

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY ALLOWING WASTEWATER DISCHARGE FROM THE SANTA FE RODEO GROUNDS INTO A COUNTY WASTEWATER COLLECTION SYSTEM AND THEN INTO THE CITY WASTEWATER COLLECTION AND TREATMENT SYSTEM AND ESTABLISHMENT OF A CONNECTION TO THE CITY WATER SYSTEM

The City of Santa Fe (“City”) and Santa Fe County (“County”) enter into this Memorandum of Understanding, effective as of the date of the last signature below, for a new sanitary sewer connection and sewer services for the Santa Fe Rodeo Grounds Property (“Rodeo Grounds”), Attached hereto are the following: A site map of First Serve’s property showing the proposed water and sewer connections (See Exhibit A), the First Serve plat demonstrating a legal lot of record (See Exhibit B) (the “First Serve Property”), and First Serve’s special warranty deed to its property (See Exhibit C).

RECITALS

1. The City and the County entered into a “Settlement Agreement and Mutual Release of Claims” on May 19, 2008 (“Settlement Agreement”), which addressed issues of annexation in general, the presumptive city limits, and the need to “establish sensible water and wastewater utility service areas for the City and County.”

Under Section 2(m) of the Settlement Agreement, “The City shall provide water and wastewater service within the presumptive city limits and shall not provide water and wastewater service outside the presumptive city limits unless required by a current contract with a customer, decrees of a court, or applicable rulings of the Public Regulation Commission, unless otherwise agreed upon between the City and the County in a separate written agreement.”

2. The First Serve Property is located in Santa Fe County outside the presumptive city limits as defined in the Settlement Agreement.
3. First Serve is a New Mexico Non-Profit corporation that has purchased the First Serve Property and has applied to Santa Fe County for entitlements to develop and operate a tennis facility on the First Serve Property. The project will include a 12-court tennis complex with an adjoining 8,500 SF structure for classrooms and tennis locker rooms. First Serve will provide tutoring and access to the tennis courts without charge to third to 12th graders that will benefit both the City and the County in the form of increased jobs, tax revenue, and opportunities for local schoolchildren.
4. Section 22-6.2 of the Santa Fe City Code (“SFCC”) provides a process whereby connections to the City’s sewer and water systems outside of the City of Santa Fe presumptive City limits can be established under specific conditions as shown in Recital (1) above, including review

by a water/wastewater review team (“WWRT”) made up of “City and County staff from the Water Division, the Wastewater Division, the City attorney's office, the County Attorney's Office, the Land Use Departments and the Office of Affordable Housing.”

5. Santa Fe County Utilities Division (“SFCU”) submitted a letter application “Application” to the WWRT on behalf of the First Serve project requesting connection of the First Serve Property to the City’s wastewater collection and treatment system and to the City’s water system on February 7, 2022.
6. On August 16, 2022 the WWRT met to review the application (see Exhibit “A”). The WWRT members determined that the application was complete and that the application met the requirements of SFCC Section 22-6.2.
7. Pursuant to an agreement between the County and First Serve-NM, Inc. (“First Serve”) will construct sewer infrastructure that will be connected to the County’s existing sewer line that is already connected to the City Santa Fe’s wastewater sewer trunk line located in Arroyo Chamiso.

AGREEMENT

1. Conditions of Service.
 - a. Properties receiving city water service shall connect to the city's sewer system. If a property does not connect to the city's sewer system, the property shall not be connected to the city's water system.
 - b. Water service approved under this section shall be only for the specific use and amount for which the application was approved.
 - c. The property owner shall disconnect and abandon all existing wells according to the rules and regulations established by the water division. Proof of compliance with such rules and regulations shall be submitted to the water division within thirty (30) days of connection to the city's water system.
 - d. The property owner and all future owners of the property obtaining city water service under this section shall be required to pay all applicable rates, charges and fees for city water service; and
 - e. Requirements set forth in Chapters XIV and XXV SFCC 1987 and all other rules and regulations pertaining to the use of the city's water service are also a condition of service.
2. Connection and Discharge Authorization. Pursuant to an agreement between the County and First Serve, First Serve is authorized to connect its project on First Serve Property to the County wastewater collection system (to be constructed by First Serve and dedicated to the County, in whole or in part) and discharge its wastewater into the City’s wastewater collection and treatment system and to connect its project to the City’s water system on the north side of First Serve Property.
3. Dedication to the City of a Portion of the Wastewater Collection System. Upon the City’s request, the County shall require the Developer (First Serve) to construct and dedicate to the

City any portion of the wastewater collection system and easements that is located within the City's presumptive City limits. This portion of the wastewater collection system shall be designed and constructed to City standards as approved by the City's Wastewater Management Division.

4. Dedication to the City of a Portion of the Water Distribution System. If deemed necessary by the City, The Developer (First Serve) shall construct and dedicate to the City line extensions and easements to serve the property under an Agreement to Construct and Dedicate (ACD). This portion of the water distribution system shall be designed and constructed to City standards as approved by the City's Water Division.
5. Compliance with Federal, State, and Local Law; Santa Fe Homes Program. The County and First Serve agree to maintain and operate the County wastewater collection system as required by all applicable federal, state, and local laws and shall comply with all applicable requirements imposed upon City utility customers. The City's affordable housing ordinance, SFCC Section 14-8-11(D), does not apply, pursuant to SFCC Section 22-6.2(G).
6. Metering Requirements. The City shall meter water use of the First Serve project and bill First Serve directly consistent with SFCC, §25-4.2.
6. Utility Expansion Charges. The Developer shall pay for the utility expansion charge ("UEC") equal to that which would be imposed by the City under SFCC Section 22-6.6, as if the Developer were served in the City limits.
7. SFCC Section 22-9 and SFCC Section 22-10. The County agrees that the discharges from any commercial/industrial operations within First Serve Property shall be subject to the provisions of SFCC Section 22-9, *Industrial Pretreatment Regulations and Procedures*, and SFCC Section 22-10, *Wastewater Extra Strength Surcharge Program*, as they may be amended from time to time.
8. Pre-treatment Requirements. If determined to be necessary by the City, the City will issue a significant industrial user permit to appropriate commercial/industrial properties within First Serve Property in accordance with SFCC §22-9, in which case all permit conditions and requirements must be met by the property owners, including their successors and assigns.
9. Service Area. Except as otherwise authorized in separate agreements between the City and County, the County will not permit properties outside of First Serve Property to connect to the City's wastewater collection and treatment system without prior written approval from the City and County pursuant to the Settlement Agreement.
10. Successors & Assigns. This Memorandum of Understanding will inure to the benefit of the Parties' successors or assigns.
11. Amendments. This MOU may be amended in writing by agreement of all the parties.
12. Effective Date and Term. This MOU shall be effective upon the last date written below shall remain in full force and effect thereafter until terminated by either party pursuant to

Paragraph 13.

13. Termination. The City may terminate this MOU for a material breach of this MOU; provided, however, that the City shall first provide written notice of breach to the County, identifying the alleged breach and allowing one hundred and twenty (120) days for the County to cure. The County may terminate this MOU by providing a notice of termination to the City, in which event this MOU will terminate thirty (30) days thereafter.
14. No Third-Party Beneficiaries. The parties do not intend to create, and this MOU does not create, any third-party beneficiaries of this MOU. Without limiting the generality of the foregoing, no action to enforce the terms of this MOU or for damages for breach thereof may be brought against either party by any person who is not a party to this MOU. Nothing in this MOU shall be construed as a waiver or modification of the parties' sovereign immunity under the New Mexico Tort Claims Act.
15. Revenue Source to Meet Obligations. The obligations under this MOU in a given fiscal year shall be payable solely from fees and charges, however denominated, collected by the parties for the provision of wastewater services that fiscal year. Without in any way limiting the generality of the foregoing, nothing in this MOU imposes a duty on the parties to pay any obligation arising hereunder through tax revenues.
16. New Mexico Tort Claims Act. Neither the City nor the County waive any of the limitations and immunities of the New Mexico Tort Claims Act, NMSA 1978, §§ 41-4-1 through 41-4-30.

[The rest of this page left blank intentionally]

For the City:



Alan Webber, Mayor
City of Santa Fe

Feb 12, 2023

Date

Attest:



Kristine Bustos-Mihelcic, City Clerk XIV
GB MTG 2/8/2023

Feb 13, 2023

Date

City Attorney's Office:



Marcos D. Martinez, Senior Assistant City Attorney

Jan 13, 2023

Date

Approved for Finances:

Emily K. Oster
Emily K. Oster (Feb 10, 2023 18:28 MST)

Emily Oster, Finance Director

Feb 10, 2023

Date

For the County:

, Chair, Board of
County Commissioners of Santa Fe County

Date

Approved as to Form:

Jeff Young, Santa Fe County Attorney

Date

Attest:

Katharine E. Clark, Santa Fe County Clerk

Date

Yvonne S. Herrera, Santa Fe County Finance Director

Date

**SANITARY SEWER LINE AGREEMENT
BETWEEN SANTA FE COUNTY AND FIRST SERVE-NM, INC.**

This sewer line maintenance agreement (“Agreement”) is entered into between the **First Serve-NM, Inc.**, a New Mexico not for profit corporation (hereinafter “First Serve”), and Santa Fe County, a political subdivision of the state of New Mexico (hereinafter “Santa Fe County”).

