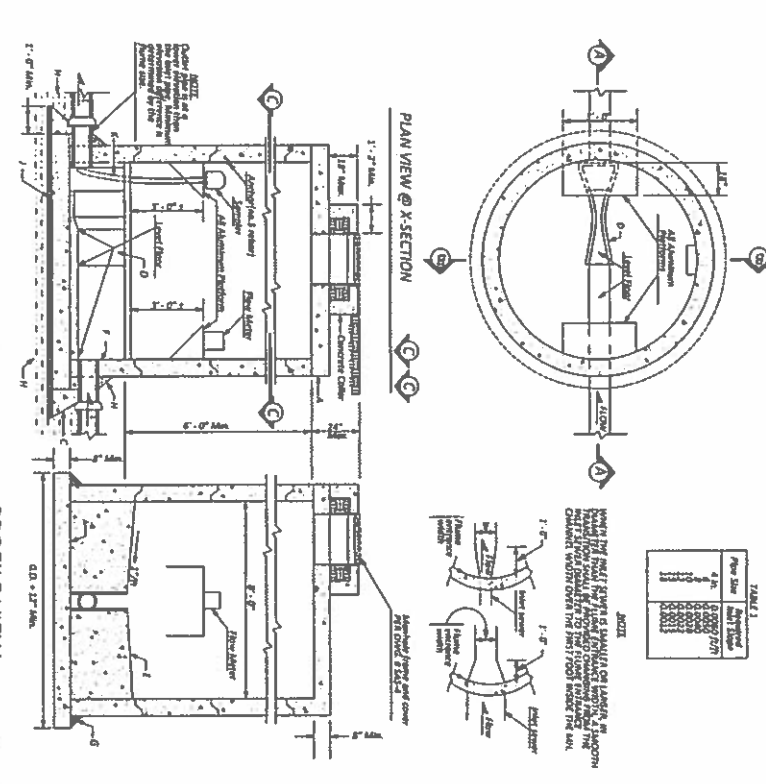
NOT TO SCALE

SANITARY SEWER METERING MANHOLE DETAIL (8 FT. DIA.) / DWG # IP-1

PROFILE VIEW
@ X-SECTION

PROFILE VIEW
@ X-SECTION

NOT TO SCALE



REVISION	SYMBOL	DATE	BY

SANTA FE COUNTY
WATER UTILITIES DIVISION 424 NM 559,
SANTA FE, NM 87507

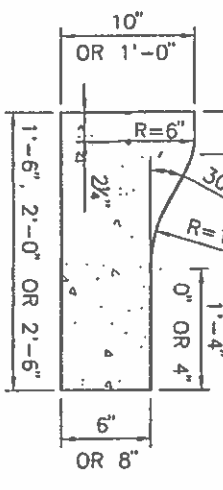
PROJECT NAME
SANTA FE COUNTY SANITARY SEWER STANDARD
CONSTRUCTION DETAILS

APPROVED BY: P. GUERREIRO, PE
DATE: 06/12/2012
DRAWN BY: P. CASAS

SCALE: NA
SHEET NO: 37

N136-53

	1'-6"	2'-0"	2'-6"
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



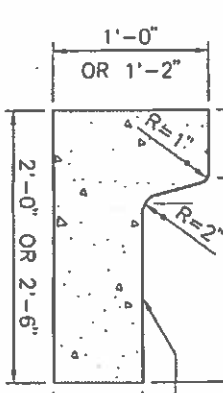
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

	1'-6"	2'-0"	2'-6"
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		



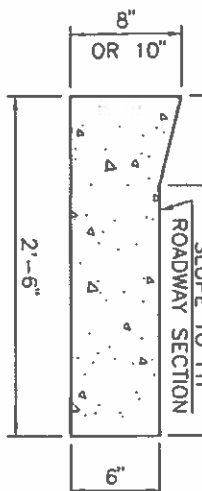
CONCRETE BARRIER CURB AND GUTTER TYPE "D"

	2'-0"	2'-6"
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



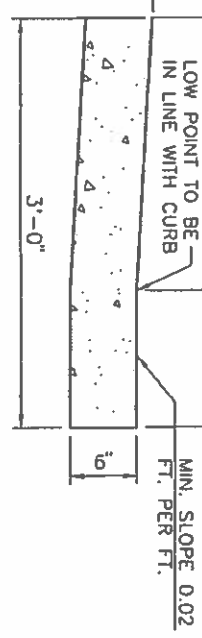
CONCRETE BARRIER CURB AND GUTTER TYPE "B"

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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	



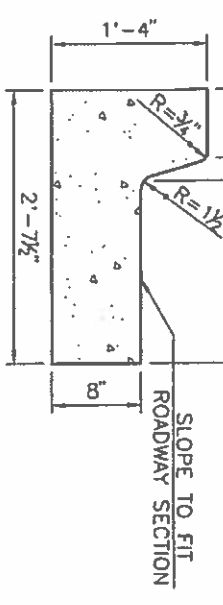
CONCRETE VALLEY GUTTER

	2'-0"	3'-0"
CROSS SECTION AREA, SQ. FT.	1.500	
CU. YD. VOLUME PER 100 LIN. FT.	5.556	



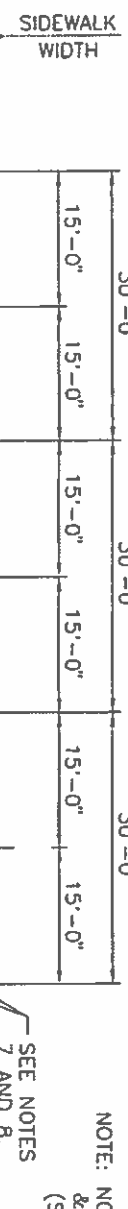
CONCRETE VALLEY GUTTER

	2'-0"	2'-6"
CROSS SECTION AREA, SQ. FT.	2.113	
CU. YD. VOLUME PER 100 LIN. FT.	7.824	

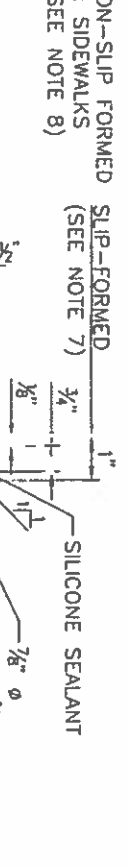


CONCRETE BARRIER CURB AND GUTTER TYPE "C"

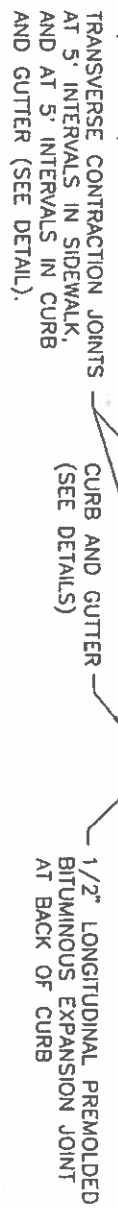
- GENERAL NOTES**
1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A".
 2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
 3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS 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.



CONCRETE BARRIER CURB AND GUTTER TYPE "D"



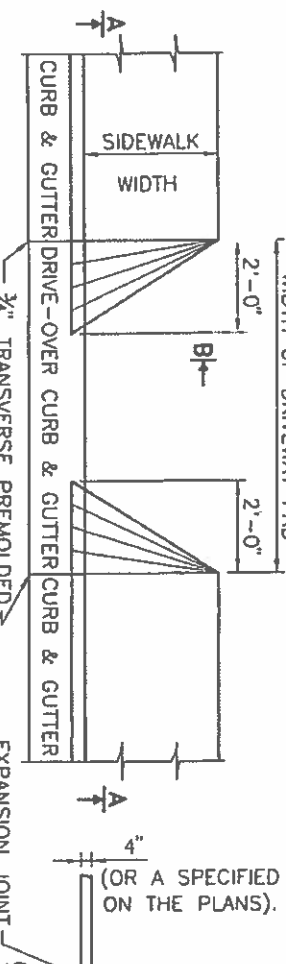
CONCRETE VALLEY GUTTER



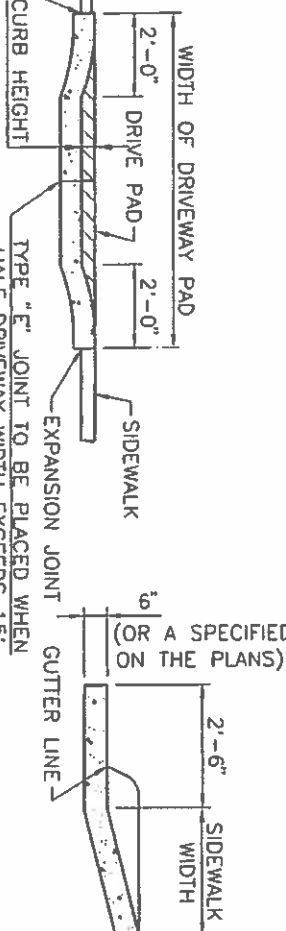
CONCRETE CURB AND GUTTER AND SIDEWALK



CONCRETE CURB AND GUTTER AND SIDEWALK



CONCRETE CURB AND GUTTER AND SIDEWALK



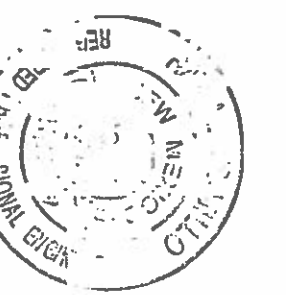
CONCRETE CURB AND GUTTER AND SIDEWALK



TRANSVERSE CONTRACTION JOINT



SEALED EXPANSION JOINT



NO.	DATE	REVISIONS (OR CHANGE NOTICES)	DESCRIPTION
1	9/9/09	YML	ADDED DETAILS

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
SIDEWALK
CURB AND GUTTER
NBO-5B

DESIGNED BY _____ DRAWN BY SKL CHECKED BY YML
609-01-1/1
1 of 1

SP 027
19D



New Mexico DEPARTMENT OF
TRANSPORTATION

October 8, 2015

Jose E. Larranaga,
Development Review Team Leader
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87504-0276

RE: CDRC CASE#ZA/PP/DP 14-5491 Saleh

Dear Mr. Larranaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the Master Plan Amendment and Preliminary & Final Development Plan for Phase I and II and Final Development Plan for Phase I on 64 acres to be utilized as a mixed use Development. The proposed development is within the County of Santa Fe, New Mexico and consists of several types of Land uses off our roadway system.

We are in agreement with your findings and recommendations that this development will not impact our State transportation system. We therefore approve the study.

Please feel free to contact me at (505)995 7802 if you have any questions.

Sincerely

M S JAWADI, P.E.

District 5 Asst. Traffic Engineer

Cc: Habib Abi-Khalil, Acting District Engineer
Javier Martinez, District 5 Traffic Engineer
Jeremy Lujan, Property Management Unit

Susana Martinez
Governor

Tom Church
Interim Cabinet Secretary

Commissioners

Pete Rahn
Chairman
District 3

Ronald Schmeits
Commissioner
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6





SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lt. Governor

NEW MEXICO ENVIRONMENT DEPARTMENT

Harold Runnels Building
1190 South St. Francis Drive (87505)
P.O. Box 5469, Santa Fe, NM 87502-5469
Phone (505) 827-0187 Fax (505) 827-0160
www.env.nm.gov



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

MEMORANDUM

TO: Jose E. Larrañaga
Development Review Team Leader
Santa Fe County

FROM: Sandra Gabaldón
Surface Water Quality Bureau
New Mexico Environment Department

SUBJECT: CDRC CASE # ZA/PP/FP/DP 14-5491 Saleh

DATE: October 16, 2015

The U.S. Environmental Protection Agency (USEPA) requires National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) coverage for stormwater discharges from construction activities (such as clearing, grading, excavating and stockpiling) that disturb (or re-disturb) one or more acres, or small sites that are part of a larger common plan of development or sale. The provided description of CDRC Case #ZA/PP/FP/DP 14-5491 Saleh, in Santa Fe County, New Mexico may be considered larger than one acre. Prior to discharging stormwater, construction operators must obtain coverage under an NPDES permit.

Among other things, this permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared for the site, including support and staging areas, and that appropriate Best Management Practices (BMPs) be installed and maintained both during and after construction to prevent, to the extent practicable, pollutants (primarily sediment, oil & grease and construction materials from construction sites) in stormwater runoff from entering waters of the U.S. This permit also requires that permanent stabilization measures (re-vegetation, paving, etc.) and permanent stormwater management measures (stormwater detention/retention structures, velocity dissipation devices, etc.) be implemented post-construction to minimize, in the long term, pollutants in stormwater runoff from entering these waters.

Part 9 of the 2012 CGP includes permit conditions applicable to specific states, Indian country lands, or territories. In the State of New Mexico, except on tribal land, permittees must ensure that there is no increase in sediment yield and flow velocity from the construction site (both

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during and after construction) compared to pre-construction, undisturbed conditions (see Subpart (9.4.1.1 of the 2012 CGP).

USEPA requires that all “operators” (see Appendix A of the CGP) obtain NPDES permit coverage by submitting an electronic Notice of Intent (eNOI) for construction projects. Generally, this means that at least two parties will require permit coverage. The owner/developer of the construction project who has operational control over project specifications, the general contractor who has day-to-day operational control of those activities at the site, which are necessary to ensure compliance with the SWPPP and other permit conditions, and possible other “operators” will require appropriate NPDES permit coverage for this project.

The CGP was re-issued effective February 16, 2012. The CGP, NOI, Fact Sheet and Federal Register notice are available at: <http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>

NBG-61



NEW MEXICO
ENVIRONMENT DEPARTMENT



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

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

RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

September 21, 2015

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

RE: CDRC CASE # ZA/PP/FD/DP 14-5491 Saleh

Dear Mr. Larrañaga:

I have reviewed the correspondence you provided concerning the referenced development and offer the following comments relating to the proposed on-site treatment and disposal of liquid waste.

On page 8 of the submittal, it states that "a permit for this system has been granted by NMED." Although a liquid waste permit application is currently being reviewed by my office [the Environmental Health Bureau (EHB) of NMED], no permit has been granted as of today's date (Sep. 21).

Additionally, the proposed uses include a funeral home/cemetery. Due to the various chemicals used in funeral homes, and the other components typically found in funeral home wastewater streams, the wastewater generated by a funeral home is regulated by the Ground Water Quality Bureau (GWQB) rather than EHB, and will require obtaining a Discharge Permit (DP) from GWQB rather than a liquid waste permit from EHB. Any liquid waste permit granted by EHB will specifically reference that funeral home wastewater is excluded.

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

Sincerely,

Bill Brown
Liquid Waste Specialist, District 2
New Mexico Environment Department

NBC-62

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION MEMORANDUM

Date: September 21, 2015

To: Jose Larranaga, Land Use Department

From: Paul Kavanaugh, Engineering Associate Public Works
Johnny P. Baca, Traffic Manager Public Works

Re: CDRC CASE # ZA/PP/FP/DP 14-5491 Saleh Development.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads). The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated on the east of Richards Avenue and Dinosaur Trail, south of Interstate 25. The applicant is requesting a Master Plan Amendment to clarify for the record that Saleh will be subdivided, Preliminary Plan Approval, Final Development Plan Approval and Development Plan Approval for a Mixed Use Subdivision on approximately a 64 acre tract.

Access:

The applicant is proposing to access the proposed development from a temporary Twenty-Four (24') feet, base course road at Richards Avenue/Dinosaur Trail for the first phase of the project. The existing 3-way traffic signal (Dinosaur Trail/Richards Avenue intersection) will be modified to be a 4-way signal. At present Richards Avenue is a two lane, paved roadway 24 feet in width, with two driving lanes and shoulders. The posted speed limit is 40 MPH south of the I-25 overpass. Richards Avenue was constructed in the early 1980's to Collector road standards with an estimated Average Daily Traffic of 1000 - 1999 vehicles per day. Richards Avenue's current Average Daily Traffic is 10,959 vehicles per day, which means it is operating as a major Arterial/Highway. Saleh Master Plan is proposing two internal roads for the Mixed Use Subdivision. The project is proposing two internal roads for Phase I, one temporary base course road and a Village Street which comply with the Community College District standards.

Conclusion:

Public Works has reviewed the plans submitted by your engineer Design Egnuity, dated September 15, 2015, and feels that they can support the above mentioned project for Master Plan Approval Amendment, Preliminary Plan Approval, Final Development Plan Approval and Development Plan Approval with the following conditions;

- Applicant shall add to Note # 4 on sheet 2B "Phase I, Dinosaur Trail connection is to be vacated by development at the time the Northeast Connector is constructed".
- Applicant shall change Driving Lane from 11' to 10' and parking from 6' to 7' on sheet 5, Saleh Avenue, village street cross section, as per the Community College District Ordinance.

- Applicant shall place note on sheet 9, "*General Construction Permits Notice of Intent shall be submitted by the Developer and Contractor to Santa Fe County prior to any ground disturbance*".
- Applicant shall place note on Sheet 2B "*Financial responsibility for all street luminaires are the responsibility of the developer/development*".
- Applicant shall change Note #6 on Sheet 8 to read "*All long line striping in Richards Avenue Right of Way shall be 90 mil. Thermoplastic, and all legends shall be 100-120 mil Thermoplastic, both shall be Ribbon Extruded*".
- Applicant shall place a note on sheet 17 "*All work with in Santa Fe County Right of Way will require compliance with Ordinance 2003-1 Excavation Restoration Ordinance*".
- Applicant shall specify Base Course as Type II, BDR Base Course on sheet 5.
- Applicant shall specify Hot Mix Asphalt as SP IV- Superpave on sheet 5.
- Applicant shall install a hundred (100') asphalt apron at the Dinosaur Trail temporary access.
- Applicant shall install end sections at all culverts.
- Applicant shall install wire enclosed riprap erosion control at all culverts outlets.
- Applicant shall install W11-2 30"x30" at crosswalk on Saleh Avenue.
- Applicant shall install R1-1 30"x30" at intersection of Saleh Avenue and temporary road.
- Applicant shall anchor Type III Barricades to road way.
- Road monuments signs shall be six (6") inches with white lettering on green background.
- Applicant shall install Detectable Warning Surfaces at proposed crosswalk on Saleh Avenue.



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

October 14, 2015

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

Jose E. Larrañaga
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Saleh Master Plan Zoning Amendment, Preliminary and Final Plat for Phase I and II and Final Development Plan for Phase I.

Dear Mr. Larrañaga:

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 Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office cannot determine that 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. Accordingly, a **negative** opinion is issued.

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

Sincerely,

Molly Magnuson, P.E.
Water Use and Conservation Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBCG-65

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

DATE: October 14, 2015
TO: Molly Magnuson, P.E., Water Use and Conservation Bureau Chief
FROM: Emily Geery, Senior Water Resource Specialist
SUBJECT: Saleh Master Plan Zoning Amendment, Preliminary and Final Plat for Phase I and II and Final Development Plan for Phase I, Santa Fe County

SUMMARY

On September 15, 2015 the Office of the State Engineer (OSE) received a request to review the subdivision proposal for the Saleh Master Plan Zoning Amendment, Preliminary and Final Plat for Phase I and II and Final Development Plan for Phase I.

The submittal provides a proposal for a mixed development which will include a mix of offices, a hotel, multi-family housing, and an assisted living/nursing facility with 50% of the property dedicated to open space. The reason for the Master Plan Amendment is to clarify that Saleh will be subdivided, meaning that ultimately the project will be subdivided into a maximum of 12 lots. Also the subdivider requests a church that can seat up to 400 people be permitted. The Master Plan proposed a church that could seat up to 125 people.

The Saleh property is located on a 64 acre parcel at the corner of I-25 and Richards Avenue within Section 16, Township 16N, Range 9E. The developer proposes to have water supplied by Santa Fe County Water Utilities.

The subdivision proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirement of Section 6.4.4(a) of the Code and Section 47-6-11.F (1) of the Act. Accordingly, a **negative** opinion should be issued.

The water supply documents submitted to this office consist of a Letter from the Developer, Assignment of Rights in Water Service Agreement, Disclosure Statement, the Declaration of Protective Covenants, Declaration of Covenants and Water Restrictions, Water Budget, and Plat.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

The developer provided a water budget and has quantified the subdivision's annual water requirements as 2.46 acre feet per year for Phase I. The water budget does not reflect the developer's request to increase the size of the church from 125 seats to 400 seats. The water budget was not updated and estimates 48,874 gallons per year for both size churches.

NBC-666

This review could not be completed as a water budget for Phase II was not provided. This office recommends that the developer provide this information so an analysis of the Phase II requirements can be completed.

The developer describes water conservation measures in the covenants pursuant to section 6.6.2 of the Code.

WATER AVAILABILITY ASSESSMENT

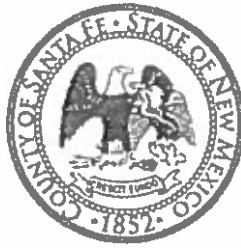
Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability. The proposal states that the development is within Santa Fe County Water Utilities' service area boundary. However, the developer did not provide a letter of intent from the water provider, therefore a review of the County's water rights was not completed. The developer provided an *Assignment of Rights in Water Service Agreement* that states the developer owns three acre-feet of water rights.

Based on the information provided, this office has determined, as required by Section 47-6-11.F (1) of the Act, that the developer cannot fulfill the statements in the proposals concerning water availability at this time. This office is prepared to re-evaluate the referenced proposal when the necessary water rights applications have been completed.

Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



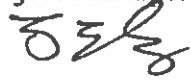
Kathy Holian
Commissioner, District 4


Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: *October 16, 2015*

TO: *Jose E. Larranaga, Development Review Team Leader*

FROM: *Sandra Ely, Project Manager III and Gerald Schoeppner, Santa Fe County Hydrologist* 

VIA: *Claudia Borchert, Utilities Division Director*  *for CB*

REGARDING: *Technical Review and Conditions for Approval of Proposed Master Plan Amendment, Final Development Plan and Final Subdivision Plat Approvals, Saleh (Case # ZA/PP/FP/DP 14-5491)*

Summary: The Santa Fe County Utilities (SFCU) Division is requesting that the applicant 1) provide additional water budget information, 2) comply with previous conditions of approval and, 3) make specific revisions to the *Saleh Master Plan Amendment and Development Plan and Subdivision Plat for Saleh Phase I*.

Introduction: SFCU reviewed the September 10, 2015 submittal from Design Egnuity on behalf of Senemar, LLC, concerning approval of the application for a Master Plan amendment for Phase 1 and 2 for property to be developed at the southeast corner of I-25 and Richards Ave. The applicant is also seeking Final Development Plan and Final Subdivision Plat approval for Phase 1 of the project. The development project is referred to as "Saleh".

In the proposed amendment to the Master Plan, Saleh requests that the project be subdivided into 12 commercial lots, three in Phase 1 and up to nine in Phase 2, and to allow a 400 seat church/religious institution in Phase 1 instead of the originally proposed 125 seat church.

Background: The current Saleh Master Plan includes approximately 64 acres of undeveloped property that is proposed to be developed for mixed use. In the current Master Plan, the first phase consists of 24.26 acres and includes a 125 seat church, funeral home, cemetery, horse stables, and storage facility with a proposed water budget of 2.46 acre-feet/year. The second phase, slated to be constructed upon completion of the northeast connector, consists of 35.68 acres and will include a mixed commercial district, potentially including medical offices, a hotel, restaurants, business offices, and retail shops. The September 10, 2015, packet did not include a water budget for the second phase. The total proposed water budget for Phase 1, including the 20% add-ons required by Resolution 2006-57, is 2.952 acre-feet/year. The project has 3 acre-feet assigned in a Water Contract of Esmail Haidair (dated November 10, 1994; "Water Contract"), which was originally granted to Greer Enterprises, Inc., and then assigned to Taurus Group, Inc.

Water Budget

Design Enginuity provided a water budget for Phase 1 of 2.46 acre-feet/year, but does not provide enough information for certain facilities to assess whether the budget for the entire Phase 1 is appropriate. Please have the applicant address the following water usage issues:

1. Stables:
 - a. The applicant proposes a water use of 10 gallons/day/horse. References and other applications submitted to SFCU indicate a use of 10-15 gal/day/horse with an average of 13 gal/day/horse, which is what SFCU normally uses. **Please have the applicant revise their water budget to include 13 gal/day/horse or justify their proposed water use of 10 gal/day/horse.**
 - b. The applicant proposes a water use of 20 gal/person/day for people using the horse facility, but does not specify how many days a year or people per day will use the horse facility. **Please have the applicant specify usage of the horse facility, revise water use if applicable, and provide supporting documentation.**
2. Cemetery: The applicant's water budget allows for the proposed 50 trees (consistent with water use for trees at other facilities within Phase 1); but, does not include additional water needed for native grasses. **Please have the applicant provide the acreage of the cemetery that will have native grass, revise the water use if applicable, and provide supporting documentation; or, have the applicant justify their proposed water budget for the cemetery.**
3. Lot Landscaping: The applicant states that 0.92 acre will be irrigated. If the irrigation requirements for lot landscaping are the same as for a city park, the water usage would be substantially more than what the applicant proposes (using the City of Santa Fe's standard formula by water use category). However, the applicant does state that "commercial lots require cisterns for lot irrigation" and the water use is projected for "low rainfall periods only." **Please have the applicant provide more information on the lot landscaping to support their water budget including a proposed contingency plan if the cistern is unable to fill during periods of less rain.**

Water Service

SFCU provided Design Enginuity with a Water/Sewer Availability letter dated January 13, 2015. If, after the water budget items above are addressed, the water budget for Phase 1 remains unchanged, the January 13, 2015 letter is still valid for Phase 1 and Phase 2, provided the water budget of 67.8 acre-feet/per for Phase 2 does not increase. The total water budget for the project, including the 20% add-on required by Resolution No. 2006-57, is 84.312 acre-feet/year

The Saleh Master Plan was approved, with conditions, by the Board of County Commissioners (BCC) at the April 14, 2015, meeting as Case # V/MP 14-5490. There are a few conditions of BCC approval related to water service that have not yet been met:

1. "Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan." As required by the

- BCC, Saleh will need a Water Delivery and Line Extension Agreement with SFCU prior to approval of the Preliminary Development Plan for Phase 1.
2. The "Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Plat Development Plan." As reiterated in the Water/Sewer Availability letter, in order to use the 3 acre-feet available under the Water Contract, Esmail Haidair must fulfill the terms and conditions of the Water Contract. In particular, the Water Contract obligates Saleh to pay a service charge of \$92/month per acre-foot to SFCU. As of September 22, 2015, Saleh had a balance of \$7,452 in service charges. As required by the BCC, outstanding service charges need to be paid prior to approval of the Preliminary Plat Development Plan for Phase 1.
 3. "Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-feet/year demand through the City system prior to Preliminary Plat Development Plan." The total water budget for Phase 1 is less than three acre-feet/year and well below the water budget proposed for the total project. However, a letter from the City identifying additional water utility infrastructure requirements is still needed prior to approval of the Preliminary Plat Development Plan for Phase 1.

A preliminary technical review of the *Saleh Master Plan Amendment and Development Plan and Subdivision Plat For Saleh Phase I* yielded the following comments:

1. Note #3, Sheet 13 – Revise to have contractor notify SFCU in writing 10 business days prior to installing the tapping sleeve on the existing 16" concrete cylinder pipe (CCP).
2. Note 4, Sheet 13 – Revise note to require that the tapping operation be performed while pipe is live (pressurized). Be advised that this 16" CCP is equipped with minimal valves and therefore shutdown of this line (or the extended customer outage that would result from shutdown) is not acceptable.
3. Standard Install List, Sheet 13 – Revise "A" to require submittal of all equipment /methods to be used for the tapping procedure to be reviewed by SFCU prior to procedure.
4. Drawing, Sheet 13 – Identify 16" water line on Richard's Avenue as 16" CCP.
5. Technical Note #47, Sheet 17 – Revise to address 16" CCP.
6. Valve Detail, Sheet 18A – Detail shows a butterfly valve, but should show a gate valve.
7. Standard Detail of ¾ Service Meter and Vault, Sheet 18B – Detail needs to be updated and should not contain footnote "***1". SFCU can provide its up-to-date standard detail for service connections.
8. General Note – The line tap to be done on the 16" CCP on Richard's Avenue will involve removal and replacement of asphalt on Richards Avenue and will require a traffic control plan. Please include details for both in this plan set.

Other comments on the Phase I plans will likely be forthcoming following a more thorough review, which will be done in the context of the terms set forth in an approved Water Service Agreement.

Sewer Service

SFCU does not provide wastewater service in the project area. Saleh will construct an onsite wastewater system for Phase 1 that will be owned and operated by Saleh. As required by the BCC for approval of the Master Plan at the April 14, 2015, meeting, Saleh shall seek to have wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX:
505-995-2740 www.santafecountynm.gov

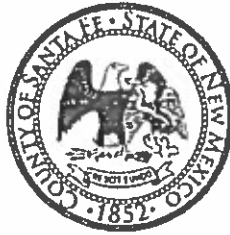
N136-70

wastewater for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environment Department or the Water Quality Control Commission, as appropriate.

Henry P. Roybal
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

DATE: November 3, 2015

TO: Jose E. Larranaga, Development Review Team Leader

FROM: Sandra Ely, Project Manager III, and Gerard Schoeppner, Santa Fe County Hydrologist

VIA: Claudia Borchert, Utilities Division Director

REGARDING: Technical Review and Conditions for Approval of Proposed Master Plan Amendment, Final Development Plan and Final Subdivision Plat Approvals, Saleh (Case # ZA/PP/FP/DP 14-5491)

Summary: The Santa Fe County Utilities (SFCU) Division recommends that the applicant pay outstanding service charges prior to recording of the Final Plat for Phase 1, and that the Water Delivery and Line Extension Agreement between the applicant and SFCU be finalized prior to approval of the Final Plat for Saleh Phase 1 by the Board of County Commissioners (BCC).

Introduction: This memo is a revision to the October 16, 2015 technical memo and was drafted after receiving additional information from the applicant. SFCU reviewed the September 10, 2015 submittal from Design Enginuity on behalf of Senemar, LLC, concerning approval of the application for a Master Plan amendment for Phase 1 and 2 for property to be developed at the southeast corner of I-25 and Richards Ave. The applicant is also seeking Final Development Plan and Final Subdivision Plat approval for Phase 1 of the project. The development project is referred to as "Saleh".

In the proposed amendment to the Master Plan, Saleh requests that the project be subdivided into 12 commercial lots, three in Phase 1 and up to nine in Phase 2, and to allow a 400 seat church/religious institution in Phase 1 instead of the originally proposed 125 seat church.

Background: The current Saleh Master Plan includes approximately 64 acres of undeveloped property that is proposed to be developed for mixed use. In the current Master Plan, the first phase consists of 24.26 acres and includes a 125 seat church, funeral home, cemetery, horse stables, and storage facility with a proposed water budget of 2.47 acre-feet/year. The second phase, slated to be constructed upon completion of the northeast connector, consists of 35.68 acres and will include a mixed commercial district, potentially including medical offices, a hotel, restaurants, business offices, and retail shops. The September 10, 2015, packet did not include a water budget for the second phase. The project has 3 acre-feet assigned in a Water Contract of Esmail Haidair (dated

November 10, 1994; "Water Contract"), which was originally granted to Greer Enterprises, Inc., and then assigned to Taurus Group, Inc.

Water Budget

Design Engenuity provided a water budget by year for Phase 1 as it is developed over a three year period as well as a water budget for full build out which totals 2.47 acre-feet/year. The total proposed water budget for Phase 1, including the 20% add-ons required by Resolution 2006-57, is 2.964 acre-feet/year. The water budget is appropriate for the project and is within the 3 acre-feet per year assigned in the Water Contract.

Water Service

SFCU provided Design Engenuity with a Water/Sewer Availability letter dated January 13, 2015. Because the water budget for Phase 1 remains unchanged, the January 13, 2015 letter is still valid for Phase 1 and Phase 2, provided the water budget of 67.8 acre-feet/per for Phase 2 does not increase. The total water budget for the project, including the 20% add-on required by Resolution No. 2006-57, is 84.312 acre-feet/year

The Saleh Master Plan was approved, with conditions, by the Board of County Commissioners (BCC) at the April 14, 2015, meeting as Case # V/MP 14-5490. There are a few conditions that need to be addressed:

1. "Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan." Staff is working with the applicant on a Water Delivery and Line Extension Agreement and anticipates that it will be ready for consideration by the BCC at the January 12, 2016 meeting. **SFCU recommends that the Water Delivery and Line Extension Agreement between the applicant and SFCU be finalized prior to approval of the Final Plat for Phase 1 by the BCC.**
2. The "Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Plat Development Plan." As reiterated in the Water/Sewer Availability letter, in order to use the 3 acre-feet available under the Water Contract, Esmail Haidair must fulfill the terms and conditions of the Water Contract. In particular, the Water Contract obligates Saleh to pay a service charge of \$92/month per acre-foot to SFCU. As of September 22, 2015, Saleh had a balance of \$7,452 in service charges. SFCU is working with the applicant to address the outstanding service charges. **SFCU recommends that the applicant pay outstanding service charges prior to recording of the Final Plat for Phase 1.**

A preliminary technical review of the *Saleh Master Plan Amendment and Development Plan and Subdivision Plat For Saleh Phase 1* yielded the following comments:

1. Note #3, Sheet 13 – Revise to have contractor notify SFCU in writing 10 business days prior to installing the tapping sleeve on the existing 16" concrete cylinder pipe (CCP).
2. Note 4, Sheet 13 – Revise note to require that the tapping operation be performed while pipe is live (pressurized). Be advised that this 16" CCP is equipped with minimal valves

- and therefore shutdown of this line (or the extended customer outage that would result from shutdown) is not acceptable.
3. Standard Install List, Sheet 13 – Revise “A” to require submittal of all equipment /methods to be used for the tapping procedure to be reviewed by SFCU prior to procedure.
 4. Drawing, Sheet 13 – Identify 16” water line on Richard’s Avenue as 16” CCP.
 5. Technical Note #47, Sheet 17 – Revise to address 16” CCP.
 6. Valve Detail, Sheet 18A – Detail shows a butterfly valve, but should show a gate valve.
 7. Standard Detail of $\frac{3}{4}$ Service Meter and Vault, Sheet 18B – Detail needs to be updated and should not contain footnote “**1”. SFCU can provide its up-to-date standard detail for service connections.
 8. General Note – The line tap to be done on the 16” CCP on Richard’s Avenue will involve removal and replacement of asphalt on Richards Avenue and will require a traffic control plan. Please include details for both in this plan set.

The applicant has agreed to incorporate the recommendations above into the Plat for Phase 1. Other comments on the Phase I plans will likely be forthcoming following a more thorough review, which will be done in the context of the terms set forth in an approved Water Delivery Agreement.

Sewer Service

SFCU does not provide wastewater service in the project area. Saleh will construct an onsite wastewater system for Phase 1 that will be owned and operated by Saleh. As required by the BCC for approval of the Master Plan at the April 14, 2015, meeting, Saleh shall seek to have wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community wastewater for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environment Department or the Water Quality Control Commission, as appropriate.

Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	October 13, 2015		
Project Name	Saleh Subdivision		
Project Location	4800 Richards Avenue		
Description	Master plan amendment & Final development plan and plat	Case Manager	Jose Larranaga
Applicant Name	Design Enginuity	County Case #	ZP/PP/FP/DP 14-5491
Applicant Address	P.O. Box 2758 Santa Fe, NM 87504	Fire District	La Cienega
Applicant Phone	505-989-3557		
Review Type	Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Sprinklers <input type="checkbox"/> Hydrant Acceptance <input type="checkbox"/> Master Plan <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final <input checked="" type="checkbox"/> Inspection <input checked="" type="checkbox"/> Lot Split <input type="checkbox"/> Wildland <input type="checkbox"/> Variance <input type="checkbox"/>		
Project Status	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

Summary of Review

- Turnarounds for emergency vehicle purposes such as a cul-de-sac conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department shall be provided at each end of the uncompleted Phase I Saleh Avenue. (*page #2*)
- Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants and/or relocation of fire hydrants shown within the submittal packet may be required. (*page #5*)
- No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal. (*page #5*)
- Per plan notes: Storage facility, and other structures as required by the Santa Fe County Fire Marshal shall have fire suppression systems approved by the Fire Marshal...(*page #5*)

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Per submitted plans the walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

Curbs or signage adjacent to buildings, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de sacs over 250' in length).

Turnarounds for emergency vehicle purposes such as a cul-de-sac conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department shall be provided at each end of the uncompleted Phase I Saleh Avenue.

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural address(es) shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building to facilitate rapid identification for emergency responding personnel.

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Roadway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

- **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

Commercial developments/buildings may be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

- **Self Storage Units**

Construction Detail Requirements: Construction to be fire resistive or fire proof. The walls of the individual storage units within each building shall extend to the ceiling/roof creating a fire stop which eliminates the possibility of flame spread from one unit to another by direct contact. There shall be no openings between any two units.

No flammable liquids, hazardous materials, or explosive material shall be stored on the premises.

No parking shall be allowed between storage units except for loading and unloading purposes.

No mechanical, automotive or hot work shall be permitted on the premises.

No residential dwelling use shall be permitted within the storage units or in other areas not properly identified for such use.