Whereas, First Serve is the owner of certain real property in Santa Fe County, New Mexico identified as 3233 Rodeo Road, Santa Fe, New Mexico and more particularly described as:

Tract D as shown and delineated on plat of survey entitled, "Tract D, Santa Fe Rodeo Grounds, For Santa Fe County, in Section 4, T 16N, R 9E, NMPM, within the City of Santa Fe, County of Santa Fe, State of New Mexico" recorded July 22, 2020 in Plat Book 864 at page 45, as Instrument No. 1922695, records of Santa Fe County, New Mexico; and

Whereas, Santa Fe County is the owner of real property at 3229 Rodeo Road, Santa Fe, New Mexico, and more particularly described as:

Tract C as shown and delineated on plat of survey entitled, "Boundary Survey of the Santa Fe County Fair Grounds", recorded March 14, 2001, in Plat Book 469, at page 006, as Instrument No. 1148547, records of Santa Fe County, New Mexico; and

Whereas, Santa Fe County currently utilizes and maintains, for its exclusive benefit, sanitary sewer infrastructure (“County Sewer Line”) that connects to the City of Santa Fe Arroyo De Los Chamisos main sewer line at the manhole on the northern boundary of Tract G, traverses across the southeast corner of Tract D, and ends just south of the northern boundary of Tract C as depicted on the “Boundary Survey Lot Line Adjustments for the Rodeo Property et. al.”, recorded on June 6, 1996, in book 336, page 16-17, attached hereto as Exhibit C; and

Whereas, a 15’ wide private sanitary sewer easement was granted on Tract G and Tract D via the “Boundary Survey Lot Line Adjustments for the Rodeo Property et. al.”, for the benefit of Santa Fe County’s tract, Tract C; and

Whereas, First Serve desires to connect to the County Sewer Line for the purposes of obtaining City of Santa Fe sewer services on First Serve's Tract D; and

Whereas, Santa Fe County agrees to enter into this Agreement to share the use and benefits of its sanitary sewer infrastructure on Tract C with First Serve for the benefit of First Serve's Tract D in accordance with the terms and conditions of this Agreement; and

Whereas, as consideration for connecting to the County Sewer Line and the indefinite use and benefit from this sanitary sewer easement agreement that is granted for the benefit of First Serve's Tract D, subject to the terms below, First Serve agrees to assume responsibility for the cost of maintenance, repair and any needed replacement of the entire length of the County Sewer Line from the City of Santa Fe Arroyo De Los Chamiso main sewer line at the manhole on the northern boundary of Tract G, to the current termination of the County Sewer Line on Santa Fe County's Tract C.

Now therefore the parties agree as follows.

1. **Santa Fe County's Consent and Agreement.** Santa Fe County agrees to allow First Serve to connect to, benefit from and share in the use of the County Sewer Line in accordance with the terms and conditions of this Agreement.

2. **Maintenance, Repair, Replacement**

A. Except as otherwise provided below in paragraph 2.C. below, upon First Serve's completion of the connection to the County Sewer Line and as long as First Serve shares and benefits from the County Sewer Line pursuant to this Agreement, First Serve shall, at its sole cost and expense, maintain, repair or replace any portion of the County Sewer Line, including without limitation, routine preventative maintenance or repair necessary to keep the County Sewer Line in good and working condition in accordance with any applicable local, state, and federal

standards. First Serve shall obtain Santa Fe County's written agreement or consent before undertaking any maintenance, repair or replacement of the County Sewer Line.

B. Emergency Expenditures. Emergency maintenance, repair, or replacement of any portion of the County Sewer Line may be necessary in order to ensure proper operation. In the event of an emergency, either party may, without obtaining the prior written consent of the other party, undertake emergency maintenance, repair, or replacement of any portion of the County Sewer Line. However, First Serve, pursuant to this Agreement agrees to pay the full cost and expense of any emergency maintenance, repair, or replacement of the County Sewer Line. If Santa Fe County undertakes emergency maintenance, repair, or replacement of the County Sewer Line, First Serve shall reimburse Santa Fe County for the full cost and expenses within ten (10) days after written demand from Santa Fe County. Any costs not paid within ten (10) days shall bear interest at 1.0% per month together with costs of collection, including reasonable attorneys fees, and such amounts shall be a continuing lien and charge against First Serve's Tract D, without the necessity of filing a lien or notice thereof, until paid in full.

C. If any repair, replacement or improvement of any portion of the County Sewer Line, including the manhole, is required by the City of Santa Fe for future development on Tract C or Tract D, the party requesting the future development on their tract shall be solely responsible for such repair, replacement or improvement. Santa Fe County agrees to repair any damage to the line that is physically located on Santa Fe County's Tract, Tract C, if both parties agree that the damage was the result of the County's act, omission or negligence.

D. In the event that maintenance, repair or replacement of any portion of a sanitary sewer line or sewer system that is lateral or separate from the County Sewer Line,

including, but not limited to, manholes, and cleanouts, which exclusively serves a party becomes necessary, that party shall bear the entire expense thereof.

E. In performing the duties and obligations under this Agreement, First Serve shall not initiate or engage in any maintenance, replacement or improvements to the County Sewer Line that will any way cause damage, harm, compromise, jeopardize or limit Santa Fe County's continued use and benefit of its County Sewer Line.

3. **Sewer Use Fees.** Each party to this Agreement shall have and maintain separate water meters and separate sanitary sewer use accounts with the City of Santa Fe, and each party shall be responsible for its own sanitary sewer account.

4. **Term.** The term of this Agreement shall commence on the date of last signature by the parties hereto and shall continue thereafter perpetually, or until First Serve secures a separate sewer line to its property or this Agreement is mutually terminated by the parties hereto.

5. **Default.** If either party fails to perform, when required, any of such party's obligations under this Agreement, the other party shall notify in writing such non-performing party of such non-performance, and if the non-performing party fails to comply within ten (10) days after the giving of such written notice, then such non-performing party be deemed to be in default of this Agreement. Santa Fe County shall have a right of specific performance to enforce the obligations hereunder, and shall have the right to recover reasonable attorney's fees and costs in any such enforcement action where it is the prevailing party.

6. **Entire Agreement: Amendment.** This Agreement constitutes the entire agreement between the parties, is governed by the laws of the State of New Mexico. This Agreement may be amended by written amendment signed by the parties. Any amendment shall be recorded in the records of and shall reference this Agreement.

7. **Binding Effect: Assignment.** This Agreement shall be recorded in the records of Santa Fe County and shall be binding upon and inure to the benefit of the parties hereto and all subsequent heirs, successors and assigns of the parties and the covenants, duties and obligations herein shall be deemed to run with the title to the affected properties. An assignment of this Agreement to the subsequent owners of the tracts shall arise automatically from such conveyance.

8. **Incorporation of Recitals.** Each and every recital set forth above is hereby incorporated into this Agreement as though fully set forth herein.

9. **New Mexico Tort Claims Act.** Any liability incurred by Santa Fe County in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1, *et seq.* This paragraph is intended only to define the liabilities between the parties and it is not intended to modify, in any way, Santa Fe County's any limitation of liabilities or waive any sovereign immunity enjoyed by Santa Fe County or its "public employees" at common law or the New Mexico Tort Claims Act.

10. **Indemnification.** First Serve shall defend, indemnify, and hold harmless Santa Fe County and its elected officials, agents, and employees from any losses, liabilities, damages, demands, suits, causes of action, judgments, costs or expenses (including but not limited to court costs and attorneys' fees) resulting from or directly or indirectly arising out of First Serve's performance or non-performance of its obligations under this Agreement, including but not limited to First Serve's breach of any representation or warranty made herein.

11. **Severability.** If any term or condition of this Agreement is held invalid or non-enforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the fullest extent of the law.

12. **Compliance with Applicable Law.** In performing its obligations hereunder, First Serve shall comply with all applicable laws, ordinances, and regulations.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date and year of the last signature by the parties hereto.

[THIS AREA INTENTIONAL LEFT BLANK]

[COUNTY SIGNATURES ON NEXT PAGE.]

SANTA FE COUNTY

By: _____
Chair, Santa Fe County Board of County Commissioners

ATTESTATION:

Katharine E. Clark, Santa Fe County Clerk

Date: _____

Approved as to form:

Jeff Young, Santa Fe County Attorney

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

On this _____ day of _____, _____, the foregoing instrument was acknowledged before me by _____, as Chair of the Santa County Board of County Commissioners.

Notary Public

My Commission Expires:

[FIRST SERVE SIGNATURES ON NEXT PAGE.]

FIRST SERVE-NM, INC.

By _____
Eleanor Brenner
Its: President

Date: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE) ss.

On this _____ day of _____, _____, the foregoing instrument was acknowledged before me by Eleanor Brenner, as President of First Serve-NM, Inc. on behalf of said corporation.

Notary Public

My Commission Expires:

Attached to and made a part of that certain Warranty Deed from Santa Fe Equities, LLC, a New Mexico limited liability company to First Serve-NM, Inc., a New Mexico nonprofit corporation dated September 3, 2021.

EXHIBIT "A"

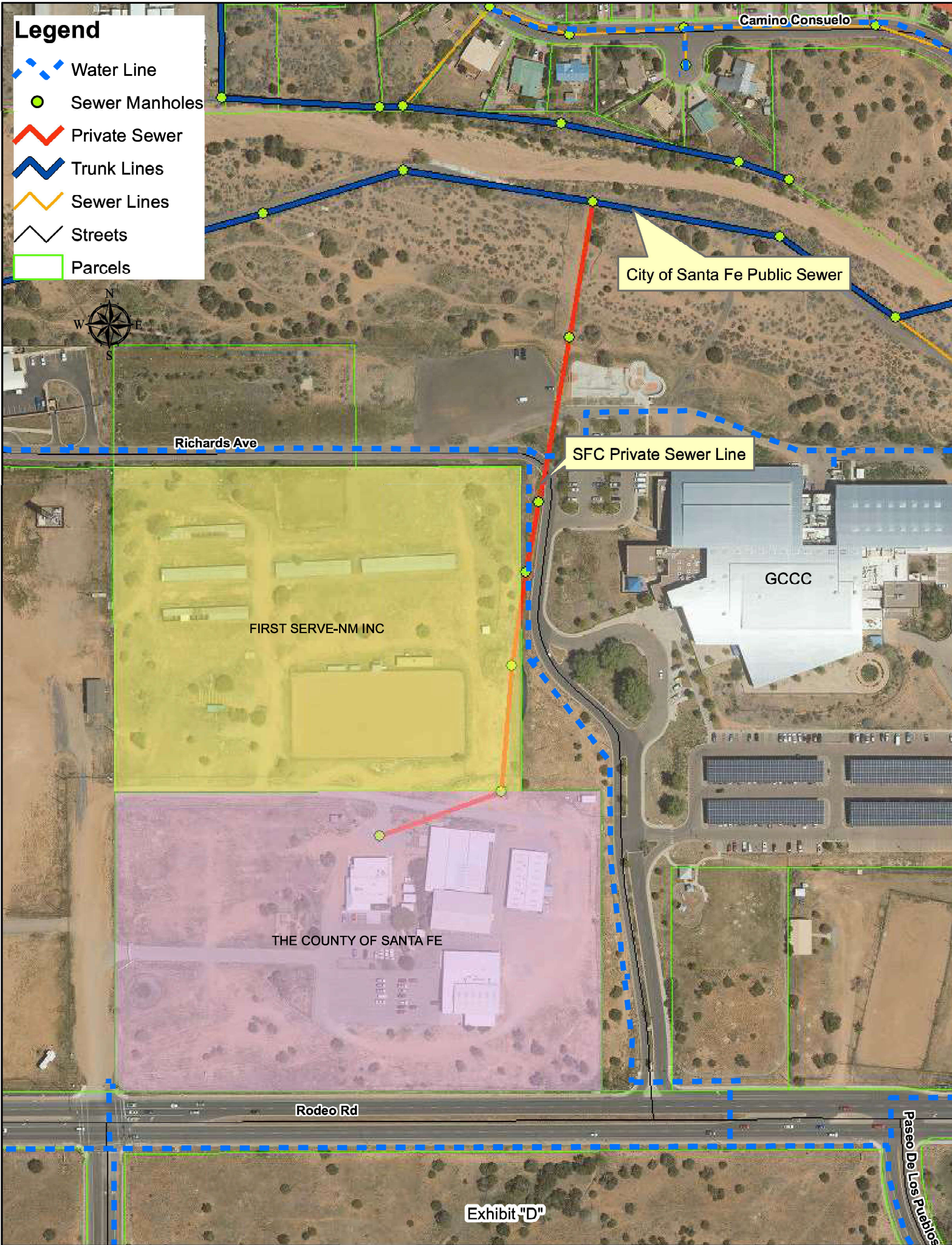
SUBJECT TO:

Taxes and assessments for the year 2021, and thereafter not yet delinquent.

- Reservations, conditions and exceptions contained in the Patent from The United States of America to Charles A. Siringo, dated August 14, 1922 and recorded in Book A of Patents at page 239, records of Santa Fe County, New Mexico, and the acts of Congress under which said patent was issued.
- Terms and conditions of Annexation Agreement for Rodeo Grounds, recorded June 6, 1996 in Book 1277 at page 348, records of Santa Fe County, New Mexico.
- Notes, conditions, easements, and all matters as shown on plat of survey entitled "Boundary Survey Lot Line Adjustment for the Rodeo Property...Section 4, T16N, R 9E, NMPM" recorded June 6, 1996 in Plat book 336 at page 16 as Document No. 948361, records of Santa Fe County, New Mexico.
- Notes, conditions, easements and rights incident thereof, electrical box, panel and poles, rights incident thereto, and all matters as shown and delineated on plat of survey entitled, "Tract D, Santa Fe Rodeo Grounds, For Santa Fe County, in Section 4, T 16N, R 9E, NMPM, within the City of Santa Fe, County of Santa Fe, State of New Mexico" recorded July 22, 2020 in Plat Book 866 page 45 as Instrument No. 1922695, records of Santa Fe County, New Mexico.

Legend

-  Water Line
-  Sewer Manholes
-  Private Sewer
-  Trunk Lines
-  Sewer Lines
-  Streets
-  Parcels



City of Santa Fe Public Sewer

SFC Private Sewer Line

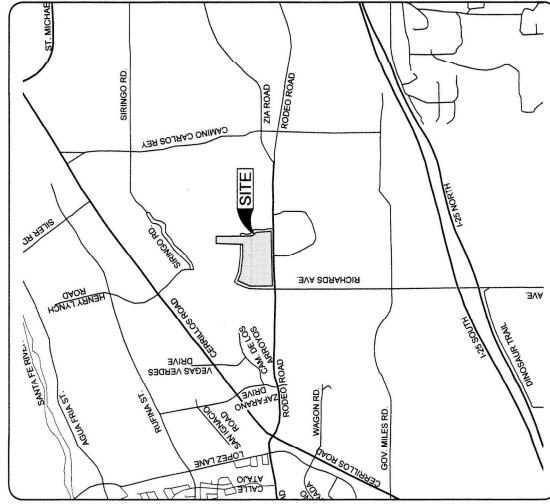
FIRST SERVE-NM INC

THE COUNTY OF SANTA FE

GCCC

SANTA FE COUNTY FAIRGROUNDS PRIVATE SANITARY SEWER AND WATER IMPROVEMENTS

2014-0030F-PW/PL-5



REFERENCE: U.S.G.S. QUADRANGLE MAP ENTITLED "SANTA FE, NEW MEXICO", DATED 2013

PREPARED FOR:
SANTA FE COUNTY
102 GRANT AVE.
SANTA FE, NM 87501



JANUARY 2017

CITY OF SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 9E, SECTION 4

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BUILDING PERMIT NOS
LANDSCAPE/UTILITIES _____

INFRASTRUCTURE CONSTRUCTION ADDRESS:
3229 RODEO ROAD, SANTA FE, NM 87507

PROPERTY DEVELOPMENT MUST COMPLY
WITH SANTA FE CITY CODE 14-8.12
(RELOCATION OF GUNNISON'S PRAIRIE
DOGS.)

CITY OF SANTA FE DRAINAGE NOTE:
STORM DRAINAGE AND
EROSION/SEDIMENT CONTROL
IMPROVEMENTS SHALL BE
EXECUTED IN CONJUNCTION WITH
THE CONSTRUCTION OF EACH
SEGMENT OF ROADS AND UTILITIES.



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C

Santa Fe Engineering
Consultants, LLC
1505 St. Francis Drive, Suite B
Santa Fe, N.M. 87505
(505) 982-2645 Fax (505) 982-2641
<http://www.SFENGR.com>

TOPOGRAPHIC SURVEY

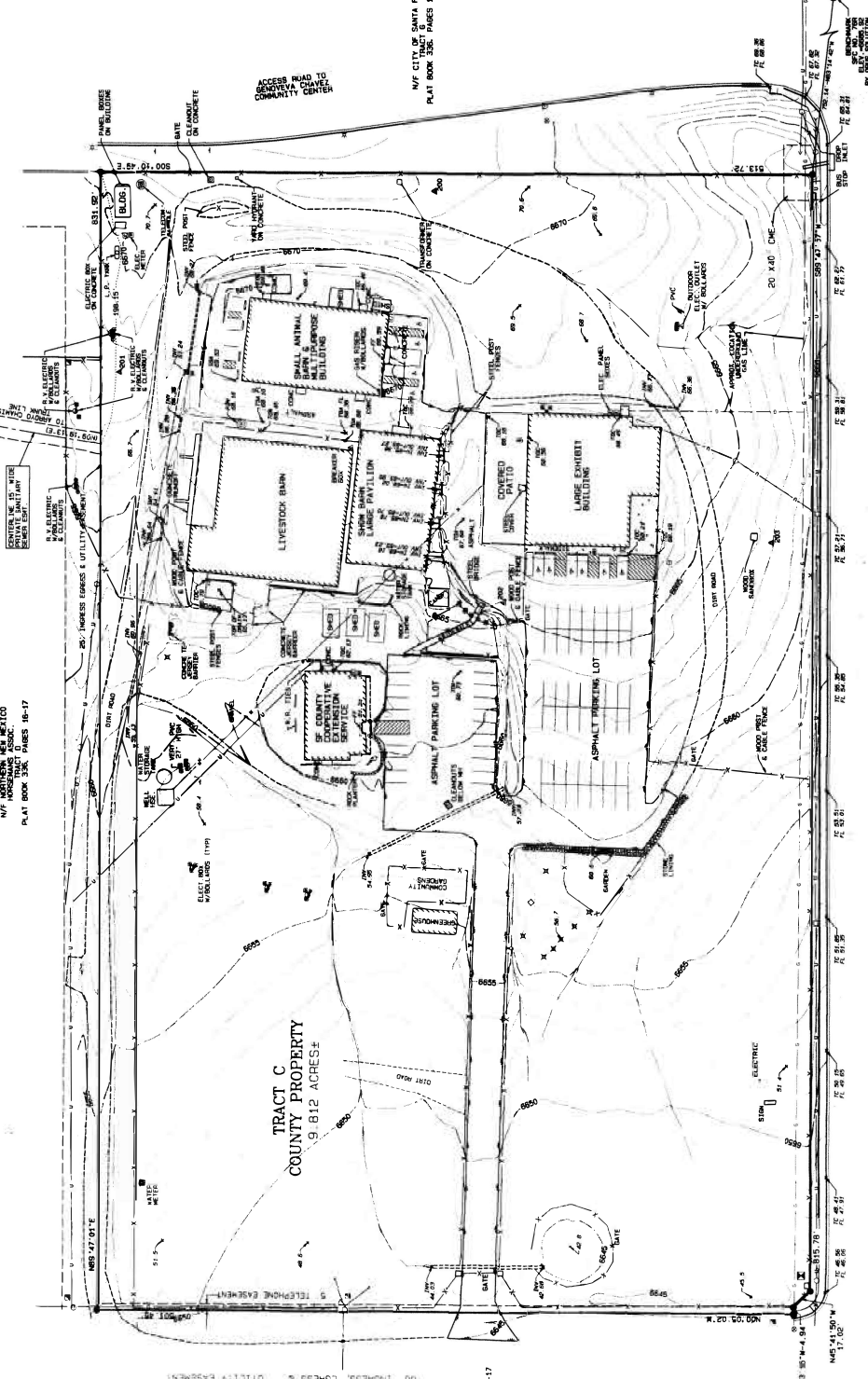
OF TRACT C

SANTA FE COUNTY FAIRGROUNDS
 TRACT C
 WITHIN SECTION 34, T. 19N., R. 9E., S. 10M.P.M.
 SANTA FE COUNTY, NEW MEXICO



FOUND. NO. 4 REBAR
 CONTROL POINT
 ELECTRIC BOX
 ELECTRIC METER
 STAND-OFF
 TELEPHONE PEDESTAL
 POWER POLE
 LIGHT POLE
 WATER METER
 WATER MOUNT
 WATER VALVE
 ELECTRICAL OUTLET
 TELECOMMUNICATION BOX
 GAS FISSER
 SANITARY OR STORM SEWER MANHOLE
 CLEANOUT
 STAKE
 STAKE
 HANDICAP PARKING
 CONCRETE PARKING BARRIER
 CONCRETE POST
 BOLLARD
 FLAG POLE
 OVERHEAD UTILITY LINE
 EDGE OF ASPHALT
 GROUND ELEVATION
 TOP FACE CURB
 TOP OF CONCRETE
 TOP OF ASPHALT
 FINISH ELEVATION
 FINISH FLOOR

NOTES:
 1) BEARINGS AND DISTANCES FOR ALL POINTS SHOWN HEREON FOR ALL ENTITLED TO THIS SURVEY ARE AS SHOWN ON THE ORIGINAL SURVEY PLANS FILED BY RECORD BOOK 336, PAGES 16-17, SANTA FE COUNTY, NEW MEXICO.
 2) RIGHT-OF-WAY DATA OBTAINED FROM THE CITY OF SANTA FE, NEW MEXICO, PROJECT NO. 816.1, REFERENCED TO THE SURVEY PLANS FILED BY RECORD BOOK 336, PAGES 16-17, SANTA FE COUNTY, NEW MEXICO.
 3) POSITION OF THE "TOP OF STATE UTILITIES" DATA POINTS ON METEOROLOGICAL UNDERGROUND UTILITIES WERE LOCATED BASED ON EXISTING ONE CALL FLAS MARKERS WERE VISIBLE.
 4) ALL POINTS SHOWN ARE CURRENT AS OF DATE OF FIELD SURVEY.