5 lbs. ABC fire extinguishers shall be installed on each building in such a manner as not to exceed 150 feet of travel distance between extinguishers. All exterior mounted fire extinguishers shall be properly fixed in approved cabinets for protection from the elements.

All fire protection systems shall be in place, operable and inspected by this office prior to occupancy.

Fire Protection Systems

- **Water Storage/Delivery Systems**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.2 Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

- **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Section 903.4.2 Required Installations. (1997 UFC) The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

Per plans water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of ten inches in diameter.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within 500 feet as measured along the access route.

Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants and/or relocation of fire hydrants shown within the submittal packet may be required.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

Automatic Fire Protection/Suppression

Per plan notes: Storage facility, and other structures as required by the Santa Fe County Fire Marshal shall have fire suppression systems approved by the Fire Marshal. Each building Fire Department Connection (FDC) shall be within 150' of a fire hydrant.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have NST ports.

All sprinkler and alarm systems as required shall be tested and approved by the Santa Fe County Fire Department at rough-in and prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

▪ Fire Extinguishers

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private/commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

General Requirements/Comments

- **Inspections/Acceptance Tests**

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

- **Permits**

As required

Final Status

Recommendation for Master/ Preliminary/Final Development Plan approval

Tim Gilmore, Inspector


Code Enforcement Official

10-15-15
Date

Through: David Sperling, Chief

File: DevRev/LC/Saleh/100815

Cy: Buster Patty, Fire Marshal *BP*
Land Use
Applicant
District Chief
BC&Regional Lt.
File



MEMORANDUM

DATE: October 16, 2015

TO: Jose E. Larranaga
Development Review Team Leader

FROM: Maria Lohmann, Open Space and Trails Planner
Planning Division, Growth Management Department

RE: CDRC CASE # ZA/PP/FP/DP 14-5491 Saleh

I have reviewed the case submittal for technical accuracy and for compliance with the Sustainable Growth Management Plan (SGMP), and the Santa Fe Community College District Plan and Ordinance, and I have the following comments:

Background

- Open Space within the Santa Fe Community College district is to be a continuous system of natural and developed spaces that include arroyo corridors, mountains, natural hillsides, buffers between development areas, open corridors along roads, parks, play fields and plazas. New development within the District will generally provide 50% of the development area in open space. It is estimated that when all of the natural and developed open space elements are combined the District open space system will include over 50% of the total land area and exceed 8,500 acres.
- The open space system for the Santa Fe Community College District is to be comprised of many elements, including parks, plazas and developed open space and trail corridors. Developed open space may include parks, plazas, play fields, tot lots and community gardens and other types of open space use that support community recreation or community agricultural activities. Trail corridors will provide trail connections to supplement the transportation system, provide recreational opportunities, and connect the open space system to the community.

Recommendations

Master plan is consistent with the Santa Fe Community College District plan. The site provides 58% open space, as well as park space and district trail connections.

N136-81

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: September 23, 2015

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez Development Review Specialist

VIA: Wayne Dalton, Building and Development Services Supervisor
Vicki Lucero, Building and Development Services Manager

FILE REF.: CDRC CASE # MPA/PP/FP/FDP 14-5491 Saleh Master Plan

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance # 2000-12 (Regulations for the Community College District). The request for Master Plan approval for Saleh a mixed use development. The subject property is a 64 acres parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

PARKING:

No parking is proposed within this Application. At time of Development Plan submittal the Applicant shall comply with all parking requirements within Article III, Section 9 (Parking Requirements).

ARCHITECTURAL:

No structures are proposed within this Application. The Applicant shall provide building elevations for all proposed structures at the time of Development Plan submittal

SIGNAGE:

A single project sign will be installed near the Plaza and will be relocated when Phase 2 is developed. Article VIII, § 7.14 (Sign Regulations) does not regulate project signs.

LIGHTING:

The Applicant states that lighting for the site will be kept to a minimal. The Applicant purposes to utilize a two headed LED street cut off shade lamp 20 feet in height which will be installed near the street next to the Plaza Park. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet. The Application meets the requirement set forth in Article Section 4.4.4 h.

MEMORANDUM

DATE: September 28, 2015

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Miguel Romero, Development Review Specialist Sr.

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: Case # MPA/PP/FP/FDP 14-5491 Saleh Phase 1

REVIEW SUMMARY:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code 1996-10 and Ordinance No. 2000-12 (Regulations for the Community College District). The subject property is a vacant 64 +/- acre parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

Landscaping

The Applicant is proposing to plant trees every forty (40) feet apart along the roadways. Eight trees, four ponderosa pine and four green ash will be planted in the Plaza park. A Crusher fine trail will circle the park and in the middle of the park a mixture of natural grass will be planted in the park along with flowering trees, shade trees, flower beds and a small lawn will be installed. The Applicant is proposing to utilize a drip irrigation system to water all landscaping. However, in order to comply with the "Code" the Applicant will need to comply with Article III Section 4.4.4 f4 (Landscaping Plan). No parking is proposed at this time within the Application request for phase 1.

Water Harvesting

No structures have been proposed for phase 1. The Applicant shall refer to Ordinance No. 2003-6, 2008-4 and Santa Fe County Water Harvesting Guidelines for any additional information on water harvesting.

Additional Comments

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

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MEMORANDUM

Date: September 22, 2015

To: Jose Larranaga, Commercial Case Manager

From: John Lovato, Development Review Specialist/Terrain Management

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE # MP 14-5491 Saleh MPA/FDP/FP.

Review Summary

The Applicants are requesting Master Plan Amendment and Final Development Plan for Phase 1, and Final Plat approval for Saleh. The request also includes approval for 3 commercial lots and phase 2 will have 9 lots. The subdivision will have a maximum total of 12 lots. Saleh also request final development plan to allow a 400 seat religious institution. Phase I compromises 24.5 acres of a 64 acre site. The first phase includes 3 Commercial lots consisting of a small park, construction of a portion of Saleh Avenue, Construction of Dinosaur Trail road, and dedication of 14.16 acres of open space.

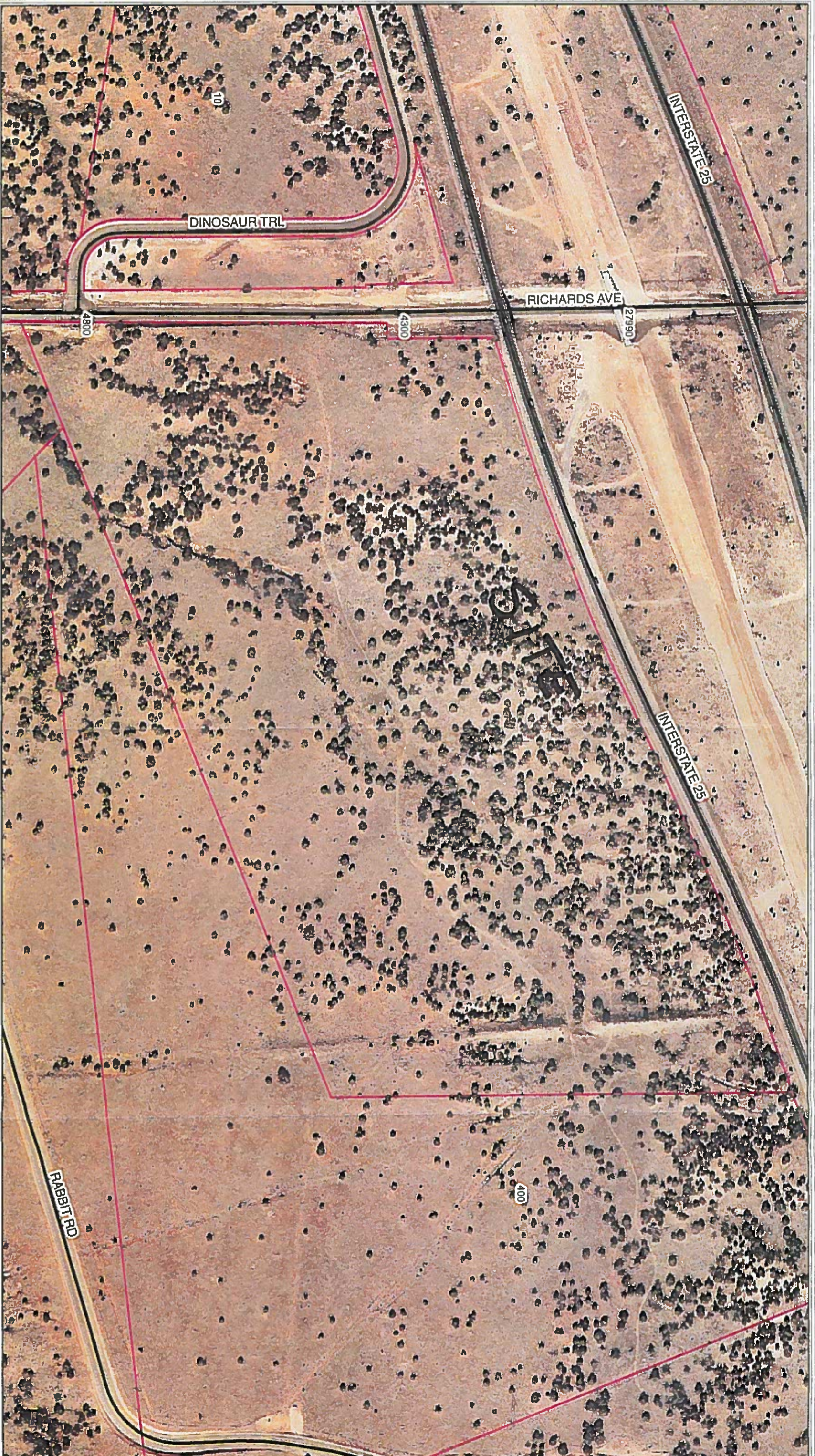
Terrain Management

Terrain Management plan for Saleh has been reviewed for compliance with the Land Development Code, Ordinance 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management. The site contains slopes less than 15% with minimum 30% slopes. Open space is dedicated to 15%-30% slopes. All Cut slopes are 2:1 and fill slopes are 3:1. All disturbed areas are restored with revegetation measures. The Plan complies with Ordinance 2000-12 Community College District, the Land Development Code requirements, and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBC-85

FEMA Flood Hazard/Erosion Control/Grading and Drainage Plan

The site is not located within a 100 year FEMA Special Flood Hazard Area. The project contains small defined drainages within the planned open space. The drainages are small tributaries that carry less than 25 cubic feet per second during a 100 year storm event. The entire site Phase 1 will drain into the central arroyo. A Check dam will be placed within the arroyo to capture site runoff. The total capacity of the ponds provided will be 18,000 cubic feet of stormwater storage and will not increase the natural drainage. The required amount needed is a total of 6,759 cubic feet as indicated within the drainage analysis. Individual lots will be required to capture lot runoff with ponding and is included in private covenants. The project complies with the Land Development Code, Ordinance 2000-12 Community College District, and Ordinance No. 2008-10, (Flood Damage Prevention and Stormwater Management).



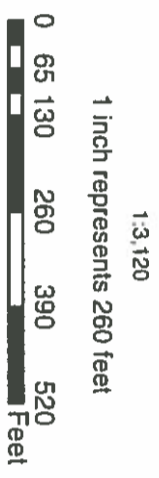
Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS

tabbler

EXHIBIT

4



2008 Imagery
2 FOOT CONTOURS

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.

NBC-87



SECTION 2 ADOPTION OF LAND SYSTEMS MAP, LAND USE ZONING MAP AND CIRCULATION MAP

1846018

- A. The Community College District Land Systems Map, the Community College District Land Use Zoning Map, and the Community College District Circulation Map attached to this Ordinance are hereby adopted and incorporated into the Land Development Code. The zoning districts depicted and shown on above referenced maps are hereby created, established and adopted.
- B. The road and trail network shown on the Community College District Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD.

SECTION 3 CCD ZONES

- A. The following zones districts are hereby created in the CCD:
 - 1. Village Zones (New Community Centers, Neighborhood Centers and Neighborhoods may be established within the Village Zones);
 - 2. Fringe Zones;
 - 3. Institutional Campus Zones;
 - 4. Employment Center Zones;
 - 5. Rural Zones; and
 - 6. Existing Neighborhood Zones.
- B. A description of the above zones and the land use and zoning regulations in the CCD are set forth in the Zoning Matrix, Exhibit 1, which is hereby adopted and incorporated into the Land Development Code. The location of the zones is based on the landscape types shown on the Land Systems Map and a description of the purpose of each is set forth in the Santa Fe Community College District Plan.
- C. Zone Boundary Definition
The zone boundaries in the Community College District have been established on the Land Use Zoning Map. These boundaries shall be refined during the Master Plan, Preliminary Development Plan and Development Plan approval process. The exact location of the boundaries by metes and bounds, indicated on a digital aerial photograph; a boundary survey is not required.



SECTION 4 REVIEW PROCEDURES AND SUBMITTALS

All development within this Community College District is required to submit a Master Plan,

NBG-88

Preliminary Development Plan and Final Development Plan. In addition, the requirements of the applicable Subdivision Regulations shall apply. Specific review process requirements are as follows:

A. Administrative Procedures and Submittals

1. Procedures

Article II, Section 2.3 shall apply.

1846019

2. Submittals

The design standards set forth in Article XV shall apply. In addition, the applicant shall submit the following:

- a) Proof of ownership and legal lot of record;
- b) Vicinity Map: A vicinity map drawn at a scale of not more than one inch equals two thousand feet (1"=2000') showing contours at twenty foot (20') intervals showing the relationship of the lot, tract or parcel to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within one mile of the development site.
- c) Existing Site Data: A description of existing conditions on or adjacent to the lot, tract or parcel, including proof that the parcel is a legal lot of record. Maps shall be at a scale of one inch (1") to one hundred feet (100') or larger and shall include the following:
 - i. Boundary lines, bearings and distances; The error or closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in one thousand two hundred eighty (1,280) parts;
 - ii. Easements: Location, width and purposes;
 - iii. Streets on and immediately adjacent to the tract, name and right-of-way width;
 - iv. Utilities on and immediately adjacent to the tract;
 - v. Owners of record of unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract; and
 - vi. Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the

proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.

d) Site Plan

The site plan consisting of a map and other drawings or documents drawn to a scale of one inch (1") to one hundred feet (100'), or larger, shall show the following:

- i. Proposed arrangement of buildings; 1846020
- ii. Proposed parking and loading facilities;
- iii. Proposed access to the site and internal vehicular and pedestrian circulation;
- iv. Existing and proposed landscaping;
- v. Proposed location and type of fences, walls, and signs;
- vi. Drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
- vii. A lighting plan;
- viii. Proposed architectural treatment; and
- ix. All existing and proposed utility easements and improvements.

e) A land system map derived from a slope analysis map that defines the boundaries of the Landscape Types, at a scale of 1" = 100" or at a scale as determined by the Code Administrator, prepared, signed and sealed by a registered New Mexico Professional Engineer, a New Mexico licensed surveyor, architect, landscape architect, or other qualified person as determined by the Code Administrator, which is based upon contour intervals no greater than five feet (5').

B. Master Plan

1. Procedures

The eligible, special and prohibited uses for each zone within the CCD are set forth in the Land Use Table, Exhibit 2, which is hereby adopted and incorporated into the Land Development Code. All uses, including eligible and special uses

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shall comply with all applicable design standards.

- a) Master Plans will require public hearings as set forth in the Land Development Code, Article V, Section 5.2. 1846021
- b) All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the site specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with the adjacent environment and with its overall needs for services and infrastructure.

2. Submittals

Article V, Section 5.2.2 and the Design Standards set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) The minimum area which must be included within a master plan shall be an entire Village Zone, Employment Center Zone or Institutional Campus Zone, or that portion of such zone owned by the applicant. If an applicant does not own adequate land to include a New Community Center or a Neighborhood Center or if the submittal does not include a Center, then the submittal must provide a map of the area that shows the Master Plan's relationship to an existing or future Center. The submittal shall also show the road, walking and open space connections that will ultimately connect to the Center. The applicant shall be required to address off-site infrastructure improvements necessary to support the development being proposed.
- b) The Master Plan shall:
 - i. Define the boundaries of the landscape types and the resulting configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;
 - ii. Calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage, FAR and the open space and park requirements;

- iii. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses, within each category;
- iv. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;
- v. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
- vi. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
- vii. Establish the general trail network and classification as district, village, local or any separate equestrian trails;
- viii. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development, with projected sales and buildout; an explanation of how each development phase promotes the mixed-use intent of this Article XV; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Article XV are achieved;
- ix. In an Employment Center Zone, an applicant may propose a phase which is not mixed use if
 - 1) the phase following the non-mixed use is a mixed use phase, and
 - 2) the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate; and

- 3) the Board finds, in their discretion, that (a) the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Ordinance will be achieved; and (b) the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.
- x. Include a land systems map that defines the boundaries of the Landscape Types, as described on the Zoning Matrix and the Land Systems Map, with the following slope ranges identified: 0-5%, 5-10%, 10-15%, and 15% and over;
 - xi. Establish preliminary restrictive covenants proposed for the development. Restrictive covenants shall comply with and support the intents and purpose of this Article XV and the approved Santa Fe Community College District Plan;
 - xii. Provide a school impact report. The Community College District Land Use Zoning Map designates proposed school sites, including elementary schools, middle schools and high schools. The designations on the CCD Land Use Zoning Map are advisory and not mandatory, and are indications of the estimate of the number and type of public sites which will be needed. The report shall assess the need and specific plans for location of school sites;
 - xiii. Provide an Affordable Housing Plan; and
 - xiv. Provide a grading and drainage plan that demonstrates compliance with Article XV, Section 6.D, Terrain Management.
- c) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

- d) To the extent required by this Ordinance, applicants who have received Master Plan approval prior to the adoption of the Community College District Ordinance, shall show the location of open space, required parks, plazas and trails on subsequent development plans and subdivision plats.

3. Criteria for Approval

The criteria for approval of master plan applications in the CCD are as follows:

- a) Conformance to the Santa Fe County Growth Management Plan as amended by the Community College District Plan;
- b) Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;
- c) Conformance to the CCDO and other applicable law and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and or construction standards, and open space standards; and
- d) Impacts to schools, adjacent lands or the County in general.

4. Master Plan Denial

If a master plan is denied, the applicant shall be apprised of the reasons for denial.

C. Preliminary Development Plan

1. Procedures

Article V, Section 7.1.3 shall apply.

2. Submittals

Article V, Section 7.1 and the Design Standards as set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) A Stormwater Management Plan which demonstrates the standards set forth in Article VII, Section 1 and 3, and Article XV;
- b) A trail construction and maintenance plan; and
- c) A survey prepared by a licensed New Mexico surveyor which, at a minimum, provides a metes and bounds description of the development, including zone and landscape type boundaries.