RODEO ROAD
 (100' RIGHT-OF-WAY)
 (ASPHALT SURFACE)

NAME	NORTHING	EASTING	DESCRIPTION
CP-01	5215.55	8863.71	REBAR #4 COLUMN TOP
CP-02	5292.75	8853.52	REBAR #4 COLUMN TOP
CP-03	5293.53	8866.00	REBAR #4 COLUMN TOP

SURVEYORS' CERTIFICATE

I, RICHARD A. MORRIS, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES AND REGULATIONS OF THE STATE OF NEW MEXICO, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO.

Richard A. Morris
 RICHARD A. MORRIS
 N.E.P.S. No. 10577

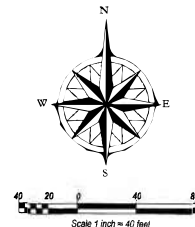
July 15, 2016

MORRIS
 Surveying | engineering

1816-A Parkway Drive Phone: (505) 438-9100
 Santa Fe, NM 87507 FAX: (505) 474-0725
 EMAIL: info@morris-surveying.com WEBSITE: www.morris-surveying.com

TOPOGRAPHY SURVEY PLAT
SANTA FE COUNTY AGRICULTURAL EXTENSION OFFICE
SITE ACCESS

Lying and being situate within Santa Fe County Agricultural Extension Office Properties, and Horsemen Association Properties and City of Santa Fe Properties, City of Santa Fe, State of New Mexico.



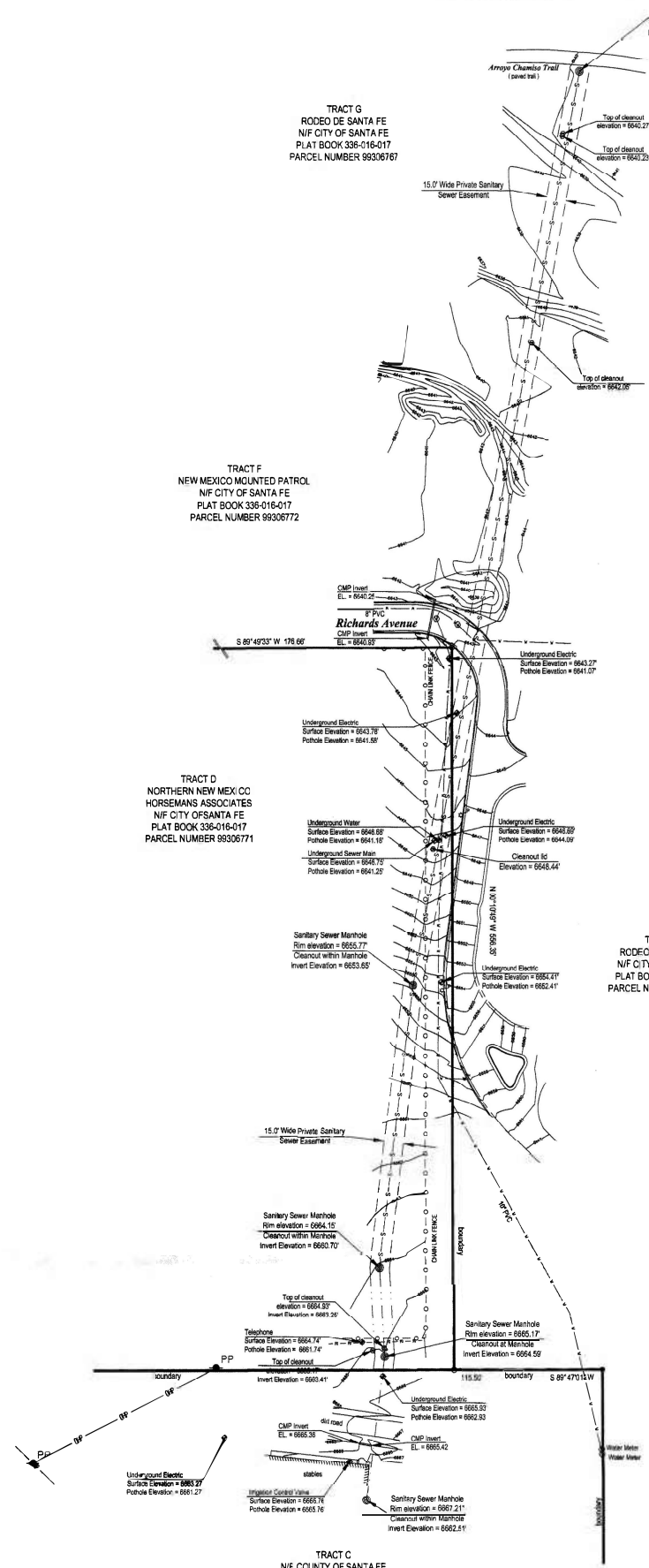
TRACT G
 RODEO DE SANTA FE
 N/F CITY OF SANTA FE
 PLAT BOOK 336-016-017
 PARCEL NUMBER 99306767

TRACT F
 NEW MEXICO MOUNTED PATROL
 N/F CITY OF SANTA FE
 PLAT BOOK 336-016-017
 PARCEL NUMBER 99306772

TRACT D
 NORTHERN NEW MEXICO
 HORSEMANS ASSOCIATES
 N/F CITY OF SANTA FE
 PLAT BOOK 336-016-017
 PARCEL NUMBER 99306771

TRACT G
 RODEO DE SANTA FE
 N/F CITY OF SANTA FE
 PLAT BOOK 336-016-017
 PARCEL NUMBER 99306767

TRACT C
 N/F COUNTY OF SANTA FE
 PLAT BOOK 805, PAGE 021
 Parcel Number 99306770



LEGEND

Elevations are derived from Static Readings reduced by OPUS at GPS Base Station. NAD 83 Elevation = 6662.02

- Major Contour
- Minor Contour
- LP Light Pole
- FH Fire Hydrant
- FO Fiber Optic
- ⊕ Water Valve
- Sanitary Sewer Line
- W Water Line
- ⊕ Pothole Location
- OHP Overhead Power Line
- E Underground Electric

DOCUMENTS REFERENCED

- A. PLAT: Boundary Survey Lot Line Adjustments for the Rodeo Property et. al. as filed for record in the Office of the Santa Fe County Clerk in Book 336, Page 016, as certified by Richard A. Morris, NMPS 10277.
- B. Utility Locate Log No. 16SE270830

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this Topography Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on September 25, 2016. The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for Topography surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil 12-30-16
 Salvador I. Vigil, NMPS 10988



LAND SURVEYING COMPANY, L.L.C.		
SALVADOR I. VIGIL, NMPS 10988		
P.O. BOX 4384		
SANTA FE, NEW MEXICO		
303-813-0003		303-813-0003
FAX: 505-471-9350		FAX: 505-471-9350
PREPARED BY	S.I. Vigil, NMPS	SANTA FE COUNTY CLERK'S INDEX INFORMATION
DATE	September 23, 2016	SANTA FE COUNTY AGRICULTURAL EXT. OFFICE
PROJECT No.	L 2833/TOPO	SITE ACCESS
CHECKED	S.L. Vigil, PM	SEWER EXTENSION TO THE CITY OF SANTA FE
SHEET No.	One	CITY OF SANTA FE, STATE OF NEW MEXICO

UTILITY TRENCH NOTES

1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS.
2. SHADING AND BEDDING MATERIALS TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT. TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
3. TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL. TYPE REQUIREMENTS, IF BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
4. MAXIMUM CHANGE IN THE TRENCH BOTTOM ELEVATION SHALL NOT EXCEED 2" OVER A 10' LENGTH.
5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM THE TRENCH EDGE.
6. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
7. WARNING TAPE SHALL BE PLACED 12" ABOVE GAS LINE OR AS DIRECTED BY THE CONTRACTOR.
8. UNDERGROUND CABLES TO PEDESTALS, 12" SEPARATION MUST BE MAINTAINED FROM GAS LINE.
9. NEW OWNED OR MAINTAINED STREET LIGHTS MAY BE INSTALLED IN TRENCH, NEXT TO ELECTRIC CABLE.
10. PRIVATE AREA LIGHTING OR PRIVATE STREET LIGHTS MUST MAINTAIN 12" SEPARATION FROM ALL OTHER JOINT OCCUPANTS.
11. ALL PARTIES AGREE THAT 12" SEPARATION BETWEEN ELECTRIC AND COMMUNICATION MAY NOT BE MET WHEN TRANSITIONING UP TO TRANSFORMERS AND OR PEDESTALS.
12. TYPICAL SUBDIVISION WHERE PROPERTY LINE IS 8' FROM BACK OF CURB AND 10' PUBLIC UTILITY EASEMENTS (PUE).
13. SUBDIVISION SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE EDITION CURRENTLY ADOPTED BY THE CITY OF SANTA FE.

REFERENCES

1. NESC rule 352, 353, 354

SANITARY SEWER LINE CONSTRUCTION NOTES

1. ALL SANITARY SEWER LINE INSTALLATION SHALL BE IN COMPLIANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (NM APWA), 2006 EDITION, SUBSEQUENT REVISIONS AND THE SANTA FE COUNTY WATER UTILITIES STANDARD DETAILS AND REQUIREMENTS, UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS.
2. SANITARY SEWER MANHOLES SHALL HAVE STANDARD SF COUNTY COVERS AND RINGS.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PRESSURE TESTING IN ACCORDANCE WITH NM APWA STANDARDS, AND TELEVISION INSPECTION OF ALL SEWER LINES PRIOR TO PAVING OF THE ROADS UNDER WHICH SEWER LINES HAVE BEEN INSTALLED. COUNTY UTILITY PERSONNEL SHALL BE PRESENT DURING SUCH TESTING AND WORK ON THE LINES PRIOR TO PAVING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH TESTING AND WATER TESTS. DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE TESTING OF THE PROJECT. CONTRACTOR SHALL ADVISE THE COUNTY OF ANY DEFICIENCIES AND THE CONTRACTOR SHALL CORRECT THEM AS NECESSARY. ALL VIDEO TAPES OR CDS AND TESTS SHALL BE PREPARED IN A RATIONAL SEQUENCE AND PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING GIVEN IN THE DESIGN DRAWINGS. VIDEO TAPES OR CDS SHALL THEN BE TURNED INTO THE COUNTY FOR REVIEW PRIOR TO ACCEPTANCE OF THE SEWER LINES, AND PRIOR TO PAVING.
4. UPON COMPLETION, ONE MANHOLE SHALL BE TIED TO ONE OR MORE OF THE SANTA FE COUNTY'S PERMANENT SURVEY MONUMENTS (OR OTHER VISIBLE PERMANENT FEATURES OR FIXTURES) AND SUBMITTED IN A TABLE FORMAT WITH THE AS-BUILT RECORD DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES BETWEEN MANHOLES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER INCLUDING CORRECTED RIM AND INVERT ELEVATIONS AND PIPE SLOPES. THE WORK SHALL BE PERFORMED BY A NEW MEXICO LICENSED SURVEYOR.
5. GREEN CARBONITE MARKERS WITH SF CUI.D. STICKERS ARE REQUIRED ON ALL MANHOLES AND APPURTENANCES, AND EVERY 300 FEET ALONG PIPELINES THAT ARE NOT IN A ROADWAY.
6. ALL MANHOLES AND FLUSHING STATIONS SHALL BE MADE A MINIMUM OF 4-FOOT DIAMETER PRE-CAST CONCRETE CYLINDER PIPE SEGMENTS, UNLESS OTHERWISE INDICATED IN THESE DRAWINGS. MANHOLE BOTTOM AND TOP SLABS MAY BE EITHER PRE-CAST OR CAST IN PLACE CONCRETE.
7. A MINIMUM OF ONE FOOT CLEARANCE SHALL BE ALLOWED BETWEEN THE TOP OF A SANITARY SEWER LINE AND THE BOTTOM OF ANY STORM SEWER PIPE OR STRUCTURE.
8. GRAVITY SEWER LINES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFICALLY DELETED BY THE ENGINEER, IN WRITING, SHALL BE TESTED FOR LEAKAGE. PLEASE REFER TO SPECIFICATIONS (SECTION 901.7, NM APWA).
9. NO DISCHARGE INTO THE SANITARY SEWER SHALL BE ALLOWED UNTIL WRITTEN NOTIFICATION BY THE COUNTY WATER UTILITIES THAT DISCHARGE IS ACCEPTABLE.
10. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING AND LOCATING THE SEWER SYSTEM UNTIL COUNTY ACCEPTANCE FOR PERMANENT OPERATIONS AND MAINTENANCE. DAMAGE RESULTING FROM A STOPPAGE IN ANY GRAVITY AND OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT OPERATIONS AND MAINTENANCE HAS BEEN ISSUED BY SANTA FE COUNTY UTILITY.
11. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD COUNTY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.

ENVIRONMENTAL EROSION AND SEDIMENT CONTROL REQUIREMENTS

1. THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER A SWPP PLAN THAT COMPLES WITH THE 2012 CONSTRUCTION GENERAL PERMITS AND SUBSEQUENT REVISIONS.
2. AT A MINIMUM, ALL AREAS DENUDED AND/OR DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WINDY DAYS AS NEEDED OR AS REQUIRED BY SANTA FE COUNTY.
3. AS SOON AS FINAL GRADES ARE ACHIEVED, AND PROPER CLIMATIC CONDITIONS PREVAIL, NATIVE GRASS SEEDS SHALL BE APPLIED. CONTRACTOR SHALL PERFORM THIS ACTIVITY IN CONFORMANCE WITH THE APPROVED TERRAIN MANAGEMENT PLAN FOR SEED MIX DETAILS, AS WELL AS APPLICATION AND CARE METHODOLOGY.
4. GRAVEL BAGS AND OTHER EPA APPROVED DEVICES SHALL BE INSTALLED AROUND DROP INLET GRATES IMMEDIATELY AFTER THEIR INSTALLATION TO PREVENT SEDIMENT FROM ENTERING THE STORM WATER SYSTEM. SEDIMENT DEPOSITED AROUND GRAVEL BAGS AND OTHER EPA APPROVED DEVICES SHALL BE SWEEPED AND REMOVED IMMEDIATELY UPON DEPOSITION.
5. SILT FENCES OR WADDELS MEETING EPA REQUIREMENTS FOR SEDIMENT CONTROL SHALL BE INSTALLED AT ALL SLOPES IN STRICT ACCORDANCE WITH SWPP PLAN.
6. CONTRACTOR SHALL DISPOSE OF ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE, WHICH ARE UNSUITABLE FOR USE AS CONSTRUCTION MATERIALS IN THIS PROJECT. DISPOSAL SHALL BE PERFORMED IN AN ENVIRONMENTALLY SOUND SITE, SECURED BY THE CONTRACTOR IN CLOSE COORDINATION WITH THE APPROPRIATE REGULATORY AGENCIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IN WRITING, OF ANY RELEVANT DETAILS IN CONNECTION WITH THE DISPOSAL OPERATIONS. A DUMP FEE ALLOWANCE HAS BEEN PROVIDED.
7. BROWN MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC SHALL NOT BE PLACED IN WETLAND AREAS, ARROYOS, OR ANY AREAS ENDANGERED SPECIES OR HABITAT RESOURCES MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP SPILLS ASSOCIATED WITH THE PROJECTS.
8. CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REPORT AND PROPERLY RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OIL, SOLVENTS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY REPRESENT A THREAT TO THE HEALTH AND WELFARE OF HIS WORKERS, THE GENERAL PUBLIC, OR THE ENVIRONMENT. CONTRACTOR SHALL REPORT EVIDENCE OF PAST SPILLS ENCOUNTERED DURING CONSTRUCTION, OR PRESENT SPILLS NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. REPORTS SHALL BE MADE IMMEDIATELY TO THE PROJECT MANAGER AND THE APPROPRIATE STATE AGENCY RESPONSIBLE FOR THE EMERGENCY RESPONSE. CLEAN UP OF ANY UNREPORTED SPILLS THAT MAY HAVE OCCURRED DURING THE CONSTRUCTION OF THIS PROJECT, IDENTIFIED AFTERWARDS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK PERFORMED IN THE VICINITY OF EXISTING STREAMS, WATER IMPOUNDMENTS, WETLANDS OR IRRIGATION WATER SOURCES SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE VEGETATION DAMAGE OR REMOVAL, AS WELL AS ANY SOIL EROSION. CONSTRUCTION EQUIPMENT CROSSINGS OF EXISTING STREAMS, WHETHER THE STREAMS ARE EPHEMERAL OR PERENNIAL SHALL BE MINIMIZED, AND IN COMPLIANCE WITH THE CLEAN WATER ACT (CWA), USAGE 404, OR OTHER FEDERAL PERMIT REQUIREMENTS.
10. ALL WORK PERFORMED IN A FLOOD PLAIN SHALL COMPLY WITH THE SANTA FE COUNTY FLOOD PLAIN ORDINANCE.
11. RE-FUELING OPERATIONS AND CONCRETE DUMPING IN THE VICINITY OF ANY BODY OF WATER SHALL BE STRICTLY PROHIBITED.

ADDITIONAL CONSTRUCTION NOTES

1. THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 965-4613) TO COORDINATE TIE IN AND INSPECTION OF THE EXISTING CITY OF SANTA FE MANHOLE. THIS INSPECTION WILL BE ISOLATED TO THE PUBLIC MANHOLE. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. THIS MUST BE SCHEDULED AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.
2. SANTA FE COUNTY CONTRACT DOCUMENTS AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" 2014 EDITION IN WHICH "DEPARTMENT" SHALL BE REPLACED WITH "PROJECT MANAGER" SHALL APPLY TO THIS PROJECT.
3. UNLESS OTHERWISE NOTED, ALL SEWER CONSTRUCTION SHALL CONFORM TO SANTA FE COUNTY WATER UTILITIES DIVISION S&S STANDARD CONSTRUCTION DETAILS AND APPLICATION SPECIFICATIONS OF NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. UNLESS OTHERWISE NOTED, ALL NEW CONSTRUCTION SHALL CONFORM TO S&S COUNTY S&S WATER DIVISION (SDWM) REQUIREMENTS.
4. ALL CONNECTIONS SHALL BE RESOLVED USING THE MORE STRINGENT REQUIREMENTS FOR ALL SEWER LINES FLATTER THAN 1% CLASS C BEDDING WITH SELECT GRANULAR MATERIAL SHALL BE USED IF THE NATIVE MATERIAL IS NOT ACCEPTABLE.
5. SEE SECTION 701.13.3.4, NM APWA FOR ADDITIONAL INFORMATION.
6. ALL COMPACTION SHALL ACHIEVE 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
7. PAY APPLICATIONS TO BE SUBMITTED EVERY 2 WEEKS.
8. SUBSTANTIAL COMPLETION DEADLINE IS JUNE 30, 2017. AFTER THIS DATE, LIQUIDATED DAMAGES SHALL APPLY.
9. THERE ARE NO RESTRICTIONS ON WORKING HOURS/DAYS.
10. THIS PROJECT LIES WITHIN BOTH THE CITY AND THE COUNTY. CONTRACTOR TO APPLY FOR AND PAY FOR ALL PERMITS IN BOTH JURISDICTIONS AND INSPECTIONS BY THE CITY OF SANTA FE. THIS SHALL BE INCIDENTAL TO MOBILIZATION.
11. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE CITY TRAFFIC ENGINEER AT LEAST SEVEN (7) DAYS PRIOR TO THE START OF WORK. TRAFFIC CONTROL DEVICES, AS PER APPROVED PLAN, SHALL BE INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR. COORDINATE TRAFFIC CONTROL OPERATIONS AND ROAD CLOSURES WITH THE SANTA FE FIRE DEPARTMENT. CONTACT MR. REYNALDO GONZALEZ AT (505) 965-3318 AT LEAST 5 DAYS IN ADVANCE OF ANY ROAD CLOSURE. THIS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR TRAFFIC CONTROL MANAGEMENT.
12. ALL UNUSABLE AND DELETERIOUS MATERIAL TO BE REMOVED BY CONTRACTOR. A CONSTRUCTION STAGING AREA ON THE SANTA FE COUNTY FAIRGROUNDS PROPERTY WILL BE PROVIDED FOR THE CONTRACTOR IF HE CHOOSES TO USE IT. CONTRACTOR SHALL ENSURE ALL YARD SIGNS AND ACCESS ROUTES COMPLY WITH ALL LOCAL ORDINANCES. THIS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR MOBILIZATION.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL OSHA STANDARDS, INCLUDING 1926 SUBPART P - EXCAVATIONS.
14. ALL SEWER SERVICES TO THE EXISTING 4" SEWER LINE ARE TO BE RECONNECTED TO THE NEW 8" SEWER LINE. TAPPING SADDLES OR TEE CONNECTION REQUIRED PER DETAIL #10, SHEET 11, OR PROVIDED CORE DRILL AND GROUTED CONNECTION AT MANHOLES. LOCATING AND INSTALLATION OF ANY ADDITIONAL PIPE AND OTHER MATERIALS SHALL BE INCLUDED IN THE CONTRACT PRICE FOR SEWER SERVICE RECONNECTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE PROJECT SITE IS SECURED AT ALL TIMES. GATES AND ACCESS AREAS ARE TO BE LOCKED EACH NIGHT. TEMPORARY CONSTRUCTION FENCING WILL BE REQUIRED TO PROVIDE A BUFFER BETWEEN THE WORK AREA AND THE REMAINDER OF THE NORTHERN NEW MEXICO HORSEMAN'S ASSOCIATION (N.M.H.A.) PROPERTY. THIS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR MOBILIZATION. COORDINATE REMOVAL AND REPLACEMENT OF EXISTING CORRAL FENCE WITH N.M.H.A. ENSURE TRENCH BACKFILL IS FREE OF DELETERIOUS MATERIALS, INCLUDING TRENDING WALLS, WIRE, AND OTHER CONSTRUCTION DEBRIS.
16. CONSTRUCTION WATER SHALL BE OBTAINED FROM AN APPROVED SOURCE. THE CONTRACTOR MAY REQUEST THE USE OF CONSTRUCTION WATER FROM A CITY SUPPLY. CONTACT SANGRE DE CRISTO WATER COMPANY FOR DETAILS. THIS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR MOBILIZATION. CONCRETE COLLARS ARE NOT REQUIRED ON MANHOLES LOCATED OUTSIDE OF VEHICULAR TRAFFIC AREAS.