3. Criteria for Approval

The criteria for approval of Preliminary Plan applications are as follows:

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- a) The development has sufficient water availability to sustain the phase of the project for which the application is made;
- b) The necessary infrastructure including roads and utilities are designed for viability of the phase of the project for which the application is made; and
- c) All standards set forth in the CCDO have been met.

D. Final Development Plans

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1. Procedures

Article V, Section 7.2.2 shall apply. Special Uses (see Exhibit 2, Land Use Table) shall be subject to review and recommendation by the CDRC and review and approval by the BCC at public hearings.

2. Submittals

All submittals required in Article V, Section 7.2.1 shall apply.

3. Criteria for Approval

- a) The criteria for approval of final plan applications are as follows:
 - i. All conditions of Preliminary approval have been met;
 - ii. Financial guarantees have been provided;
 - iii. All preliminary reports are made final and are in compliance with conditions of approval, staff recommendations and all applicable County Standards; and
 - iv. All other submittal requirements have been met and approved.
- b) In approving a Special Use the BCC shall consider the following:
 - i. Whether the proposed use is appropriate in the specific location;
 - ii. Environmental impacts including, without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that its effects on the adjoining properties are minimized; and
 - iii. The intent and principals of the CCD Plan are implemented by the approval of the proposed use at the proposed location.

~~SECTION 5 LAND USE AND ZONING REGULATIONS~~

~~A. Eligible, Special and Prohibited Uses~~

~~The eligible, special and prohibited uses for each zoning district or development type within the CCD are set forth in the Land Use Table. The Land Use Table shall be~~

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fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.

4.8 Common Promotional Plans

The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
 - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.



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~~5.3.1b Application and Fees. Copies of the preliminary plat, required plans and data and a completed application form shall be submitted to the Code Administrator or his authorized representative. A cashier's check made payable to Santa Fe County in the amount required in the schedule of fees for preliminary plat review must accompany the application materials.~~



5.3.1c Conformance with Master Plan and Preliminary Development Plan. A preliminary plat may be submitted for only a phase or portion of the entire project so long as it conforms to the approved master plan and preliminary development plan submitted pursuant to Sections 5.2 and 7 of this Section, respectively.

5.3.1d Plat Deemed Complete. A plat shall not be deemed complete until all submittals, in completed form required by these regulations, have been delivered to the Code Administrator.

5.3.2 Preliminary Plat Submittals

a. Preliminary Plat Format. As part of the application for preliminary plat approval, the subdivider shall submit a specified number of blue-line or black-line copies of the preliminary plat as agreed to in the pre-application conference, which shall be drawn at a scale of one (1) inch equals one hundred (100) feet. The preliminary plat shall be presented on a sheet or sheets twenty four (24) inches wide by thirty six (36) inches long within which all borders one half (1/2) inch wide on all sides. Where necessary the plat may be on more than one (1) sheet of the same size, showing the entire subdivision.

b. Preliminary Plat Content. The plat shall show all proposals including the following:
i. The subdividers' name and address;
ii. All items (1) - (24), listed in Article III, Section 2.4.2b.1(b);
iii. Streets: Names, right-of-way widths and distance between intersections and curve radii;
iv. Proposed easements: Location, width and purpose;
v. Minimum building set back lines; and
vi. The date of completion and/or amendment.

c. Plans and Data. The following plans and data are required with each preliminary plat application and shall be sufficient enough to permit the County and other public agencies to determine whether the subdivider can fulfill the requirements of this Code, the New Mexico Subdivision Act and the subdividers' disclosure statement.

- i. The subdividers' name and address shall be on all documents.
- ii. The date of completion and/or amendment shall be on each set of plans.
- iii. Proof that the parcel is a legal lot of record.
- iv. Vicinity Map: A vicinity map drawn at a scale of not more than two thousand (2,000) feet to one (1) inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within three (3) miles of the subdivision site.
- v. Existing Site Data Map: A description of existing conditions and all improvements on or adjacent to the site. Maps shall be at the same scale as the preliminary plat, one (1) inch to one hundred (100) feet, and shall include the following:
 - a. Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured



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5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

- a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.
- b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.
- c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

5.3.6 Expiration of Preliminary Plat

- a. Expiration. An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months.
- b. Phased Development. If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and the expiration date of the preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the master plan.
- c. Expiration effect. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.4 Final Plat Procedure

5.4.1 Introduction and Description.



5.4.1a Final plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

~~5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available~~



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~~agency comments which relate to potential limitations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

- ~~a. Conformance to the approved master plan;
b. The plan must meet the criteria of Section 5.2.4 of this Article V.~~

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.



7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

8.1 General Policy on Roads

8.1.1 General

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~



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USE CATEGORY	VILLAGE ZONES					OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space	Village Separators	
ELIGIBLE USES										
Residential and Residential Accessory	x	x	x	x	x					
Bed and Breakfast (6 units max.)	x	x	x	x	x					
Group Homes and Shelters	x	x	x	x	x					
Guest Houses and secondary dwellings	x	x	x	x	x					
Home Day Care (12 or fewer children)	x	x	x	x	x					
Home Occupations	x	x	x	x	x					
Live / Work Dwellings	x	x	x	x	x					
Residential, dormitories	x	x	x	x	x					
Residential, Limited Multifamily (4units max.)	x	x	x	x	x					
Residential, Multifamily (over 4 units)	x	x	x	x	x					
Residential, Single family	x	x	x	x	x					
Retirement Homes/Assisted Living	x	x	x	S	x					
Studios	x	x	x	x	x					
Civic/Public/Institutional										
Auditoria, Community Theatres, Museums	x	x					S			
Cemeteries	x	x	x	x	x			S		
Churches/Religious Institutions	x	x	x	x	x				S	
Day Care (more than 12 children)	x	x	S	x	x					
Hospitals	x	x		S						
Nursing Homes	x	x		S						
Private Club/Lodges	x	x		S						
Public Buildings	x	x		S						
Recreational areas, play fields & facilities, including school fields	x	x	x		x			S		
Recreational buildings, public indoor	x	x	S	S					S	
Schools: Colleges, Universities, Vocational	x	x								
Schools: K-6, Public	x	x	x	S						
Schools: Middle or High, Public ***	x	x	S							
Schools: Private	x	x	x	S	S					
Commercial/Industrial										
Automotive sales/Auto, truck or RV dealerships	S									
Automotive services/ Car Washes	S	S								
Automotive services/ Gas stations	S	S								
Automotive services/ repair shops	S	S								
Banks/Financial Institutions	x	x								
Business & Personal Services	x	x								
Campgrounds, RV parks	x	x		x	x					
Construction supplies & yards	x	x								
Distribution facilities	S									
Greenhouses/Plant nurseries	x	x		x	x					
Guest Flanches, Resorts	x	x		S	x					
Health Clubs	x	x			x					
Hotel, motel, inns, Bed & Breakfast (over 6 units)	x	x			x					
Indoor Recreational Centers	x	S			x					
Industrial, Light & crafts manufacture	S	S			S					

x = uses eligible in zone
S = special use



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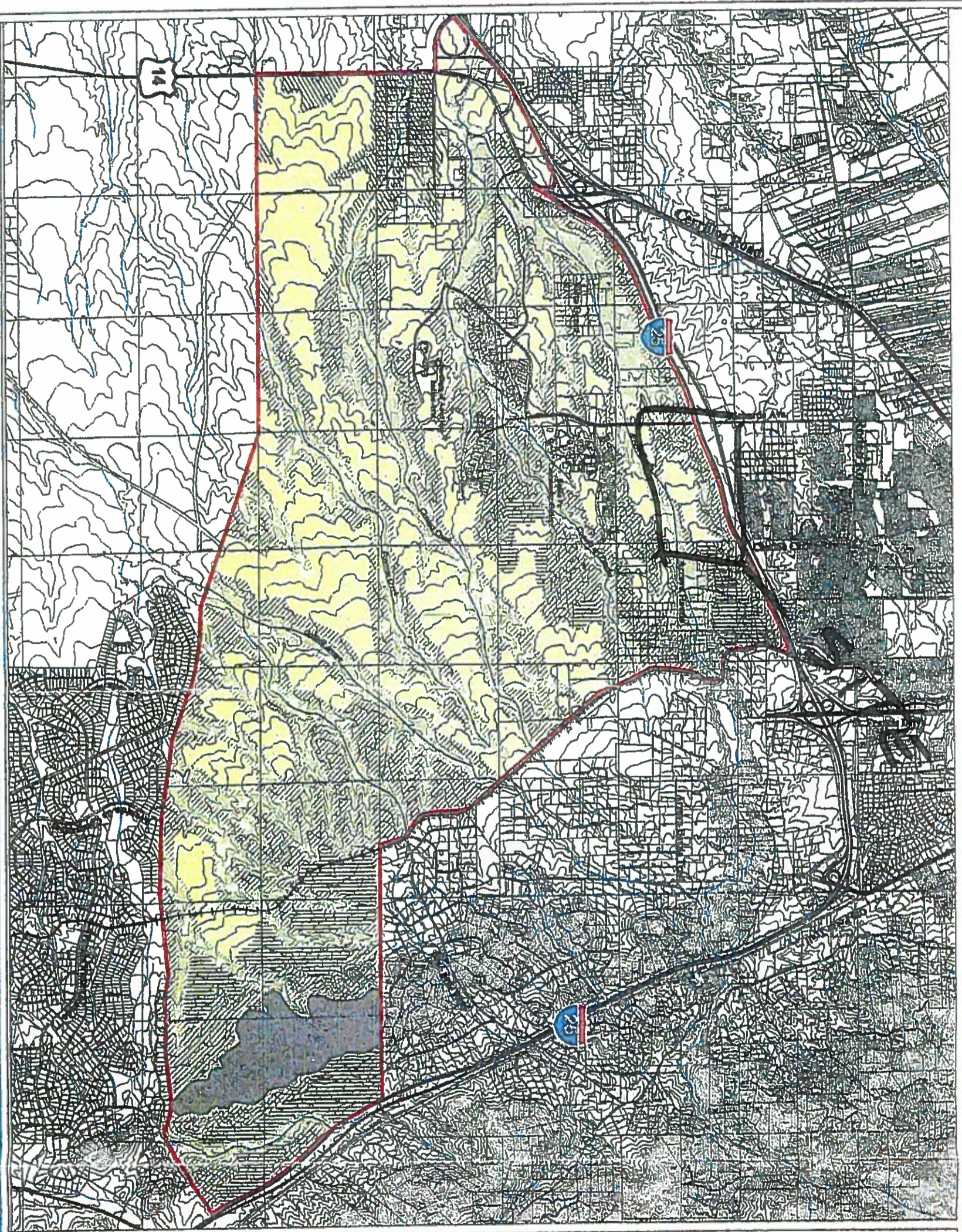
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USE CATEGORY	VILLAGE ZONES				OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space	Village Separators
Industrial, Heavy									
Laundromat/dry cleaning	x	x	x			S			
Liquor stores, bars, lounges and pubs	S	S	S				x		
Medical: drug & alcohol treatment	S						S		
Medical: Offices, Clinic/Laboratory	x	x	x				S		
Mobile home sales & services									
Movie Theaters	x	S					S		
Office, Limited (1000 s.f. max., first fl. only)	x	x	x	x	x				
Office: Professional or Business	x	x							
Outdoor markets	S			S					S
Parking Garages	x	x							
Recycling centers	x	x	x		x				
Research laboratories & associated medical facilities	S								
Restaurant (more than 40 seats)	x	x							
Restaurant, Limited (40 seats max.)	x	x	x						
Retail Sales (single uses 5000 s.f. max.)	x	x							
Retail Sales (single uses over 5000 s.f.)	x	x	x						
Retail Centers	x	x							
Solid Waste Transfer Station									
Storage, outdoor	S			S	S				
Storage, Self storage	S	S							
Storage, warehouse									
Transportation Center: maintenance & storage									
Transportation Center: depots	x	x							
Truck terminals			x						
Utilities: substations	S	S							
Utilities: well fields, water & waste water treatment facility	S	S		S	S				
Veterinary hospitals, kennels & shelters (Large animal)					S				
Veterinary hospitals, kennels & shelters (Small animal)	S	S							
Agricultural and Accessory Uses									
Agriculture and ranching ****	x	x	x	x	x				
Community Gardens	x	x	x	x	x				
Stables, riding academies									
Prohibited Uses									
Airports, scrap yards, slaughterhouses, adult entertainment									

x = uses eligible in zone
S = special use

* Accessory buildings only allowed; principal buildings and structures shall be located in adjacent zones
 ** Neighborhoods are optional development types. Permitted uses in neighborhoods may be individually defined by each development, but may not be less restrictive than the uses allowed for Neighborhood Center zone.
 *** Locate at edge of Village Area or Institutional Campus
 **** Allowed unless superseded by other development
 Uses not marked as eligible are not permitted in the particular zone.

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Land System Map

Legend

- Community College District Boundary
- Major Roads
- Major Driveways
- Existing Rail Road
- Monowales
- 573 acres
- Potential Pines Juniper
- 8335 acres
- Potential Grasslands
- 483 acres
- Potential Pinos Juniper
- 1679 acres
- Potential Grasslands
- 5354 acres
- Arroyo Corridors
- 3181 acres
- Total Area
- 17136 acres

Approved by Board of County Commissioners, October 31, 2009
 Approved by Board of School District Trustees, January 1, 2009
 This map is intended to provide information only and does not constitute a contract or warranty of any kind. The user assumes all liability for any use of this information.



Santa Fe Community College District



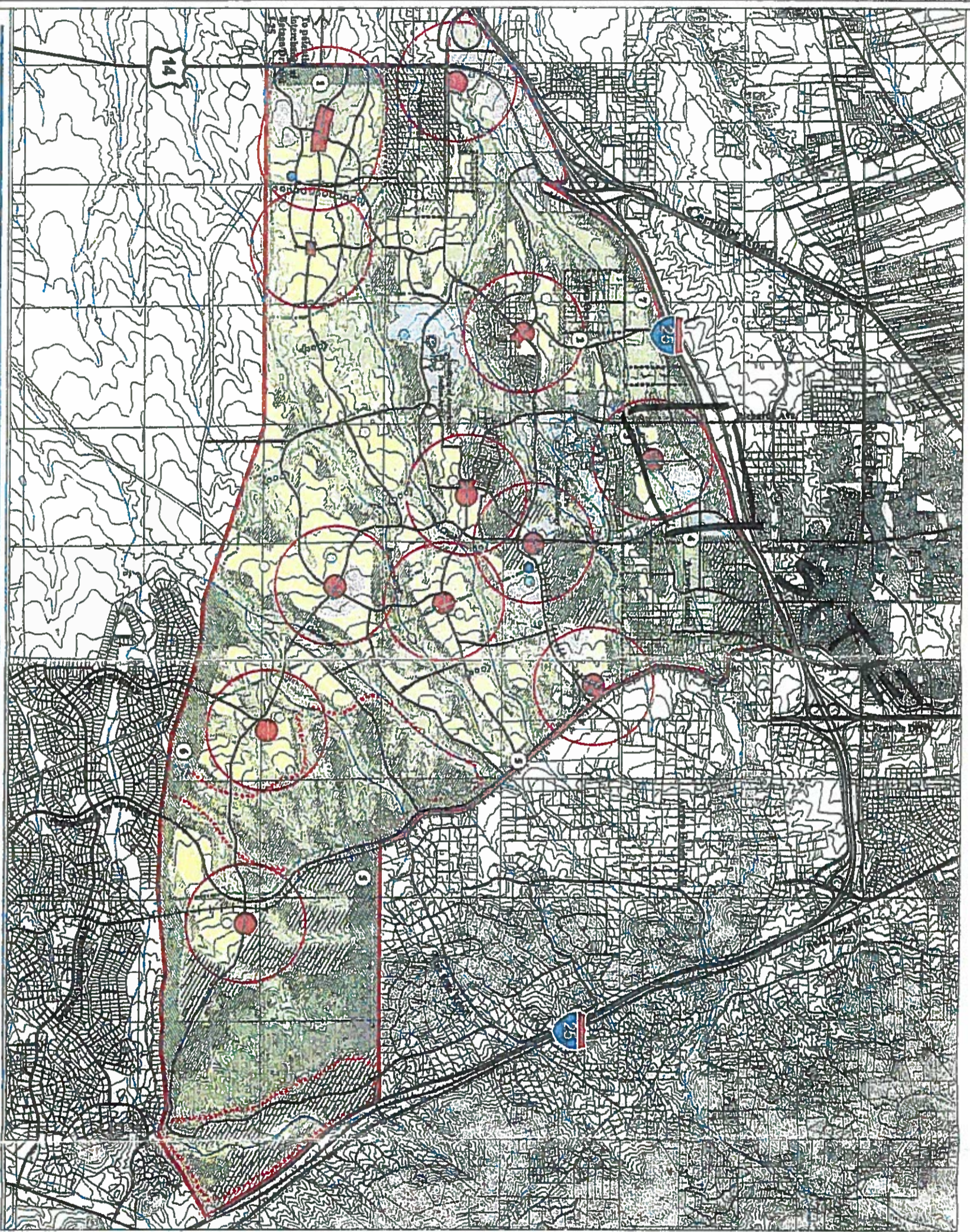
EXHIBIT
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filed at 1846062

Land Use Zoning Map

Legend

- Community College
 - District Boundary
 - Major Drainage
 - Existing Rail Road
 - Proposed Rail Road
 - Village Zones
 - Planned / Phase I/II/III Employment Campuses and Centers
 - Territorial Campuses
 - Arroyo Corridors and Open Space
 - Roads - Proposed & Existing
 - Village Separators
 - District Yards
 - Proposed Alignments
 - Rural Zones
 - Existing Neighborhood Zones
 - New Community Centers & Walking Radial
- Phasing Zones:**
- Hatched / Phase I/II/III
 - Hatched / Grasslands
- Buffer Areas:**
- 1 Highway 14 buffer
 - 2 Via Oeste buffer
 - 3 Sidero's Ave. / 210 E. both sides
 - 4 Arroyo Grande West buffer
 - 5 New 14th buffer
 - 6 El Dorado buffer
 - 7 154' 192' Highway Overlap Buffer to Highway Corridor Plan
- Other Symbols:**
- Elementary Schools
 - Middle Schools
 - High Schools



Santa Fe Community College District



NBC-103

WARRANTY DEED

Taurus Group, Inc., a New Mexico corporation, grantor, for consideration paid, grants and conveys to Esmail Haidari, a married man dealing in his sole and separate property, whose address is 12008 Gazelle Place NE, Albuquerque, New Mexico 87111, grantee, the below described property located in Santa Fe County, New Mexico:

Tract 3, as shown on Lot Split Plat prepared for Greer Enterprises, Inc. (formerly Sealie Corporation) Section 16, T.16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in Plat Book 358, Page 38, in the records of Santa Fe County, New Mexico.

Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, Page 352, in the records of Santa Fe County, New Mexico.

With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2005 and subsequent years, which grantee shall pay.

WITNESS my hand and seal this 15th day of November, 2005.

Taurus Group, Inc.

Lisa Tomelich

Lisa Tomelich, President

Lisa Tomelich, President

STATE OF NEW MEXICO

COUNTY OF SANTA FE

SS

NOTARY PUBLIC
STATE OF NEW MEXICO
I, *[Signature]*, Notary Public for the State of New Mexico, do hereby certify that Lisa Tomelich, President of Taurus Group, Inc., is the duly authorized signatory of the foregoing instrument. My commission expires on 11/15/06.
Notary Public for the State of New Mexico

This instrument was acknowledged before me by Lisa Tomelich, president of Taurus Group, Inc., grantor, on this 15th day of November, 2005.

(SEAL)
EIFERT
Notary Public
My commission expires: 11/15/06
Warranty Inc.

[Signature]

Notary Public
My commission expires:



57442

NBCG-104

WARRANTY DEED

ESMAIL HAIDARI, a married man as his sole and separate propert, whose address is 12008 Gazell place N.E., Albuquerque, New Mexico 87111, for consideration paid, grants to Senemar, LLC the following described real estate in Bernalillo County, New Mexico:

Tract 3, as Shown on Lot split plat prepared for Greer enterprises, Inc. (formerly Senlic Corporation) Section 16, T. 16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in plat Book 358, page 38, in the records of Santa Fe County, New Mexico.

Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, page 352, in the records of Santa Fe County, New Mexico.

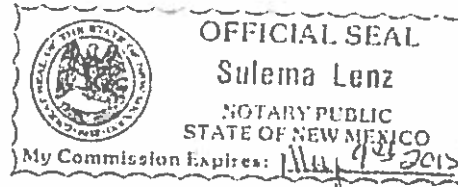
With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2014 and subsequent years, which grantee shall pay.


WITNESS my hand and seal this 14th day of May, 2014

Esmail Haidari


STATE OF NEW MEXICO
COUNTY OF BERNALILLO



This instrument was acknowledged before me by Esmail Haidari, grantor, on day of May, 2014


Notary public
My commission expires

Doc# 2014038384

05/14/2014 12:40 PM Page 1 of 1
2014 MAY 14 00 PM Toulouse Office, Bernalillo County



NBC-105

January 29, 2015

To Whom It May Concern,

I authorize Oralynn Guerrerortiz of Design Enginuity to represent me with regards to land development issues associated with my property known as Saleh, located in Santa Fe County.

Sincerely,

A handwritten signature in black ink, appearing to read "Esmail Haidari". The signature is written in a cursive style with a large, looping initial "E".

Esmail Haidari

NBG-106

9.6 Drainage Structures

The subdivider shall comply with the requirements of Article VII, Section 3 of the Code.

9.7 Parks and Recreation

For subdivisions of twenty five (25) lots or more, open spaces shall be provided for parks and recreation on a ratio of ten (10) acres per 1,000 residents; provided however, that no such open spaces shall contain less than one (1) acre per subdivision. Said open spaces shall be of a nature and location suitable for park development.

9.8 Fencing

It shall be the duty of the purchaser, lessee or other person acquiring the subdivided land to fence out livestock, where appropriate, in conformity with Section 77-16-1 NMSA 1978.

9.9 Improvement Guarantees

In order for the County to be assured of the completion of required improvements, the subdivider shall comply with one (1) of the following:

- a. That all improvements have been installed in accordance with the requirement of these regulations; or
- b. A surety bond or other security acceptable to the Board has been filed with the Code Administrator in sufficient amount to assure completion of all required improvements. The surety bond shall be based on a county approved engineering cost estimates. The improvements shall be installed and ready for acceptance within eighteen months.

SECTION 10 - DISCLOSURE STATEMENT REQUIREMENTS

For all subdivisions, a disclosure statement shall be prepared in accordance with the standardized format provided in Appendix 5.C.1 and 2 of the Code. It is unlawful to sell, lease, or otherwise convey land in a subdivision until the required disclosure statement has been filed with the County Clerk, the Board, and the Attorney General's Office; and the prospective purchaser, lessee or other person acquiring an interest in the subdivided land has been given a copy of the disclosure statement. The disclosure statement shall be signed by the subdivider, notarized and recorded with the County Clerk. The final plat shall reference the recording information for the disclosure statement.

SECTION 11 - RESERVATION OF JURISDICTION

Upon approving a subdivision plat, the Board expressly reserves jurisdiction to subsequently determine whether plat approval should be suspended or revoked because of:

- A. Any material misstatement or error of fact in the disclosure statement or in any information upon which the Board relied;
- B. A subsequent failure to comply with a material provision of the disclosure statement or a subsequent failure to comply with County regulations; or
- C. The subdivider's failure to meet the schedule of compliance approved by the Board.



Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanius
Commissioner, District 5

Katherine Miller
County Manager

**CDRC CASE # V/MP 14-5490 SALEH MASTER PLAN
MASTER PLAN
SENEMAR, LLC, APPLICANT
DESIGN ENGINUITY, AGENT**

ORDER

THIS MATTER came before the Board of County Commissioners (BCC) for hearing on April 14, 2015, on a request by Senemar, LLC (Applicant) for a Master Plan approval to allow a Phased Mixed Use Development on a 64 acre \pm site. The Application included a request for a variance of Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, an amendment to the Santa Fe County Land Development Code, to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road. The BCC, having reviewed the Application, supplemental materials, staff report, and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant requests Master Plan approval in conformance with Santa Fe County Ordinance 1996-10, the Santa Fe County Land Development Code (Code) as amended by Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO) to allow a Phased Mixed Use Development on a 64 acre \pm site. Additionally, the Applicant requests two variances, a variance of the CCDO, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO,



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Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road.

2. The property is located on the south side of I-25 and east of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East.

3. The owner of the Property acquired the property by warranty deed recorded as Instrument #1403256 in the Santa Fe County Clerk's records dated November 28, 2005. Design Enginuity is authorized by the Applicant to pursue the request for Master Plan and two variances, as evidenced by a copy of the written authorization contained in the record.

4. On February 19, 2015, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to recommend approval, by a unanimous 6-0 voice vote of the Applicant's request for a Master Plan in conformance with the Code and the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site and approval the two variances of the CCDO with staff conditions. Additionally, the CDRC modified staff condition number five so that it added the following language to the existing condition: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure."

5. Notice requirements were met as per Article II § 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification 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 March 24, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe

New Mexican on March 24, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners.

6. The CCDO was adopted December 11, 2000, modifying the Code within the Community College District. All 64 acres of the subject property are governed by the CCDO, the Land Use Zoning Map zones the subject property as follows, 31.2 acres as Employment Center, 22.3 acres as Village Fringe, and 10.5 acres as Open Space.

7. The Applicant has, pursuant to the CCDO, Section 4(B)(2)(b)(i), defined the boundaries of the landscape types and thereby determined the configuration of the various zones on the Master Plan—taking into consideration the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. This inventory of the land resulted in an increase in Employment Center acreage of .9 acres, an increase in Open Space of 21.6 acres, an elimination of Village Fringe, and the addition of 7.4 acres of Neighborhood Center zoning. The Applicant's proposed Master Plan for the 64 acres includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center, 32.1 acres of Open Space, and 3.1 acres of road right-of-way.

8. The Applicant proposes two Phases for the development of this site. The use list for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open Space which includes passive space, parks, plaza (.33 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses) and cemeteries; 7.39 acres of Neighborhood Center which includes cemeteries/funeral homes (maximum 5 acre cemetery and 10,000 square foot funeral home) and churches/religious institutions (maximum seating for 125 persons); 1.82 acres of

Employment Center which includes air-conditioned storage facility with allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 square feet) and RV and boat storage facility.

9. The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open Space which includes passive space, parks, plaza (.33 acres), playground (.25 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; 7.39 acres of Neighborhood Center which includes cemeteries/funeral homes, churches/religious institutions, bank/financial services, veterinary clinic, retail sales of less than 5,000 square feet and assisted living/nursing facility; 18.97 acres of Employment Center which includes apartments, condos or townhomes, shopping center, Hotel and office/retail.

10. The applicable requirements under the Code as amended by the CCDO which govern this request are:

a. CCDO, Section 6.E.3.c states, “[n]o-outlet roadways shall be used only to preserve open space contiguity or in cases that terrain does not allow contiguity. No-outlet roadways shall not exceed three hundred feet (300’) in length and shall have a minimum fifty foot (50’) turn around.”

b. CCDO, Section 6.7, illustrates the design standards for a Living Priority Road, which include the following: 54’ R-O-W; 11’ wide paved drive lanes, striping, 10 foot minimum median, curb and gutter, on street parking on both sides, and 10’ center planting area.

c. Article II, § 3, Variances, of the Code states:

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the

requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

d. Article II, Section 3.1 of the Code concludes that, “[i]n no event shall a variance...be recommended by [the] Development Review Committee nor granted by the [BCC] if by doing so the purpose of the Code would be nullified.”

e. Article II, § 3.2, Variation or Modification, of the Code states, “[i]n no case shall any variation or modification be more than a minimum easing of the requirements.”

f. CCDO, § 4.B.1.b states:

All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure.

g. Article V, § 5.2.1.b of the Code states:

A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval.

11. The following facts support the request for Master Plan to allow a Phased Mixed Use Development. The Application established the extent and scope of the project including, the uses for the project, the specific information to determine the relationship

between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure. The Application is in conformance with the Santa Fe Growth Management Plan as amended by the Community College District Plan. The Application established the viability of the proposed phases of the project to function as completed developments. The Application established conformance to the CCDO in regards to roads (with the exception of the length and design of the access), trails, community facilities, design and construction standards, and open space standards. The Applicant's proposed Master Plan conforms to the eligible uses allowed under a Neighborhood Center and Employment Center. The Application satisfies the submittal requirements set forth in the CCDO, § 4.B.2, Submittals, and the Code's submittal requirements for a Master Plan.

12. The review comments from the following State Agencies: New Mexico Department of Transportation (NMDOT), New Mexico Environmental Department (NMED), New Mexico Historic Preservation Department (SHPO), and the Office of the State Engineer (OSE), as well as, County staff have established that that the Application is in compliance with state requirements, the majority of CCDO requirements, and Article V, § 5, Master Plan Procedures of the Code.

13. The Applicant has asserted that a variance is needed because during the development of Phase 1 the Applicant would like to extend the existing Dinosaur Trail, a base course road for a period of two – three years until the northeast connector is built. This extension would serve very low intensity projects such as, a church, a funeral home, a cemetery, a riding stable, with the intention being that when the northeast connector is

built this road would be removed. While, if Dinosaur Trail is not moved, it will be built to County standards—with full pavement, curb, gutter, and sidewalks.

14. At public hearing before the BCC on April 14, 2015, staff recommended approval for a Master Plan to allow a Phased Mixed Use Development on a 64 acre \pm site with two variances, subject to conditions, as amended by the CDRC. The following are the conditions recommended by both staff and the CDRC:

- 1) The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
- 2) In order for Phase 1 of the Development to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 “Water Contract”), the Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Development Plan.
- 3) Saleh shall provide water rights for any portion of the project’s total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance with Resolution No. 2006-57 “adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy” or any subsequent water development policy, Saleh’s water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh’s and SFCU’s commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan.
- 4) Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312

acre-feet/year demand through the City system prior to Preliminary Development Plan.

- 5) Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure.
- 6) The design of left turn and right turn deceleration lanes on Richards Avenue shall be submitted with the Preliminary Development Plan application, as per Article V, § 7.2.
- 7) The railroad grade shall be designated as a trail and retain the appearance of a rail road grade. The rail road grade shall be maintained and remain within an open space easement.
- 8) Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
- 9) The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.
- 10) Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

15. Orallynn Guerrerortiz, Agent, spoke in favor of the Application and addressed all questions and concerns raised by the BCC.

16. At the public hearing no one spoke in favor of the Application, although a letter by Bruce Krasnow was handed out at public hearing in support of the Application. No one from the public spoke in opposition to the Application.

17. The Agent stated that compliance with the CCDO would exact a hardship because, “[a]t this point it’s the County staff’s belief that Dinosaur Trail is moving and so we don’t want to use those resources for something that’s not going to last very long. So we are asking for a variance to allow this temporary road in the meantime.”

18. Granting the variance requests will not result in conditions injurious to health or safety, will not nullify the purpose of the Code, and is a minimal easing of the Code.

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the request for Master Plan approval in conformance with the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site subject to the conditions set forth in paragraph 14 above. Additionally, the BCC approves both variances, a variance of the CCDO, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7 (Road Design Standards), to allow deviation from design standards required of a Living Priority Road. The motion to approve the Application passed by a 4-1 vote, with Commissioners Anaya, Roybal, Holian and Chavez voting in favor of the motion and Commissioner Stefanics voting against.

IT IS SO ORDERED

This Order was approved by the Board of County Commissioners of Santa Fe County on this 13th day of October, 2015

The Board of County Commissioners of Santa Fe County

By: [Signature]
Robert A. Anaya, Chairperson

ATTEST:

[Signature]
Geraldine Salazar, County Clerk



APPROVED AS TO FORM:

[Signature]
Gregory S. Shaffer, County Attorney

COUNTY OF SANTA FE) BCC ORDER
STATE OF NEW MEXICO) ss PAGES: 10

I Hereby Certify That This Instrument Was Filed for Record On The 22ND Day Of October, 2015 at 08:38:09 AM and Was Duly Recorded as Instrument # 1777752 of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy [Signature] County Clerk, Santa Fe, NM
Geraldine Salazar



Attachment A

DECLARATION of PROTECTIVE COVENANTS FOR
PHASE ONE of SALEH DEVELOPMENT

THIS DECLARATION is made this _____ day of September, 2015, by Senemar LLC, a New Mexico limited liability company (hereinafter referred to as "Declarant").

WHEREAS, Declarant is the owner of certain real estate in Santa Fe County, New Mexico, more particularly described in Exhibit A attached hereto ("SALEH Phase One"), and desires to impose the provisions of this Declaration on and subject to all of Saleh to the covenants, hereinafter stated, including easements, for the purpose of protecting the value and standards of said real estate, the terms of which Declaration shall run with the land and shall be binding upon and inure to the benefit of all parties having any right, title or interest in or to Saleh, or any part thereof, and their heirs, successors and assigns.

NOW, THEREFORE, Declarant hereby declares that Saleh shall be subject to the following covenants, conditions and restrictions:

ARTICLE I
DEFINITIONS

1.1. Terms. Wherever used herein, the following terms shall have the following meanings:

- (a) "Association" means the Saleh Homeowners' Association;
- (b) "Board of Directors" or "Board" mean the board of directors of the Association;
- (c) Commercial Lot" means each of the three (3) Lots designated on the Plat as commercial;
- (d) "Common Areas" means all land within Saleh shown on the Plat, including Easements, which land is not designated as Lots;
- (e) "Condominium Unit" means a condominium dwelling unit constructed on the Duplex Lots or Commercial Lots;
- (f) "Declarant" means Senemar, LLC and its successors and assigns if any such successor or assign agrees, by instrument recorded in the records of Santa Fe County, New Mexico, to act as and assume the duties of Declarant under this Declaration;
- (g) "Easements" means all real property designated on the Plat as roadways, streets and utility easements;
- (h) "Saleh" means the real estate commonly known as Saleh subdivision described in Exhibit A attached hereto and such other lands as may later be brought within the jurisdiction of this Declaration;
- (i) "Lot" means each of the sixty-nine (69) Residential and Commercial Lots



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shown on the Plat of Saleh;

(j) "Mortgagee" means any institutional lender that holds a bona fide first mortgage encumbering a Lot as security for the performance of an obligation: the term "institutional lender" specifically includes a bank, savings and loan association, a mortgage lending company, an insurance company, and the Federal National Mortgage Association or similar agency;

(k) "Owner" means any contract purchaser or record owner, whether one or more persons or entities, of a fee simple title to any Lot, duplex unit or any Condominium Unit located in Saleh, but excludes those persons or entities having such interest merely as security for the performance of an obligation;

(l) "Permit" means that certain discharge permit, No. 1461, issued by the State of New Mexico Environmental Department;

(m) "Person" means a natural individual, trustee, corporation, partnership, limited liability company, combination, association or other legal entity;

(n) "Plant" means the liquid waste treatment facility to be constructed in the southerly portion of Saleh;

(o) "Plat" means that certain plat of survey for Saleh filed for record on _____, 2015 with the County Clerk of Santa Fe County, New Mexico in Plat Book _____ at page _____ as Document No. _____ of the records of said County;

(p) "Residential Lot" means each of the sixty-six (66) Lots designated on any future Phase Plat as residential;

(q) "Residential Unit" means any separate dwelling and shall include a detached single-family home, townhouse or other attached dwelling (such as each duplex unit on a Duplex Lot), an apartment or Condominium Unit, and a residential dwelling within a mixed-use building);

(r) "Structure" means any residence, dwelling, garage, outbuilding or wall; and

(s) "Subdivision Rules" means such rules and regulations, which may be adopted by the Association from time to time.

1.2. Lots. A Lot is the smallest parcel of land that may be separately conveyed. Once improved, the Lot includes any buildings or other permanent improvements. Notwithstanding any other provision contained herein, the Declarant, with governmental approval, may redefine Lots it owns by dividing or combining Lots or portions of Lots or adjusting the boundary of a Lot.

1.3. Condominium Units. Subject to the governing documents of Saleh and agreements regarding water availability between Declarant and the County of Santa Fe, Declarant and its successors may construct Condominium Units within the Commercial Lots. Each Condominium Unit shall be considered a separate Residential Unit for purposes of this Declaration. A studio or work area appurtenant to a Condominium Unit on a Commercial Lot is not a separate Residential Unit but may, for purposes of this Declaration, be part of the Residential Unit if so designated. Each Condominium Unit shall be considered a Residential Unit.

1.4. Duplex Units. The Duplex Lots that may be designated on future phase plats that may be designated as Residential Lots. Ownership of duplex units on the Duplex Lots may be through a condominium regime or other form of ownership.

ARTICLE 2 COMMUNITY COLLEGE DISTRICT

2.1. Ordinance. Saleh is located within the Community College District. Notwithstanding any other provision contained herein, the standards, terms and conditions of the Code are incorporated herein by reference and shall apply to all Lots in addition to the covenants and conditions in this Declaration.

2.2. Stricter Provision Controls. In the event a conflict exists between the covenants and conditions of this Declaration and the provisions of the EZO with respect to any Lot, the more strict of the conflicting provisions shall control. For purposes of this Section 2.2, "more strict" means the provision which, imposes the highest standard with respect to construction, landscaping or other matters. Notwithstanding the foregoing, in the event the Ordinance is amended, improvements approved hereunder and existing within Saleh prior to the date of such amendment shall not be subject to modification under any such amendment.