SFE C
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SANTA FE COUNTY FAIRGROUNDS PRIVATE PROPERTY SEWER AND WATER IMPROVEMENTS 2014-0330E-PWIFLS	
DATE	JANUARY 2017
SCALE	N.T.S.
SHEET:	4

UTILITY NOTES AND DETAILS



DATE	
REVISIONS	

UTILITY CONSTRUCTION NOTES

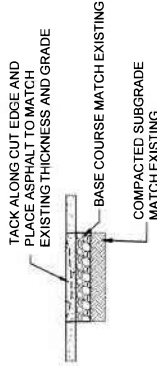
- IF EXISTING UTILITIES HAVE BEEN SHOWN ON THESE DRAWINGS, THEY ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPOT-LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT (800)331-2537, TO COORDINATE SPOT LOCATION OF UNDERGROUND UTILITIES NO LESS THAN 2 DAYS PRIOR TO INITIATING ANY WORK.
- CLEARING AND GRUBBING SHALL BE KEPT TO A MINIMUM, AND STABILIZATION OF BARE SURFACES SHALL BEGIN PROMPTLY AFTER COMPLETION OF CONSTRUCTION ACTIVITIES, AND IN COMPLIANCE WITH EPA REQUIREMENTS IN THE PROJECT'S SWPPP. THIS SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS TO THE LIMITS OF THE PROJECT DEFINED IN THESE DRAWINGS, AND IN NO WAY ENOUGH ONTO ADJACENT PROPERTIES, UNLESS LEGAL EASEMENTS ARE PROVIDED. CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AGREEMENTS NEEDED, OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING ROADS AND UTILITIES.
- ENGINEER, THAT THE SUBSOIL IS NOT SUITABLE FOR PIPE BEDDING AND MUST BE REPLACED WITH IMPORTED FILL OVER EXCAVATION PERFORMED UNNECESSARILY BY THE CONTRACTOR'S EXPENSE.
- FOR ANY STRUCTURE THAT REQUIRES COMPACTED FOUNDATION OR CONTROLLED BACKFILL, FOR PIPELINES OR UTILITIES IN ROADWAYS THE BEST PRACTICE SHALL BE TO EXCAVATE AND BACKFILL WITH CLASSIFIED FILL AND COMPACTION AS REQUIRED FOR ROADWAYS.
- DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUBMITTALS, PROJECT MANAGER SHALL SUBMIT THESE MATERIAL CERTIFICATES TO THE COUNTY IN THE FINAL PROJECT CLOSEOUT SUBMITTAL, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARKS) FROM DAMAGE DURING CONSTRUCTION. IF DURING THE EXECUTION OF THE PROJECT, THE CONTRACTOR'S ACTIVITIES DISTURB OR DESTROY SUCH MARKS, A NEW MEXICO LICENSED SURVEYOR HIRED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL RE-ESTABLISH THE MARKS IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH BY THE "GEODETIC MARK PRESERVATION GUIDEBOOK". FOR MORE INFORMATION CONTACT NGS MARK PRESERVATION CENTER, NOAA (505) 768-3606.
- CONTRACTOR SHALL REPAIR ANY EXISTING STRUCTURE OR UTILITY CONDUIT, AND ITS UTILITY CORRIDOR/EASEMENT DAMAGED AS A RESULT OF THE EXECUTION OF THE PROJECT, AT NO ADDITIONAL COST TO SANTA FE COUNTY OR THE RESPECTIVE UTILITY. EXISTING ROADS ACCESS FOR ADJACENT PROPERTIES SHALL BE MAINTAINED UNDER ALL TYPICAL WEATHER CONDITIONS.
- ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT SHALL BE RESTORED, RE-GRADED, PER THE RE-VEGETATION PLAN, OR IN A MANNER ACCEPTABLE TO SANTA FE COUNTY, AND IN COMPLIANCE WITH PROJECT'S SWPPP.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL SUBMIT TO SANTA FE COUNTY A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WILL ADDRESS ALL CONSTRUCTION PHASES. THIS SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL CONSTRUCTION PERMIT (2012 GCP) REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. IN ADDITION, THE CONTRACTOR SHALL PROCURE A STORM WATER POLLUTION PERMIT FROM USEPA, A MINIMUM OF 30 DAYS PRIOR TO INITIATING ANY SITE WORK.
- CONTRACTOR SHALL PROVIDE AN AREA TO STORE CONSTRUCTION DEBRIS WHERE IT WILL NOT BE A NUISANCE TO THE SURROUNDING NEIGHBORHOOD. ALL DEBRIS SHALL BE CONTAINED IN SUCH A MANNER THAT WILL PREVENT SCATTERING, AND BE IN COMPLIANCE WITH PROJECT'S SWPPP. ALL DEBRIS, INCLUDING TREES AND UNDERGROWTH SHALL BE DISPOSED OF PROPERLY WITHIN AN APPROVED LANDFILL, AND REMOVED FROM THE SITE PRIOR TO FINAL INSPECTION. THIS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR MOBILIZATION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE WORK MATERIALS AND EQUIPMENT PRIOR TO AND AFTER THEIR INSTALLATION AS APPLICABLE, UNTIL THE PROJECT'S FINAL ACCEPTANCE BY SANTA FE COUNTY.
- ALL WATER LINES SHALL BE INSTALLED IN THEIR OWN TRENCH, WITH NO OTHER UTILITIES IN THE TRENCH, BURIED UNDER A MINIMUM 48 INCHES OF COMPACTED BACKFILL.
- WHEN CROSSING, WATER LINES SHALL ALWAYS BE ABOVE SEWER LINES, AND A MINIMUM 18-INCH CLEARANCE SHALL BE ALLOWED BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF ANY SANITARY SEWER, UNLESS SPECIAL CROSSING PROVISIONS ARE SHOWN ON THESE DRAWINGS.
- TYPICAL HORIZONTAL SEPARATION BETWEEN WATER LINES AND ANY SANITARY SEWER LINE SHALL BE MINIMUM 10 FEET, AND SEPARATE TRENCHES SHALL BE EXCAVATED IN ALL CASES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DISINFECTING, BACTERIOLOGICAL MONITORING AND PRESSURE TESTING OF ALL NEW WATER LINES. TESTING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SFCU POLICIES AND PROCEDURES AND TEST RESULTS SHALL BE REPORTED TO SFCU PERSONNEL WHERE AVAILABLE (DISINFECTATION AND HYDROSTATIC PRESSURE TEST FORMS AVAILABLE FROM SFCU). AT THE COUNTY'S DISCRETION, SFCU PERSONNEL SHALL BE PRESENT DURING SUCH TESTING AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED BY THE CONTRACTOR TO SFCU PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH SFCU STAFF FOR THEIR PRESENCE DURING FIELD TESTING. BACTERIOLOGICAL MONITORING RESULTS THAT ARE OLDER THAN 30 DAYS MAY BE REQUIRED TO BE REPEATED AT SFCU'S DISCRETION AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- LOCATE WIRES SHALL BE INSTALLED ON ALL WATER SERVICE LINES. THE LOCATE WIRE SYSTEM SHALL BE "ENDTRACE" OR APPROVED EQUAL.
- LOCATE WIRES SHALL BE INSTALLED ON ALL SEWER LINES. THE LOCATE WIRE MUST BE VISIBLE IN ALL VALVE VAULTS, MANHOLES OR OTHER ACCESS STRUCTURES. THIS WILL BE VERIFIED DURING THE PRELIMINARY INSPECTION PRIOR TO PAVING. THE LOCATE WIRE SHALL BE A CONTINUOUS, 10 GAUGE, SOLID STRAND INSULATED COPPER WIRE. SPLICES OF THE LOCATE WIRE SHALL FOLLOW THE SPECIFICATIONS IN THE SANTA FE COUNTY UTILITY DEPARTMENT'S CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.