ARTICLE 3 STRUCTURES

3.1. No Subdivision. No subdivision of any Lot shall be permitted. Combinations of Lots shall be permitted subject to the prior approval of the County of Santa Fe and the execution and acknowledgment by the Owner of the Lots to be combined of an instrument specifying such combination and giving the metes and bounds description and Lot number of the newly created Lot. Such instrument shall be filed for record by the Owner in the real estate records of Santa Fe County, New Mexico before such combination is considered to have been completed hereunder.

3.2. Prohibited Structures. No modular buildings, prefabricated structures may be placed on or kept at any building site for longer than a year and or construction period of such unit. No temporary house, dwelling, garage, outbuilding, trailer or other structure shall be placed or erected upon Saleh except as permitted by this Declaration.

3.3. Construction and Design of Structures. Any and all Structures including Residential Units, buildings and garages in Saleh shall be pueblo revival, or territorial style and shall be constructed in Saleh in accordance with the following criteria:

- (a) The color of all structures (other than permitted wooden fences) shall predominately be the browns and tans of local earth tones within Saleh. "Chocolate" browns or white colors shall not be permitted as predominate colors. Stone surfaces shall be in their natural color and must be local earth tones. Entries

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and portals may be emphasized by the use of off-white (yeso) or other colors or materials permitted hereunder. Painting of the exterior of Structures with bold repetitive patterns is prohibited. No wooden exteriors of Structures other than trim or decking shall be permitted.

(b) No asphalt shingle or exterior wooden roofs shall be permitted.

(c) The exterior construction, including the final stucco color coat, paint, trim and landscaping shall be fully completed within one (1) year after commencement of construction.

(d) All masonry block Structures (including walls) and frame Structures shall be covered with waterproofing paper prior to lathing and plastering so as to conceal moisture "bleed-through" of masonry joint lines and sheathing joints.

3.5. Height Limitations. Limitations on height shall be governed by the County Code. Any building wall which exceeds eight (8) feet in height and twenty (20) feet in width shall be interrupted by a terrace, portal or like element of usable depth at finished grade, or employ stepped masonry which element would serve to reduce the apparent size of such wall. To the extent permitted by the County and other applicable law, where any vertical wall exceeds fourteen (14) feet in height, the Owner shall plant and maintain an indigenous tree at least six (6) feet in height every thirty (30) feet on center and within twenty (20) feet of such wall. In the event such wall over fourteen (14) feet in height is less than thirty (30) feet wide, only one such tree shall be required. In all cases the top of the building parapet may not exceed elevations noted on this sheet or Code whichever is greater. Chimneys may exceed three feet above allowable elevations.

3.6. Solar Use is encouraged.

3.7. Reflective Materials. No reflective material shall be used where it would affect any other Residential Unit within Saleh. If such reflection does occur, the reflective material shall be painted a subdued color or screened from view. Skylights shall not be tainted or coated with reflective material and shall not be located in a pitched roof. Windows shall not be tinted or coated with reflective material.

3.8. Rooftop Equipment. All rooftop equipment including, but not limited to, mechanical and plumbing flues are recommended to be run in common chases. Items emerging from rooftop penetrations shall not protrude above the parapet height unless required by applicable building codes or law. Where such items must be code or law protrude higher than the parapet, they shall be enclosed in a plaster chase resembling traditional pueblo, ranch or territorial style chimney construction.

3.9. Fire Protection. All Structures shall contain fire protection measures required by law.

3.10. Landscaping Water. The Owners and the Association shall use water captured in sisterns as the sources of water used for outdoor landscaping for individual lots.

3.11. Energy Use. Saleh seeks to be energy efficient, and Owners shall, to the extent

reasonably possible and understanding that alternative fuels may become available in the future, pursue the following:

- (a) Heating fuel shall be gas or solar.
- (b) Boilers and furnaces shall be 90% or better efficient, with electronic ignition.
- (c) Water heaters shall use an insulated recirculating system with a timer and thermostat. All piping from water heaters is insulated to R-6 or better. Water heaters are to have an insulating blanket and be a "high-efficiency" gas type that is rated to use no more than 250 therms/year (for a 50 gallon size) or "on-demand" type. Solar augmentation is encouraged.
- (d) Where possible, heating for spaces in buildings should be individually controlled (zoned). Thermostats should be programmable with a night and weekend (where appropriate) setback feature.
- (e) Commercial buildings shall employ solar day lighting strategies, such as windows next to a reflecting surface (wall or ceiling) and louvered blinds to control glare.
- (f) Commercial buildings shall have motion detectors to control artificial lighting as well as sensors to turn lights off when solar day lighting is performing satisfactorily.
- (g) Exterior lighting shall conform to the County lighting ordinances.
- (h) Appliances shall be selected from the lower 50% range of operating costs as shown on the Energy Guide sticker. Dishwashers are to have energy saving features such as "light wash", clothes washers to be front-loading (horizontal axis) type, ovens are convection type, gas fuel for cook-top, range, oven and dryer, electronic ignition provided on cook-top, oven and dryer. In addition, dishwashers shall use no more than 13 gallons in the regular cycle and shall have a cycle adjustment that allows reduced water to be used with reduced loads.
- (i) Washing machines shall use no more than 43 gallons in the regular cycle and shall have cycle or water level adjustments that permit reduced amounts of water to be used for reduced loads.
- (j) Energy efficient lighting, such as fluorescent and halogen, shall be used whenever practical.
- (k) Plumbing fixtures shall be of a water saving type, shall satisfy the Water Restrictive Covenants for Saleh, and shall include toilets using no more than 1.6 gallons per flush, showerheads and faucets using no more than 2.5 gallons per minute. Plumbing waste systems should be piped to allow for gray water recovery.
- (l) Closed loop radiant floor heating systems, hot-water on demand, and passive solar technologies are encouraged.
- (m) Energy efficient building designs and placement of landscaping to foster cooling in summer is encouraged.
- (o) Evaporative coolers are prohibited.

3.12. Architectural Review Committee. An "Architectural Review Committee" (hereinafter sometimes referred to as the "Committee") for Saleh is hereby established and consists of three (3) persons. The initial members of said Committee are:
Position 1: Esmail Haidari

Position 2: Orallynn Guerrerortiz

Position 3: Rosanna C. Vazquez

Until the end of the Reserved Declarant Rights Period, the members of the Committee shall serve at the pleasure of Declarant who shall have the right to appoint, Re-appoint and discharge members of the Committee at will or until Declarant relinquishes its right to appoint members of the Committee, whichever is earlier, at which time the Board of Directors of the Association shall appoint the three (3) members of the Committee who shall then serve for one (1) year terms. A Committee member shall serve until his or her term expires and a successor is duly elected and qualified, the member resigns, or is unable to serve, or the member is removed in the manner provided for the removal of directors in the Bylaws of the Association. Any vacancy in the Committee occurring before the end of a term shall be filled by a person appointed by the majority vote of the Board of Directors of the Association.

The affirmative vote of a majority of the members of the Committee shall be required for approval of any matter; provided, however, that a majority of the members of the Committee may designate one member to act on behalf of the Committee.

3.13. Energy Design Approval. Prior to the commencement of construction of any Structure, or any construction activity, road building, excavation, site preparation, tree cutting, etc., on any Lot, the Owner thereof (the "Owner-Applicant") must obtain approval by the affirmative vote of the Architectural Review Committee for a portion of the construction plans as set forth below. The Committee strongly encourages the informal submission of preliminary plans to aid in the review process.

(a) The Owner-Applicant must hand deliver to the Committee, c/o Orallynn Guerrerortiz 1421 Luisa Street, Santa Fe, New Mexico 87501 or at another address as provided in subparagraph (c):

- (i) four (4) sets of complete plans to scale for any wall or exterior of such Structure including the exterior detail;
- (ii) exterior elevation drawings for all sides of the Structure or wall;
- (iii) the number of interior, exterior and heated square feet of any building;
- (iv) the location of such Structure or wall on the Lot;
- (v) the exterior color scheme and description of materials to be used, including roof treatment;
- (vi) location of an plans for the driveway;
- (vii) landscaping plans; and
- (viii) the street and mailing address of such Owner.

(b) The Owner-Applicant, prior to submitting the items required by subparagraph (a) of this Section, shall stake the locations of all Structures, walls, landscaping, and driveway.

(c) The Committee may designate a new mailing address by appropriate notice to the Association and the Owners by instrument filed in the records of Santa Fe County, New Mexico and delivered to the Association.

(d) No change in approved plans for elevations of Structures, location of

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Structures or driveways, or exterior color scheme and roof treatment shall be permitted unless such change has been approved pursuant to the terms of this Section.

(e) The Committee shall proceed in good faith and in accordance with the terms and provisions of this Declaration to review the submittal by an Owner-Applicant. The Committee, in its sole discretion, shall approve, conditionally approve, or disapprove such submittal.

(f) The Committee and its members shall act in good faith hereunder for the general benefit of the Owners. As used in the foregoing sentence, "general benefit of the Owners" does not mean that each and every Owner must benefit by a decision of the Committee. Subject to the duty to act in good faith, neither Declarant, the Board of Directors of the Association, any Committee member nor the Committee or its employees or agents shall be liable for any damage, loss or prejudice suffered or claimed by any person on account of (i) the approval, conditional approval or disapproval of any plans or specifications, whether or not defective; (ii) the sufficiency of architectural and engineering plans for any improvement to any Lot; or (iii) the construction of any improvement or performance of any work on any Lot, whether or not done pursuant to approved plans or specifications.

3.14. Repair of Structures. No building or Structure on a Lot shall be permitted to fall into disrepair. Each such building or Structure shall at all times be kept and maintained by the Lot owner in good condition and repair and adequately painted or otherwise finished.

In the event any building or Structure is damaged or destroyed, then subject to construction approval by the Architectural Review Committee, such building or Structure where located shall be cleared and restored to a presentable and safe condition.

ARTICLE 4 COMMON SCHEME RESTRICTIONS AND REQUIREMENTS

4.1. Trees and Landscaping. The native growth of Saleh including, but not limited to cacti, piñon, and juniper trees, shall not be destroyed or removed, except such native growth as it may be necessary to remove for the construction and maintenance of roads, driveways, dwellings and other approved Structures, without the prior written approval of the Architectural Review Committee; provided, however, that native growth which has died due to the forces of nature (such as the Western Bark Beetle) shall be removed by a Owner, at the Owner's sole expense, for fire protection reasons. Such dead trees, etc. shall be cut and removed within two (2) months after the growth has died.

4.2. Grasses. Non-native turf is prohibited.

4.3. Driveways. All driveways shall be surfaced by Lot Owners with gravel, asphalt, brick, colored concrete or compacted base coarse to prevent dust, and maintained so as to reduce erosion and eliminate unsightly conditions.

4.4. Utilities. All electrical service, gas lines, water lines, sewer lines, cable television, telephone lines or other utilities shall be placed underground and installed in
or

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adjacent to the driveway.

4.5. Set-backs. Set-backs on Lots shall be governed by the County Code.

4.6. Fences and Walls. No perimeter Lot fencing shall be permitted except along the exterior boundaries of Saleh if approved by the Committee. Fencing materials shall be "coyote" style constructed of aspen, fir or cedar posts, or plastered adobe or masonry walls. Board, slat, bark-faced, wire mesh or chain link fences are strictly prohibited. Wire fences are, however, permitted around any garden areas and shall not exceed eighteen (18) inches in height.

4.7. Trash and Noise.

(a) No Lot shall be used for the storage or dumping of rubbish or debris of any kind, or for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition, or that will be visually offensive or obnoxious, toxic, dangerous, or unhealthy, and no substance, thing or material may be kept upon any Lot that will emit foul or obnoxious odors, or that will cause any noise that will disturb the peace, quiet, comfort, or serenity of any occupants or Lot Owners in Saleh.

(b) After construction, the storage of construction material, supplies and equipment on any Lot shall be prohibited unless placed out of view of other Lot Owners in Saleh.

(c) All clothes lines, clothes drying facilities, mechanical and other equipment, wood piles (except fire logs less than one [1] cord in size), storage piles, campers and horse trailers, on any Lot shall be walled in and/or screened at all times so that they may not be seen from any other Lot or the Easements.

(d) No burning of any materials out of doors shall be permitted.

(e) No devices emitting undesirable noise levels shall be permitted on Saleh.

(f) During or after construction of improvements to any Lot, no concrete slurry shall be left on any Lot or within the Easements or Common Areas.

(g) No sheds shall be permitted without prior written approval of the Architectural Review Committee. Any such storage shed erected on any Lot shall be screened from view from other Lots and the Easements in a manner approved in writing by the Committee before the shed is constructed.

(h) No vehicles of any type shall be permanently or semi-permanently parked in any portion of Saleh when visible from other Lots or the Easements for purposes of repairs or reconstruction or storage.

4.08. Storage Tanks. No elevated tanks of any kind shall be erected, placed or permitted. Any tanks for use in connection with any residence must be buried or concealed by walls or fences so as to conceal them from view from other Lots and the Easements.

4.09. Towers. No derrick or other structure designed for use in boring for oil or natural gas, and no radio or television transmission towers shall be erected, placed or permitted; and the production or extraction of oil, natural gas, petroleum, asphalt or hydrocarbon products or substances shall not be permitted. No exterior antenna of any

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sort, including satellite dishes, shall be installed or maintained on any Lot, except those devices which are erected, installed, placed or maintained and used entirely under the eaves or enclosed within a building or Structure or screened from view from other Lots and Easements or which are otherwise specifically authorized by the Declaration or County Code. Notwithstanding the foregoing television antennae may extend two (2) feet above the parapet, and small satellite dishes may be attached to the sides or back of a building or may be screened by the parapet of a building.

4.10. Animals.

The Board of Directors of the Association shall have the right to order the removal of any animals which are kept if such animals are "nuisance" portions of this provision are not violated.

4.11. Home Occupations. No business or commercial activity of any nature shall be conducted upon or from any Residential Lot, except that so-called "home occupations" shall be permitted if such activity does not disturb Owners of other Lots or increase traffic upon the Easements to undesirable levels.

4.12. Billboards and Signs. No billboards or advertising signs will be permitted on any Lot except as approved by the Architectural Committee and applicable laws.

4.13. Exterior Lights. All exterior lights must be located so as not to be directed toward surrounding Lots or Easements. Bright, glaring lights on roof tops and patio walls or elsewhere are prohibited.

4.14. Water Conservation. All lot Owners are urged to practice indoor and outdoor water conservation measures. All construction must comply with the published water conservation criteria of the County of Santa Fe and the Declaration of Water Restrictive Covenants for Saleh filed in the records of Santa Fe County, New Mexico.

4.15. Drainage. Surface drainage courses within Lots are to remain in their natural state, except for diversion approved by the Architectural Review Committee.

4.16. Hunting and Firearms. No hunting shall be permitted within Saleh, and no discharge of firearms shall be permitted within Saleh.

4.17. Ground Water. Ground water shall not be impounded by any Owner in any way.

4.18. Discharge of Explosives. No explosive material may be discharged on any lot except for bona fide construction purposes and then only after all inhabitants of Saleh have been duly notified in advance of the proposed discharge of an explosive material and only in a manner that shall reduce to a minimum the noise, vibration and other impact of the proposed discharge.

4.19. Solar and Mechanical Devices. No mechanical or other device, including

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solar panels, shall be installed or maintained on the roof or exterior surface of any Structure within Saleh if such device is visible from the ground level of any other Lot or the Easements unless the device is screened, enclosed or otherwise approved by the Architectural Review Committee.

4.20. Easements: Uses and Restrictions. Subject to rights reserved by Declarant, the Easements are established upon various Lots within Saleh for the benefit of the Owners pursuant to this Declaration (i) for vehicular and pedestrian access to the Lots; (ii) for maintaining, installing and repairing signs identifying Saleh and roads therein, (iii) to enhance the value and desirability of Saleh and Lots; and (iv) for the installation of underground utilities. Use of the Easements may be subject to Subdivision Rules established from time to time by the Association. No Owner shall improve, landscape, or repair or decorate any portion of the Easements except where the driveway to Structures on such Owner's Lot abuts the Easements. No motor-driven vehicle shall be driven or permitted in the Common Areas except on the Easements or the driveways within Saleh; provided, however, that vehicles and equipment may enter upon other areas of a Lot during construction periods, and vehicles and equipment of Declarant or Declarant's contractors during installation of subdivision infrastructure and Plant construction is permitted anywhere within Saleh. No mini-bikes, motorcycles, off-road vehicles or any unlicensed vehicles of any kind shall be driven or permitted on the Easements except for ingress or egress to an Owner's residence.

4.21. Dedication of Easements. All or a portion of the Easements may be dedicated to the County of Santa Fe or other governmental body if approved by Declarant. Notwithstanding such dedication, the Owners and Association hereby agree to use the dedicated roadways within Saleh solely for the purposes stated in this Article 4. As an example only, and not excluding any other provisions of this Article, the Owners agree among themselves and with the Association that they shall continue to screen certain items on their respective Lots from view within the dedicated roads and to use such roads in the manner described above.

4.22. Decorative Easement. Declarant and the Association shall have an easement within the building setback lines on the corner of each Lot which is located at an intersection of streets within Saleh to install decorative entrance treatments and street signs.

ARTICLE 5 THE ASSOCIATION

5.1. The Association. The Saleh Owners' Association has been duly incorporated and organized pursuant to New Mexico law pursuant to its Articles of Incorporation and Bylaws (hereinafter collectively referred to as the "Articles and Bylaws"). The membership of the Association, powers and duties of members, and powers and duties of the Association are specified in the Articles and Bylaws and are supplemented herein. In the event that the Association, as a corporate entity, loses its corporate powers or is dissolved, a non-profit unincorporated association shall forthwith

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and without further action or notice, be formed and shall succeed to all rights and obligations of the Association hereunder until a qualified non-profit corporation is formed. Said unincorporated association's affairs shall be governed by the laws of the State of New Mexico, and to the extent not inconsistent therewith, by the Declaration, the Articles of Incorporation and the Bylaws, respectively, as if they were created for the purpose of governing the affairs of an unincorporated association.

The President and Secretary of the Association, or any three (3) members of the Board of Directors, may execute, acknowledge and record a certificate of identity stating the names of all of the members of the then current Board and the then current Architectural Review Committee. The most recently recorded affidavit shall be conclusive evidence of the identity of the persons then composing the Board and Architectural review Committee in favor of any person relying thereon in good faith.

The affairs of the Association shall be managed by the Board of Directors, which shall exercise all of the rights and powers and perform all of the duties and responsibilities set out in this Declaration and the Articles and Bylaws for the Association.