TERRAIN MANAGEMENT AND RE-VEGETATION WORK REQUIREMENTS

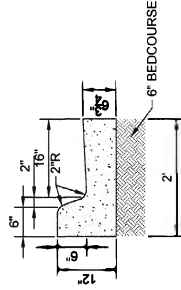
- ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROAD, SHALL BE RE-GRADED TO THEIR ORIGINAL CONTOURS, AND RE-SEEDED IN ACCORDANCE WITH THE FOLLOWING PLAN AFTER COMPLETION OF THE CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUCCESSFUL RECOVERY OF DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE RE-VEGETATION PLAN CANNOT BE ACCOMPLISHED BEFORE SEPTEMBER 15 DUE TO CONSTRUCTION DELAYS, THEN DISTURBED SURFACES MUST REMAIN EXPOSED AFTER THIS DATE. THE CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION SUCH AS A COVER CROP OR A MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO THE OWNER. A TEMPORARY CONSTRUCTION FENCE SHALL BE MAINTAINED AROUND THE DISTURBED AREA UNTIL THE NEW VEGETATION IS ESTABLISHED.
- WITHIN 30 DAYS OF THE END OF CONSTRUCTION, THE CONTRACTOR SHALL RE-VEGETATE AND MULCH AREAS TO A DEPTH OF 14 INCH TO 12 INCH, SLOPES EXCEEDING 3:1 SHALL BE TREATED WITH THE EROSION BLANKET MEETING MNDOT CLASS 14 INCH TO 12 INCH, SLOPES EXCEEDING 3:1 SHALL BE TREATED WITH THE GENERAL PERMIT FOR FINAL STABILIZATION. ALL TOP SOIL SPECIFICATIONS AND IN COMPLIANCE WITH THE EPA'S CONSTRUCTION GENERAL PERMIT FOR FINAL STABILIZATION. ALL TOP SOIL WHICH MUST BE REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE SAVED AND STOCKPILED AT A LOCATION DESIGNATED BY THE OPER. ANY DISTURBED AREA TO BE SEEDED WHICH HAS LESS THAN 6 INCH TOTAL TOP SOIL DEPTH SHALL BE SUPPLEMENTED TO A 6 INCH DEPTH WITH THE STOCKPILED MATERIAL.
- THE SEED BED SHALL BE PREPARED TO A MINIMUM 4-INCH DEPTH BY TILLING WITH A DISC, HARROW, OR CHISELING TOOLS. ALL COMPETITIVE VEGETATION SHALL BE UPROOTED DURING THIS PREPARATION, AND THE SOIL SHALL BE UNIFORMLY WORKED TO A SMOOTH, FIRM SURFACE FREE OF CLODS, STONES OR OTHER EXTRANEOUS MATERIALS 4 INCH OR LARGER THAT WOULD INTERFERE WITH SEEDING EQUIPMENT AND GERMINATION. SEED BED PREPARATION BY MECHANICAL MEANS WILL NOT BE REQUIRED ON SLOPES EXCEEDING 3:1 IF, IN THE OPINION OF THE PROJECT MANAGER, SEED BED PREPARATION ON THESE SLOPES IS IMPRACTICAL OR UNSAFE. ALL TILLING SHALL BE PERFORMED ACROSS THE SLOPE WHEN PRACTICAL AND SHALL BE PERFORMED IN TWO DIRECTIONS WHENEVER ONE PASS IS INSUFFICIENT. IN THE OPER'S OPINION, TO ADEQUATELY BREAK UP THE SOIL, TILLING SHALL NOT BE PERMITTED WHEN THE WIND BLOWS AT MORE THAN 10 MPH CAUSING DUST GENERATION AND MOVEMENT IN TO ADJACENT AREAS. NO WORK SHALL BE PERFORMED WHEN THE SOIL'S MOISTURE CONTENT IS UNFAVORABLE, OR THE GROUND CONDITIONS ARE NOT SUITABLE FOR TILLING.
- SEED SHALL BE UNIFORMLY APPLIED OVER THE AREA TO BE TREATED. THE CONTRACTOR'S EQUIPMENT SHALL NOT TRAVEL OVER THE SEEDED AREAS. IF RAIN OR OTHER NATURAL PHENOMENA OCCURS, WHICH MAKE THE SOIL UNSUITABLE FOR SEEDING, THEN THE CONTRACTOR SHALL RE-PREPARE THE SOIL AS DESCRIBED HEREIN AT NO ADDITIONAL COST TO THE OWNER. SEEDS SHALL BE DRILLED TO A MINIMUM OF 1/2-INCH, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. DIRECTION OF SEEDING SHALL BE ACROSS THE SLOPES AND ON THE CONTOUR WHENEVER POSSIBLE.
- BROADCAST SEEDING SHALL ONLY BE PERFORMED IN SLOPES EXCEEDING 3:1 OR IN AREAS INACCESSIBLE TO THE SEED DRILL. BROADCAST SEEDING SHALL BE PERFORMED WITH A ROTARY SPREADER OR A SEEDER BOX WITH GEAR FEED MECHANISM IF DRILL SEEDING IS NOT PRACTICAL. RICE HULLS OR OTHER FILLERS SHALL BE USED TO PREVENT UNEVEN SEPARATION OF LIGHTER SEED. SEED BED SHALL BE LIGHTLY RAKED IMMEDIATELY FOLLOWING THE SEEDING OPERATION, TO PROVIDE 1/2-INCH SOIL COVER OVER THE SEED.
- MULCH SHALL BE PLACED OVER ALL SEEDED AREAS. THE MULCH SHALL BE MADE OF STRAW OR HAY, AND APPLIED TO PRODUCE A 1/4-INCH TO 1/2-INCH THICKNESS OF ACCURATELY PLACED MULCH WITH NO NOXIOUS SEEDS OR PLANTS, ROTTED, BRITTLE, SHORT FIBERED, OR IMPURELY CURBED MATERIALS ACCEPTABLE.
- REVEGETATION SEED MIX IS A MULTI-PURPOSE BLEND OF NATIVE GRASSES TO INCLUDE:

SEED	PERCENTAGE OF SEED MIX
BLUE GRAMA	30%
SIDEOTS GRAMA	20%
LITTLE BLUESTEM	15%
INDIAN RICEGRASS	10%
GALLETA	10%
ALKALI SACATON	5%
SHEEP FESCUE	10%

DRILL SEED AT A RATE OF 30 LBS. PER ACRE. SOW ANYTIME EXCEPT 2 MONTHS BEFORE FIRST FALL FROST.



TYPICAL PAVEMENT PATCHING DETAIL



STANDARD 2' CURB AND GUTTER



DATE	REVISIONS

SFE C
Santa Fe Engineering Consultants, LLC
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 Santa Fe, N. M. 87505
 (505) 882-2845 Fax (505) 962-2841
<http://www.sfeengr.com>

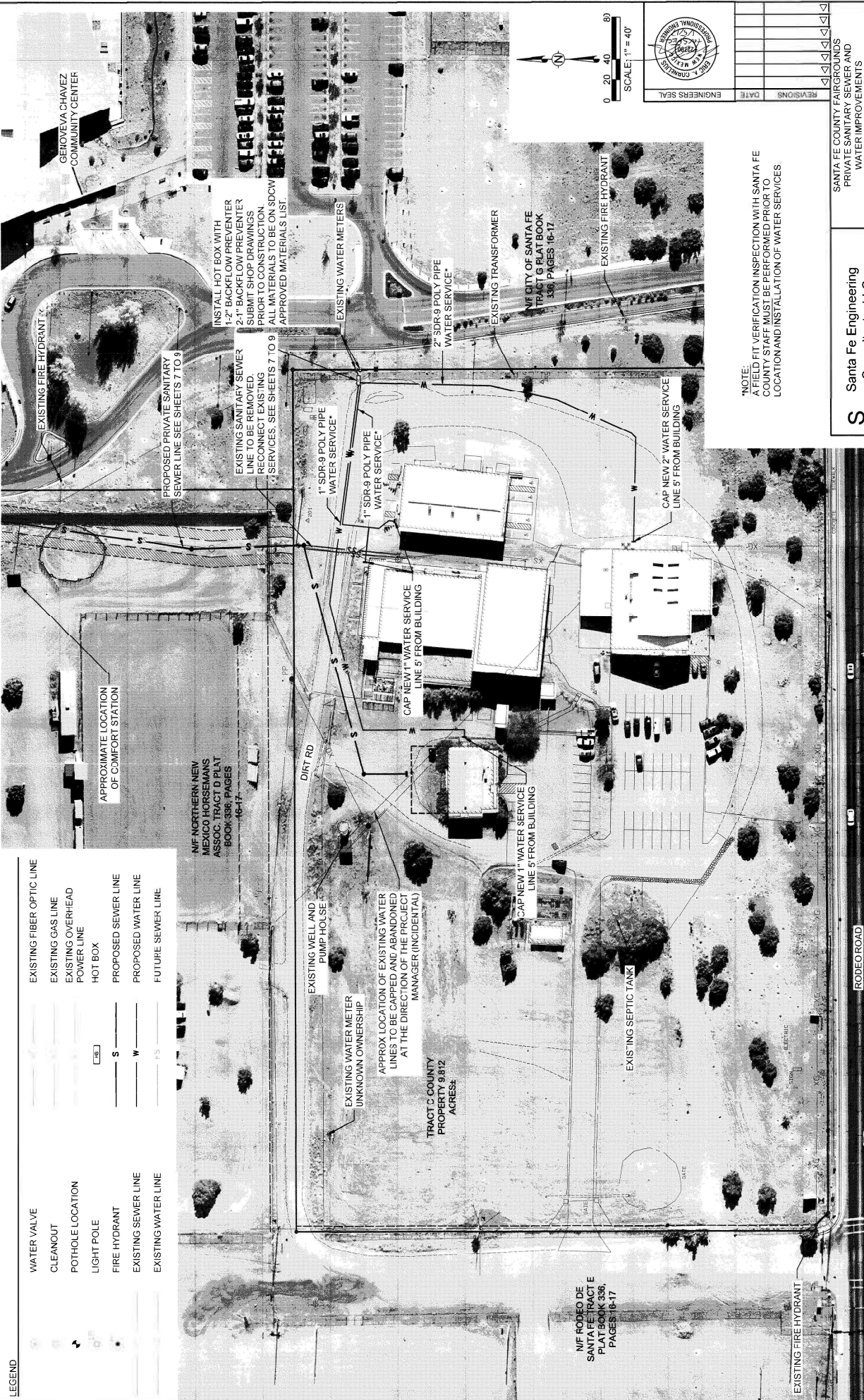
SANTA FE COUNTY FAIRGROUNDS
 PRIVATE SANITARY SEWER AND
 WATER IMPROVEMENTS
 2014-0030F-PWPL-5