The Board shall, from time to time, make, establish, promulgate, amend, and repeal Subdivision Rules. The Association shall prepare an annual operating statement reflecting the money received by the Association and the expenditures of the Association for each fiscal year and distribute such statement to each member and each Mortgage upon request. The Association shall take such action, whether or not expressly authorized by this Declaration, as may reasonably be necessary to enforce or carry out the purposes of this Declaration and Rules.

5.2. Declarant's Reserved Rights. Until such time (the "Reserve Declarant Rights Period") as Declarant has sold 2 of the three commercial lots in Phase 1, Declarant shall have the right to appoint all members of the Board of Directors and the Architectural Review Committee. Notwithstanding the foregoing, Declarant may waive all or a portion of its rights to appoint the members of the Board or Architectural Committee prior to the end of the Reserved Declarant Rights Period.

5.3. Voting Rights. Each Owner shall be entitled to vote as provided in this Article on all matters properly submitted for vote to the membership of the Association. Every Owner entitled to vote at any election of members of the Board may cumulate his votes and give any one or more candidates a number of votes equal to the number of votes to which the Owner is entitled, multiplied by the number of Directors to be elected. The right to vote may not be severed or separated from any Lot, and any sale, transfer or conveyance of the beneficial interest of the fee of any Lot to a new Owner shall operate to transfer the appurtenant voting rights without the requirement of any express reference thereto. Voting may be by written proxy.

5.4. Voting Rules. When any provision of the Declaration or Bylaws calls for the vote or the consent of the members in any stated percentage, the following rules apply, unless the specific language of the provision provides to the contrary:

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- (a) whenever a vote of the members is required, it is sufficient to obtain the written consent of members having the same percentage of votes; and
(b) the percentage requirement shall be a percentage of the total voting power of the Association or of the total voting power of the required class or group and not a percentage of the number of members of the Association, class or group.

Any provision of this Declaration requiring a vote by the members shall be satisfied if the required percentage or number of members give their written consent. In any election held pursuant to the requirements of this Declaration, ballots may be transmitted to Owners in the manner provided for the giving of notice.

ARTICLE 6 ASSESSMENTS

6.1. Mutual Covenants to Pay Assessments. Declarant, as owner of Saleh, covenants, and each Owner, by acceptance of a deed to a Lot, covenants and agrees with each other Owner and with the Association, to pay all assessments levied by the Board of Directors, as required in this Declaration, whether or not such covenant is contained in such deed.

6.2. Creation of Common Expense Fund. The Board shall establish a "Common Expense Fund" to enable the Association and the Board of Directors to exercise the powers and perform the rights, obligations and duties stated herein. Such fund shall be funded by assessments as hereinafter provided, to be paid by all Owners, including Declarant; provided, however, until the Association makes an assessment for the "Common Expenses", Declarant shall pay all Common Expenses. Such fund shall be administered on a fiscal year basis. The first assessment shall be determined by the Board in accordance with this Declaration and the Bylaws of the Association and shall be prorated over the Association's fiscal year commencing with the date set by the Board for the first assessment.

6.3. Annual Budget. Each year, after the first year, and at least seventy-five (75) days prior to the end of the Association's current fiscal year, the Board of Directors shall prepare and adopt a proposed estimate of the total amount it deems necessary for the Association's next fiscal year (hereinafter referred to as "Annual Budget") to pay the Common Expenses to be incurred to maintain and repair the roads within the Easements (before dedication), the Common Areas, Plant, or decorative easements granted above, Subdivision and road signage, private sewer system, and other proper expenses of the Association. Within thirty (30) days after such adoption of the Annual Budget, the Board shall furnish each Owner an itemized copy thereof, together with notification of the date, time and place of the Association's annual meeting at which meeting the Owners will consider ratification of the Annual Budget. The annual meeting of the Association shall be set within the period set forth in the Declaration and shall be not less than fifteen (15) nor more than sixty (60) days after mailing of the Annual Budget to the Owners described hereinabove. The Annual Budget shall be deemed ratified unless Owners having seventy-five percent (75%) of the voting power of the Association reject the Annual Budget at the annual meeting, regardless of whether or not a quorum is present at

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the annual meeting. The Annual Budget shall be based upon the cash requirements deemed to be such aggregate sum as the managing agent or Board shall from time to time determine is to be paid by all of the Owners, including Declarant, to provide for the payment of all estimated Common Expenses which sum may include, among other things, expenses of management; premiums for all insurance in the amounts and types required hereunder; landscaping and care of grounds; common lighting; legal and accounting fees; management fees; expenses and liabilities incurred by the managing agent or Board under or by reason of this Declaration; for any deficit remaining from a previous period; the creation of a reasonable contingency or other reserve or surplus fund as well as other costs and expenses relating to the Association's affairs and duties.

6.4. Assessments. Effective the first day of each such fiscal year after the first assessment made by the Association, each Owner, including Declarant if it is then an Owner, shall be assessed a sum equal to a percentage of commercial Unit ownership or Prospective Commercial Unit ownership by virtue of ownership of a Commercial Lot, of the total Commercial Units (the Owner's Assessment Percentage") multiplied by the total Annual Budget, which sum shall be paid by the Owner in monthly installments on or before the first day of each calendar month of each fiscal year, continuing on a like day of each year thereafter until a new assessment is made by the Board. Notwithstanding any other provision contained herein, Declarant or the Owner of a Commercial Lot(s) shall only be charged an assessment for ownership of Commercial Units when a plat is recorded for the creation of a commercial unit or regime on a Commercial Lot(s).

The managing agent or Board of Directors shall prepare and deliver or mail to each Owner an itemized annual statement showing the various estimated or actual expenses for which the assessments are made and which vary from the itemized Annual Budget ratified by the Owners. Contributions for assessments shall be prorated if the ownership of a Lot or Condominium Unit commences on a day other than the first day of a calendar month. The omission or failure of the managing agent or the Board of Directors to fix the assessment for any fiscal year shall not be deemed a waiver, modification or a release of the Owners from their obligations to pay the assessment for that period.

If the amount of the Annual Budget proves inadequate for any reason including, without limitation, non-payment of any Owner's assessment, the Board of Directors may at any time levy a further assessment by increasing the Annual Budget and each Owner shall be assessed a sum equal to his Owner's Percentage Assessment multiplied by such increase; provided, however, extraordinary expenses omitted from the Annual Budget, which may become due during the fiscal year, shall first be paid from the replacement and contingency reserve; and provided further, if inadequate funds exist during a fiscal year, the Association may borrow sufficient funds from Declarant or otherwise, but Declarant shall not be obligated to loan any funds to the Association. The Board shall give written notice of any such increase, and the reasons therefor, to each Owner, and shall state the date and terms of payment of such increase.

All such assessments collected shall be paid and expended for the purposes authorized herein, and (except for such special assessments as may be levied against less than all the Owners and for such adjustments as may be required to reflect delinquent or

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unpaid assessments) shall be deemed to be held for the benefit, use and account of all Owners in the same percentages as their percentage ownership of the total Subdivision Lots. Notwithstanding any other provision contained herein, no Owner shall have the right to demand that more than his pro rata share of the assessments collected be used to benefit his Lot or Residential Unit, as the case may be.

6.5. Plant Operation and Maintenance. Declarant will build the Plant for Saleh. The Plant will be operated by the Association at such time as Declarant conveys the Plant and assigns the Permit to the Association. The Association hereby agrees to be bound by the terms and conditions of the Permit and hereby appoints Declarant as its attorney-in-fact, coupled with an interest, to execute any conveyance, assignment or assumption instrument in connection with such transfer of ownership. Upon assuming ownership of the Plant, the Association agrees to operate the same for the benefit of the Owners of Saleh or any other lands permitted to be connected to the Plant.

6.6. Special Expenses. In the event any of the Easements, decorative easements or signage are damaged in any way through the intentional or negligent act or omission of any Owner or his agents, employees, or invitees, the expense incurred by the Association for the repair of such damage shall be deemed a "Special Expense". Such Special Expenses shall be levied by the Board and assessed only to the Owner whose act or omission resulted in the aforementioned damage, and shall be paid by the Owner together with his next quarterly assessment due the Association. Special Expenses shall include amounts assessed to any Owner for road damage, which may be established pursuant to these Rules. The Board shall have the right to remove dead trees from Lots in the event the Lot Owner has not done so in accordance with this Declaration. Removal by the Association shall be a Special Expense for which the affected Lot Owner shall be solely responsible.

6.7. Annual Accounting. Together with the notice of the annual meeting of members, the Board shall furnish to all Owners, for the preceding fiscal year, an itemized accounting of all the Common Expenses actually incurred, paid or accrued, together with a statement of the total assessments collected, showing the net operating loss or gain. Any such gain, in excess of the amount required for incurred or accrued expenses and replacement and contingency reserves, shall be used to pay the current year's Annual Budget and shall not be refunded to the Owners.

6.8. Books of Account. The Board shall maintain current, detailed books of account in accordance with generally accepted accounting principles and procedures, which reflect all receipts, disbursements, assets and liabilities of the Association. Such books, records, purchase orders and payment vouchers shall be available for inspection by any Owner, or any duly authorized representative of any Owner, at reasonable times during normal weekday business hours. Any Owner's Mortgagee shall be deemed an authorized representative of Owner. Upon ten (10) business days' notice to the Board and payment of a reasonable fee established by the Board, any Owner or his Mortgagee may demand and be furnished a statement of his account reflecting the amount of any unpaid assessments or other charges due and owing from such Owner.

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6.09. Lien for Non-Payment of Common and/or Special Expenses. All sums assessed and fines imposed by the Association, but unpaid, for the share of Common Expenses, including, without limitation, any assessment for Special Expenses and violations of this Declaration, the Bylaws or Subdivision Rules, chargeable to any Lot, commercial unit or its Owner shall constitute a lien on such Lot or on the pertinent commercial Unit. If any assessment shall remain unpaid for thirty (30) days after the due date thereof, the Board or managing agent shall assess interest thereon at a rate equal to eighteen percent (18%) per annum, commencing on the date such assessment was due, together with reasonable costs and any attorney's fees incurred in connection with the collection thereof.

In any foreclosure of such lien the Owner shall be required to pay the costs and expenses of such proceeding, all reasonable costs of collection and all reasonable attorney's fees. The Owner shall also be required to pay to the Association any assessment due for the Lot during the period of foreclosure. The managing agent or Board shall have the power to bid on the Lot at foreclosure sale and to acquire, hold, lease, mortgage and convey the same.

Any encumbrancer holding a lien on a Lot may pay, but shall not be required to pay, any unpaid Common and/or Special Expenses due with respect to such Lot or Condominium Unit, and upon such payment such encumbrancer shall have a lien on such Lot or commercial unit of the same rank as the lien of his encumbrance for the amounts paid.

The Association shall give notice to the Lot Owner and the Mortgagee of a Lot of any unpaid assessments remaining unpaid for longer than thirty (30) days after the same are due.

6.10. Personal Debt of Owner. The amount of the Common and/or Special Expenses assessed against each Commercial Lot or unit shall be the personal and individual debt of the Owner thereof at the time the assessment is made. Suit to recover a money judgment for unpaid Common and/or Special Expenses shall be maintainable without foreclosing or waiving the lien securing the same. Notwithstanding anything to the contrary contained herein, the Association shall seek any sums due for unpaid Common and/or Special Expenses from a Person in possession of a Lot or Commercial Unit pursuant to real estate installment sale contract for a period of forty-five (45) days following notice to such Person of unpaid Common and/or Special Expenses before seeking such sums from the legal Owner of such Lot or Commercial Unit.

6.11. Disclosure of Unpaid Assessments. Upon payment of a reasonable fee established by the Board, and upon the Board's receipt of a written request from any Owner or any Mortgagee or prospective Mortgagee of a Lot or Commercial Unit, the Association, by its managing agent or Board, shall issue an acknowledged, recordable written statement setting forth the amount of the unpaid Common and/or Special Expenses, if any, with respect to the subject Lot or Commercial Unit, the amount of the current monthly assessment, and credits for advanced payments or for prepaid items, including but not limited to insurance premiums, which statement shall be conclusive

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upon the Association in favor of all persons who rely thereon in good faith. Unless such request for a statement of indebtedness shall be complied with within ten (10) business days of its actual receipt by the Association, all unpaid Common and/or Special Expenses which become due prior to the date of making such request shall be subordinate to the lien of the person requesting such statement. The Owner of any Lot or Commercial Unit, by acceptance of a deed thereto, waives any objection to the disclosure of the aforementioned information by the Association and releases the Association, the Board, and its agents from any liability therefor.

6.12. Mortgagee Registration. To become eligible for notices of certain actions affecting Mortgagees hereunder, a Mortgagee must register its address and contact person, the name of the Mortgagor and the legal description of his or her Residential Unit or Commercial Lot with the Association at its office. No Mortgagee shall be entitled to notice of any action without such registration except as to certain amendments to the Declaration described in Section 7.4 below.

6.13. Joint Liability for Common and/or Special Expenses Upon Transfer of Commercial Unit or Commercial Lot. The grantee of a Lot or unit shall be jointly and severally liable with the prior owner for all unpaid assessments against the latter for his proportionate share of the Common and/or Special Expenses up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the Declarant the amounts paid by the grantee therefor; provided, however, that upon payment of a reasonable fee established by the Board, and upon written request, any such prospective grantee shall be entitled to a statement from the managing agent or Board setting forth the amount of the unpaid assessments, if any, with respect to the subject Lot or Commercial Unit, the amount of the current quarterly assessment, the date that such assessment becomes due, and credits for advanced payments or for prepaid items, including but not limited to insurance premiums, which statement shall be conclusive upon the Association. If such statement is not tendered by the Association within ten (10) business days of its actual receipt of such request, then such requesting grantee shall not be liable for, nor shall the Lot conveyed be subject to a lien for any unpaid assessments against the subject Lot unless such lien has been filed in the records of Santa Fe County, New Mexico prior to the date the request is received by the Association.

6.14. No Waiver of Common and/or Special Expenses. No Owner may waive or otherwise escape liability for the assessments provided for herein by his non-use of the Easements, Common Areas, Commercial Unit or Lot, by abandonment of any of the foregoing or by any other means whatsoever.

ARTICLE 7 GENERAL PROVISIONS

7.1. Enforcement. The Board, Declarant and any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. No covenant contained in this Declaration shall be deemed to have been

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abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches that may occur.

7.2. Notices. Any notices required or permitted to be delivered hereunder shall be deemed to be delivered when personally delivered to the respective addressee or upon deposit of the same in the United States mails, postage prepaid, certified or registered mail, return receipt requested, as follows:

(a) to the Association at its principal place of business as listed in the records of the New Mexico Public Regulation Commission or its successor agency; and

(b) to any Owner at the address such Owner has registered with the Association and listed in its books and records. If no address has been registered, then the Owner's Lot address shall be used.

7.3. Invalidity. Invalidation of any provision of this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

7.4. Amendment. Subject to any required consent by Mortgagees under Section

7.5 below, this Declaration may be amended as follows:

(a) By Lot Owners. This Declaration may be amended at any time by an instrument signed by the president or vice president and secretary of the Association, certifying approval in writing by Lot Owners representing sixty-seven percent (67%) of the votes in the Association.

(b) By Declarant. To the extent permitted by law, Declarant specifically reserves the absolute and unconditional right to amend this Declaration without the consent or joinder of any party (i) to conform to the requirements of the Federal Home Loan Mortgage Corporation, Veterans Administration, Federal National Mortgage Association or any other generally recognized institution involved in the guarantee or purchase and sale of home loan mortgages, (ii) to conform to the requirements of institutional mortgage lenders or title insurance companies, or (iii) to clarify the Declaration's provisions or correct errors.

(c) Limitations. Whenever any action described in this Declaration requires approval of greater than sixty-seven percent (67%) of the votes in the Association, amendment of that provision shall require the same percentage vote as would be required to accomplish that action directly. Rights reserved to the Declarant may not be amended without the specific consent of the Declarant. Rights reserved to Santa Fe County or Extraterritorial Zoning Authority may not be amended without the specific consent of Santa Fe County or the Extraterritorial Zoning Authority, as the case may be.

(d) Recording. Any amendment shall take effect upon recording in the public records.

7.5. Consent of Mortgagees.

(a) When Consent Required. This Declaration contains provisions

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concerning various rights, priorities, remedies and interests of Mortgagees. Such provisions are to be construed as covenants for the protection of the Mortgagees on which they may rely in making loans secured by a mortgage on a Lot or Commercial Unit. Accordingly, no amendment or modification of this Declaration specifically impairing such rights, priorities, remedies or interests of a Mortgagee shall be adopted without the prior written consent of Mortgagees as provided below. This section shall not be construed, however, as a limitation upon the rights of Declarant, the Association or the Owners to make amendments that do not adversely affect the Mortgagees.

(b) Percentage Required. Wherever consent of the Mortgagees is required, it shall be sufficient to obtain the written consent of Mortgagees holding a lien on two-thirds (2/3) or more of all Commercial Lots encumbered by a mortgage.

(c) Timely Response. Any such required Mortgagee consent shall be given promptly and shall not be unreasonably withheld. Any consent not given or denied within thirty (30) calendar days of receipt of request for consent shall be deemed given.

7.6. Rerecording. Unless this Declaration is terminated, the Association shall rerecord this Declaration or other notice of its terms at intervals necessary under New Mexico law to preserve its effect.

7.7. Annexation. Declarant may, from time to time, and in its sole discretion, and without necessity of any approval by any Owner, subject real property to this Declaration, which property is contiguous to Saleh and is owned by Declarant or owned by other persons desiring such annexation, whereby such property will have all of the rights and obligations of membership in the Association, including the right to use the Easements and Common Area. The annexation of any such property shall become effective when Declarant shall have recorded in Santa Fe County, New Mexico real estate records, an amendment to this Declaration which describes the real property to be annexed, declares that such property is held pursuant to this Declaration, and states the amended total number of Lots within Saleh for assessment and voting purposes, and Declarant files a revised Plat showing such annexed property.

During the period of Declarant control of the Board, no property may be incorporated into Saleh without Declarant's consent. Thereafter no property may be incorporated into Saleh unless consented to by a majority of the voting power of the Association.

7.8. Governing Law. This Declaration and the rights of Declarant and the Association shall be governed by and construed in accordance with the laws of the State of New Mexico.

7.9. Recitals and Exhibit. The foregoing recitals and Exhibit A are incorporated herein by reference.

7.10. Captions. The captions and section headings of this Declaration are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions

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EXHIBIT A
LEGAL DESCRIPTION OF SALEH

The following described real estate in Santa Fe County, New Mexico:

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DISCLOSURE STATEMENT
FOR SALEH PHASE 1

PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING

This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions, on both the subdivision proposal and the information contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it. If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all of your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction, you must give the subdivider notice of your intent to rescind within three (3) days of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Santa Fe County Clerk.

Building permits other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are required for construction of additional improvements before you occupy the property.

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Disclosure Statement contains a combined total of ____ + acres, more or less, in Section 16, Township 16 North, Range 9 East, N.M.P.M., Santa Fe County, New Mexico, according to the Subdivision Plat entitled "Saleh Phase 1 Subdivision" recorded in the records of the Santa Fe County Clerk's Office on _____, under Instrument No. _____, at Plat Book _____, Pages _____ through _____ (the "Survey" or "Subdivision Plat").

This Disclosure Statement is for Saleh Phase 1 (the "Subdivision") and a summary of the conditions and documents affecting those lots and ownership within this development. It is not intended to be a comprehensive description of any condition, law, regulation, and rule affecting the development. Lot purchasers should read each document referred to in this Disclosure Statement to obtain a complete understanding of its effect. Copies of development documents referred to in this Disclosure Statement are available at the Santa Fe County Clerks Office. Copies of applicable County Land Development Codes are available at the Santa Fe County Administrative Offices, 102 Grant Avenue, Santa Fe, New Mexico 87501, telephone Land Use Department (505) 986-6225



NBG-138

1. NAME OF SUBDIVISION

Saleh - Phase 1 (hereinafter referred to as the "Subdivision") is the name of the project which includes the lots for which this Disclosure Statement applies.

2. NAME AND ADDRESS OF SUBDIVIDER

Senemar, LLC
Esmail Haidari, Managing Member
12008 Gazelle Place, NE
Albuquerque, NM 87111

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES, LEASING OR OTHER CONVEYANCE IN NEW MEXICO

To Be Determined

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present: Currently Phase 1 of Saleh comprises ____ acres. There are 3 commercial tracts, 2 open space tracts and the Saleh road right of way. Phase 2 of Saleh, which is ____ acres will be developed in the future. The open space tracts may be used for a cemetery or riding stables.

Anticipated: When Phase 2 of Saleh is completed, there will a total of 64 acres in the development with approximately 9 commercial tracts. The zoning on this property allows a variety of uses including a hotel, apartments, shopping centers, etc. See the recorded Saleh Master Plan in the Santa Fe County Clerk records for all the allowable uses. This document is recorded in Book _____ Page _____.

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR OTHER CONVEYANCE WITHIN THE SUBDIVISION.

Tract 3 is ____ acres in size.

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE, LEASE OR OTHER CONVEYANCE WITHIN THE SUBDIVISION

Tract 1 is ____ acres in size.

7. PROPOSED RANGE OF PRICES FOR SELLING, LEASING OR OTHER CONVEYANCE

The proposed cost of these Tracts will be between \$8 and \$12 per square foot.

8. FINANCING TERMS

Financing may be provided by the Subdivider.

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Senemar, LLC
Esmail Haidari, Managing Member
12008 Gazelle Place, NE
Albuquerque, NM 87111

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

N/A

N136-139

11. CONDITION OF TITLE

Title of the Subdivider is fee simple absolute and will be conveyed to buyers in the same condition subject to the covenants, restrictions and encumbrances approved with the subdivision as provided below in Paragraph 12 and easements, reservations and restrictions of record to be disclosed on a commitment for an owner's policy of title insurance to be provided in connection with the sale of each Tract.

Each Tract in Saleh Phase 1 is subject to assessments and dues assessed by the Saleh Owners Association.

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

A. The use and development of each Tract will be subject to the conditions and restrictions set forth on the final plat and development plan of the Subdivision, as well as applicable Santa Fe County Ordinances, Community College District Ordinance, and Building, Fire and Water Utility Codes; and all matters of public record. Without limiting the foregoing, title to each Tract is subject to utility, road, cut and fill, and drainage easements as shown on the final plat for the Subdivisions. These easements include a right of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs.

B. Each Tract shall be subject to the Declaration of Restrictive Covenants for Saleh recorded with the Santa Fe County Clerk, on _____, as Instrument No. _____ as amended from time to time.

C. Each Tract water use shall be subject to the Declaration of Covenants and Water Restriction for Saleh, recorded with the Santa Fe County Clerk, on _____, as Instrument No. _____ as amended from time to time.

13. ESCROW AGENT

To Be Determined

14. UTILITIES

Costs for utility services for commercial users vary widely depending on the anticipated demands. Below costs are for a typical 2000 square foot office. Tract purchasers are advised to discuss their required service and associated costs directly with each service provider.

Telephone - Internet Telephone service will be provided by any VOIP (Voice Over Internet Protocol) provider on Comcast wideband, or other provider at the Tract owners' choice. Hookup cost is typically \$50 and monthly fees for basic service are \$53. Land Line Telephone service will be provided by Century Link. Hookup cost is typically \$50 and monthly fees for basic service are \$53.

Wide-Band Internet Access - internet access will be provided by Comcast. Hookup cost is typically \$50 and monthly fees for basic service are \$74.95.

Cable - Cable TV service will be provided by Comcast. Hookup cost is typically \$50 and monthly fees for basic service are \$70.49.

Comcast provides basic telephone, internet access and cable TV service for \$149.95 per month with no connection fee.

Electricity - provider is PNM. There is no hookup cost for connections less than 60 feet from a transformer and monthly fees for basic service is approximately \$10 plus electricity used.

Gas - provider NM Gas Company. Hookup cost is typically \$493 for business within 60 feet of the gas line located in the street and monthly fees for basic service is approximately \$13 plus gas used.

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Water – provider is Santa Fe County Water Utility. Hookup costs are typically \$500 and monthly fees for basic service are \$15.40 plus water used.

Sewer – provider Saleh Owners Association for Phase 1. The hookup fee is \$1000 and monthly fees are prorated based on metered water use at a rate of \$20 per 1000 gallons per month. Tract owners are required to install grease traps and sampling ports on their service lines. Note that in Phase 2 of Saleh either an on-site wastewater system will be developed or a connection will be made to a publically owned or PRC regulated wastewater system. Sewer rates will be reevaluated at that time.

Solid Waste Disposal – provider is Waste Management. Setup fee is typically \$35 and monthly fees for weekly service using a 96 gallon bin is \$30.43.

The foregoing costs are subject to change by the individual utility service providers listed above, and purchasers should consult each provider to determine whether the costs for connection have change since the date of this Disclosure Statement.

15. INSTALLATION OF UTILITIES.

All utilities will be installed to Tract property line within 12 months of plat recordation.

16. UTILITY LOCATION

Telephone, cable, electricity, gas, water and sewer will be installed within the roadway right of way or adjacent public utility easement adjacent to the Tracts or at transformers. Individual Tract owners will be responsible for making the service connection between the utility stub outs and their buildings. All utility lines are underground and conform to all County regulations. Overhead utility lines are prohibited.

17. WATER AVAILABILITY

Phase 1 of Saleh has 3 acre-feet per year of contracted water rights with Santa Fe County. Water is provided by the Santa Fe County through a pipe network tied to the City's and County's reservoirs and well fields. Water will be distributed through the project within 10-inch PVC pipes. A minimum of a 6-inch tap is installed to each Tract. Lot owners will install water meters based on their project's demand requirements. At the time of Tract sale a portion of the contracted 3 acre-feet will be designated to that lot.

Water will be conserved through voluntary and obligatory practices, such as water harvesting to collect roof drainage in cisterns for landscape irrigation, only low water use fixtures will be permitted (1.6 gallons per flush toilets, 2.5 gallon per minute sink faucets), timed drip irrigation system will be required and hot water systems must be designed to ensure delivery of hot water within 5 seconds of the tap being open.

18. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

Water will be provided by the Santa Fe County Utility Division. The County's water sources are the same as the City of Santa Fe's water sources, which includes Santa Fe River water, groundwater and Rio Grande water. Wells and surface water reservoirs feed into the transmission and distribution systems throughout the metropolitan area. Individual wells are prohibited. Water restrictions are summarized in item 17 above.

19. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

N/A

20. LIFE EXPECTANCY OF THE WATER SUPPLY

Life expectancy of the water supply is that of the Santa Fe County's system, and is expected to be available as long as the County exists.

21. SURFACE WATER

NBG-14

N/A

22. WATER QUALITY

The Santa Fe County's water supply meets all Federal and State drinking water standards.

23. LIQUID WASTE DISPOSAL

All Tracts in the subdivision will be required to connect to the project's wastewater collection system. The Saleh Owners Association owns and maintains the wastewater collection system and the Phase 1 treatment system which is a convention septic tank and disposal system located in the grassy area of the Phase 1 park.

When Phase 2 of Saleh is developed, the existing convention system will likely be retired and a new system developed. Either a new wastewater reclamation system will be developed in the southwest corner of the Saleh development or equalization tanks and a pump station will be developed at that location and a connection made to an existing publically owned or regulated wastewater system will be made.

NOTE: No other liquid waste disposal system may be used in a subdivision other than the system approved by the Board of County Commissioners.

24. SOLID WASTE DISPOSAL

Saleh will be served by Waste Management for solid waste disposal. The Tract owners are required to contract with Waste Management directly.

25. TERRAIN MANAGEMENT

Site specific testing is recommended to determine the suitability of the each Tract for the buyer's proposed site development. As the site topography on the Tracts is less than 30%, there are no slope constraints limiting lot development. The Saleh Owners Association is responsible for maintaining the culverts and detention ponds located within the project. Surface drainage is generally towards the arroyo bisecting the development east to west. Subsurface drainage is generally southwest and parallel to the Arroyo Hondo located to the south. The detention pond located in the arroyo near the west property boundary was installed by the developer to mitigate increased flows due to roadway and trail development. Individual Tract developers must install detention ponds on side or within the open space if permitted by the developer to mitigate increase in stormwater runoff due to Tract development. Tract Owners are also required to harvest stormwater to irrigate on Tract landscaping.

26. SUBDIVISION ACCESS

The Subdivision lies immediately south of the City of Santa Fe. To reach the city from the property, proceed west on Dinosaur Trail and then north on Richards Avenue. Within ¼ mile you will enter the City limits. Saleh Road will be paved with curb and gutter and sidewalks located on both sides of the road. Dinosaur Trail is a temporary road and is currently basecoursed. All roads on this route are ordinarily accessible in all seasons and weather conditions. There are plans to develop a new roadway commonly known as the Northeast Connector, within the Saleh property near the I-25 right-of-way. When the Northeast Connector is developed, it is understood that Saleh Avenue will be connected to it, and the Basecourse Dinosaur Trail roadway will be eliminated, along with the traffic signal at Richards Avenue and Dinosaur Trail. At that time access will be provided to the development via the Northeast Connector to either Richards Avenue or St. Francis Drive.

27. MAINTENANCE

The Saleh Owners Association, a New Mexico nonprofit corporation whose members are owner of Tracts in Saleh, will maintain all roads, drainage improvements and other improvements within Saleh, except for the planned Northeast Connector and any trails that Santa Fe County may develop in the Saleh open space. The Bylaws for the Saleh Owners Association describe these responsibilities in more detail and delineate each Tract owner's obligation to pay for these responsibilities.

NBG-142

28. CONSTRUCTION GUARANTEES

Upon recordation of the subdivision plat, a financial guarantee has been posted with Santa Fe County to ensure the construction of all required subdivision infrastructure for Saleh Phase I Tracts.

NOTE: Unless there is a sufficient bond, letter of credit or other adequate collateral to secure the completion of proposed improvements, it is possible that the proposed improvements will not be completed. Caution is advised.

29. ADVERSE OR UNUSUAL CONDITIONS

There is a Federal Highway, Interstate 25, located immediately north of the subdivision. This Highway generates noise and does carry typical interstate traffic. There are plans to develop a new 2 lane frontage road, commonly known as the Northeast Connector within the Saleh property south of I-25. The timing and location of this frontage road is not known at this time. There are no known activities or conditions adjacent to or nearby the subdivision, such as feedlots, cement plants, dairies, airports and the like, that would subject the subdivided land to any unusual conditions affecting its use or occupancy.

30. RECREATIONAL FACILITIES

Saleh – Phase I includes one passive park.

31. FIRE PROTECTION

Fire hydrants are spaced throughout the development to ensure that each Tract is located within 500 feet of a hydrant capable of producing 1000 gpm. The source of water supply is the Santa Fe County water system. The County's Fire Department serves the Subdivision. The nearest fire station is located on Rancho Viejo Blvd. approximately 3.5 miles from the subdivision. This station is manned full-time. Tract owners should contact the Santa Fe County Fire Marshal to determine based on their planned structure size, construction materials and use whether indoor fire suppression systems or other fire protection measures will be required.

32. POLICE PROTECTION

The development will be served by the Santa Fe County Sheriffs Department.

33. PUBLIC SCHOOLS

The closest public schools are Amy Biehl Elementary School located about 2 miles from the subdivision, Ortiz Junior High located about 3 miles from the subdivision, and Capital High School located about 4 miles from the subdivision.

34. HOSPITALS

St. Vincent's Hospital serves the Santa Fe area. The hospital is located about 5.5 miles northeast of the project. The most direct route is via the project roads to north on Richard Avenue to Rodeo Road, then east on Rodeo Road to east on Zia, then north on St. Francis Blvd, to east on St. Michaels Drive. The hospital is located at 455 St. Michaels Drive. The hospital has 144 beds.

35. SHOPPING FACILITIES

The development is just 3 miles from the Santa Fe Place Mall and a shopping center on Zafrano Drive. The closest grocery store to the subdivision is located on Zafrano Drive.

36. PUBLIC TRANSPORTATION

There is no public transportation serving this development. City buses can be accessed at the Community College located one about 1 mile south on Richard Avenue.

37. COMPLETION DATES

Roads, utility mains and fire protection should be installed in Saleh Phase 1 within 12 months of plat recordation, unless delayed by weather, war, unforeseen delays beyond the control of Subdivider, or acts of God.

38. RISK OF BUYING LAND

The future value of land is uncertain and dependent upon many factors. A purchaser should not expect the land to increase in value.

Any development will have an impact on the surrounding environment. Whether or not the impact is adverse and the degree of the impact will depend on the size, location, design and extent of development. Developments that adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in governmental codes and regulations, in plant and animal life, air and water quality and noise levels may affect an owner's use and enjoyment of a property and his or her ability to sell it.

Subdivider:

Esmail Haidari, Managing Member of Senemar, LLC

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

On this _____ day of _____, 2016, the foregoing instrument was acknowledged before me by Esmail Haidari

Notary Public

My commission expires:

NB6-144



Ad Proof / Order Confirmation / Invoice

Account Number

1184

Ad Order Number

0000145534

DESIGN ENGINUITY, LLC

LEGAL # 80300

CDRC CASE #
MPA/PP/FP/FDP 14
5491 Saleh

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held to consider a request by Senemar, LLC, for a Master Plan Amendment to allow 12 commercial lots on a 64 + acre site and to increase the amount of seating to the allowed church/religious institution use. The Applicant also requests Preliminary and Final Plat, to create 3 commercial lots on 24 + acres, and Final Development Plan for Saleh Phase 1. The property is located on the south side of I-25 and east Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5).

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 19th day of November 2015, at 4 p.m. on a petition to the County Development Review Committee.

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 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.

Published in The Santa Fe New Mexican on October 19, 2015.

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NBG-145

CERTIFICATION OF POSTING

I herby certify that the public notice posting regarding Land Development
Case # 14-5491 was posted for 21 days on the property beginning
The 29th day of October, 2015.**

Chel D. Lyon
Signature

*Photo of posting must be provided with certification

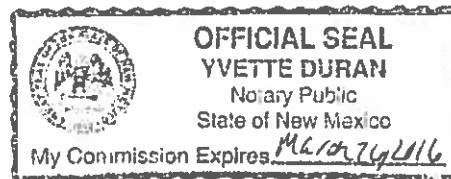
****PLEASE NOTE:** Public notice is to be posted on the most visible part of the
property. Improper legal notice will result in re-posting for an additional 21
days. It is the Applicant's responsibility to ensure that the notice is on the
property for the full 21 days.

STATE OF NEW MEXICO }
 }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 29th day of
October, 2015, By Charline Gonzalez.

Yvette Duran
Notary Public

My Commission Expires:
March 26, 2014



NBCG-146



NBCG-147

7008 0500 0001 4600 4838

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SANTA FE, NM 87508

Postage	\$2.80
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.18

Sent To: Rancho Viejo North
 Community Association
 55 Canada de Rancho
 Santa Fe, NM 87508

PS Form 3800, August 2006

7008 0500 0001 4600 4845

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SANTA FE, NM 87502

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.18

Sent To: La Pradera HOA
 P.O. Box 24306
 Santa Fe, NM 87502

PS Form 3800, August 2006

7008 0500 0001 4600 4852

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SANTA FE, NM 87507

Postage	\$2.80
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.18

Sent To: Homewise, Inc.
 1301 Siler Road
 Santa Fe, NM 87507

PS Form 3800, August 2006

N136-148

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SANTA FE, NM 87505

OFFICIAL USE

Postage	\$3.45	\$2.80
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$7.18	

0501 03
 CORONA 03
 SANTA FE, NM
 Postmark Here
 OCT 29 2015
 10/29/2015

Sent To
 Westgate Properties, LLC
 508 W Cordova Rd
 Santa Fe, NM 87505

PS Form 3800 August 2006

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OFFICIAL USE

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Total Postage & Fees	\$7.18	

0501 03
 CORONA 03
 SANTA FE, NM
 Postmark Here
 OCT 29 2015
 10/29/2015

Sent To
 Rancho Viejo South
 Community Association
 55 Canada de Rancho
 Santa Fe, NM 87508

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SANTA FE, NM 87508

OFFICIAL USE

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Certified Fee	\$0.00	\$0.00
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Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$7.18	

0501 03
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 SANTA FE, NM
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 10/29/2015

Sent To
 Oshara Village, LLC
 4 Willow Back Road
 Santa Fe, NM 87508

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Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$7.18	

0501 03
 CORONA 03
 SANTA FE, NM
 Postmark Here
 OCT 29 2015
 10/29/2015

Sent To
 Jane Petchesky
 TTEE Jane Petchesky Revoc Trst
 5430 Richards Avenue
 Santa Fe, NM 87508

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SANTA FE, NM 87508

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Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$7.18	

0501 03
 CORONADO STA 03
 SANTA FE, NM
 Postmark Here
 OCT 29 2015
 10/29/2015

Sent To
 New Mexico Land Conservancy
 5430 Richards Avenue
 Santa Fe, NM 87508

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SANTA FE, NM 87501

OFFICIAL USE

Postage	\$3.45	\$2.80
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$7.18	

0501 03
 CORONADO STA 03
 SANTA FE, NM
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 OCT 29 2015
 10/29/2015

Sent To
 G E Richards Property LLC
 123 W San Francisco St Ste 200
 Santa Fe, NM 87501

PS Form 3800

NBG-149