UTILITY NOTES AND DETAILS

DATE: JANUARY 2017
 SCALE: N.T.S.
 SHEET: 5

LEGEND

	WATER VALVE		EXISTING FIBER OPTIC LINE
	CLEANOUT		EXISTING GAS LINE
	POTHOLE LOCATION		EXISTING OVERHEAD POWER LINE
	LIGHT POLE		HOT BOX
	FIRE HYDRANT		PROPOSED SEWER LINE
	EXISTING SEWER LINE		PROPOSED WATER LINE
	EXISTING WATER LINE		FUTURE SEWER LINE



INSTALL HOT BOX WITH 1-2" BACKFLOW PREVENTER 2-1" BACKFLOW PREVENTER SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION ALL MATERIALS TO BE ON SDCOW APPROVED MATERIALS LIST

EXISTING SANITARY SEWER LINE TO BE REMOVED. RECONNECT EXISTING SERVICES. SEE SHEETS 7 TO 9

PROPOSED PRIVATE SANITARY SEWER LINE SEE SHEETS 7 TO 9

EXISTING WATER METERS

2" SDR-9 POLY PIPE WATER SERVICE*

EXISTING TRANSFORMER

N/F CITY OF SANTA FE TRACT G PLAT BOOK 336, PAGES 16-17

EXISTING FIRE HYDRANT

2" SDR-9 POLY PIPE WATER SERVICE*

1" SDR-9 POLY PIPE WATER SERVICE*

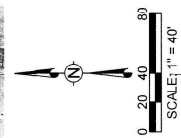
1" SDR-9 POLY PIPE WATER SERVICE*

CAP NEW 2" WATER SERVICE LINE 5' FROM BUILDING

CAP NEW 1" WATER SERVICE LINE 5' FROM BUILDING

CAP NEW 1" WATER SERVICE LINE 5' FROM BUILDING

CAP NEW 1" WATER SERVICE LINE 5' FROM BUILDING



ENGINEERS SEAL	DATE	REVISIONS

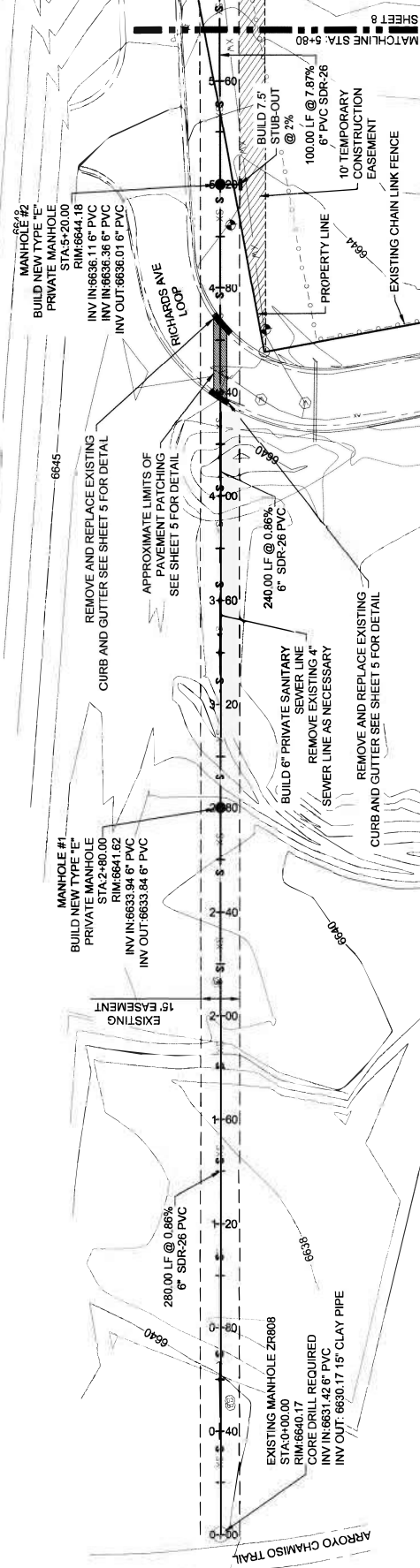
*NOTE: A FIELD FT VERIFICATION INSPECTION WITH SANTA FE COUNTY STAFF MUST BE PERFORMED PRIOR TO LOCATION AND INSTALLATION OF WATER SERVICES

SANTA FE COUNTY FAIRGROUNDS PRIVATE SANITARY SEWER AND WATER IMPROVEMENTS 2014-0030F-PWPL-5		SCALE: 1" = 40'	SHEET 6
SANTA FE Engineering Consultants, LLC		WATER PLAN	
DATE: JANUARY 2017	SCALE: 1" = 40'		

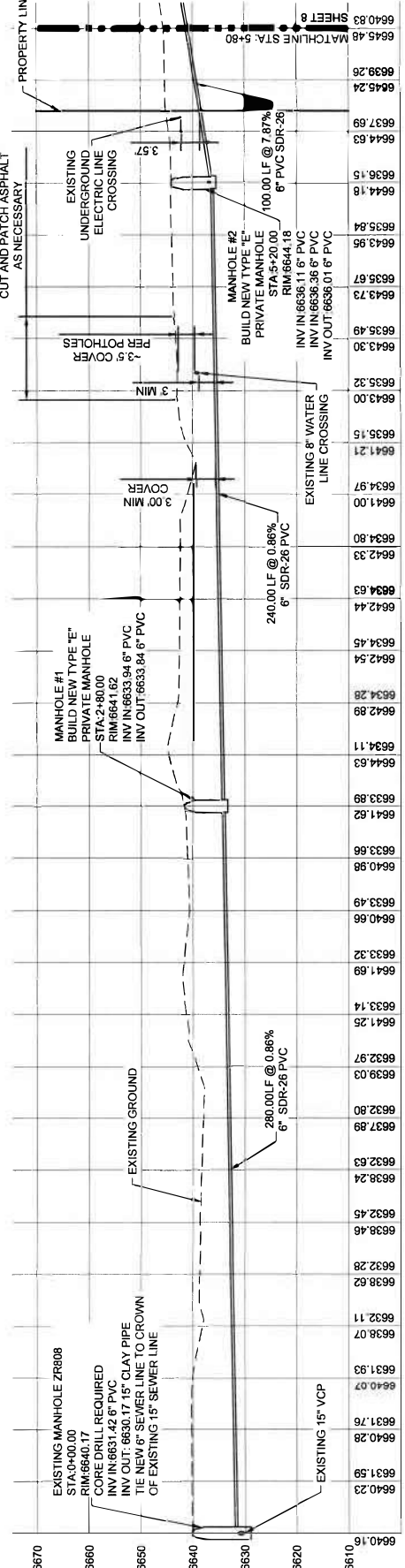
Santa Fe Engineering Consultants, LLC
 1599 St. Francis Drive, Suite B
 Santa Fe, N. M. 87505
 (505) 962-2665 Fax (505) 942-2641
<http://www.sf-engineer.com>

UTILITY PLAN
 SCALE: 1" = 40'

REFERENCE
 IMAGERY PROVIDED BY CITY OF SANTA FE GIS
 SEWER LINE SURVEY PROVIDED BY LAND SURVEYING COMPANY, LLC DATED SEPT. 2016
 LOT SURVEY PROVIDED BY MORRIS SURVEYING DATED JULY 2016



PRIVATE SANITARY SEWER - PLAN VIEW
SCALE: 1" = 20'

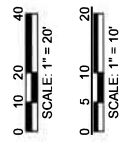


PRIVATE SANITARY SEWER - PROFILE VIEW
SCALE: HORIZ: 1" = 20'
SCALE: VERT: 1" = 10'

LEGEND

⊕	WATER VALVE	XF	EXISTING FIBER OPTIC LINE
⊙	CLEANOUT	XG	EXISTING GAS LINE
⊕	POT HOLE LOCATION	XO	EXISTING OVERHEAD POWER LINE
⊕ ^{LP}	LIGHT POLE	☐	HOT BOX
⊕ ^{PH}	FIRE HYDRANT	S	PROPOSED SEWER LINE
X ^S	EXISTING SEWER LINE	W	PROPOSED WATER LINE
X ^W	EXISTING WATER LINE	FS	FUTURE SEWER LINE

NOTE:
CONTRACTOR TO FLUSH, DISINFECT, AND REMOVE EXISTING SEWER LINE AND CLEANOUTS. ALL EXISTING SERVICES TO BE RECONNECTED TO NEW LINE.
SALVAGED MATERIAL TO BE DELIVERED TO THE LOCATION DESIGNATED BY THE PROJECT MANAGER (INCIDENTAL)



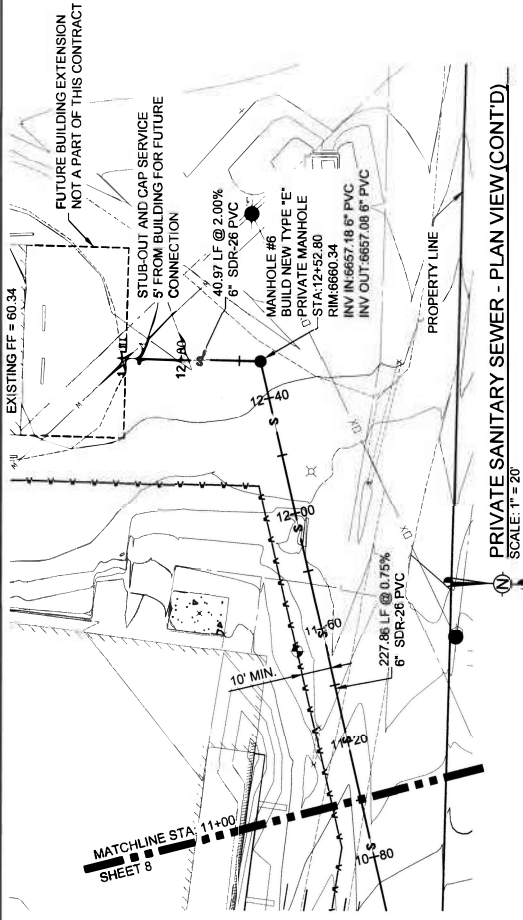
Santa Fe Engineering
SFE C
Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(905) 982-2645 Fax (606) 982-2641
http://www.sfeinc.com

REVISIONS	DATE	ENGINEERS SEAL

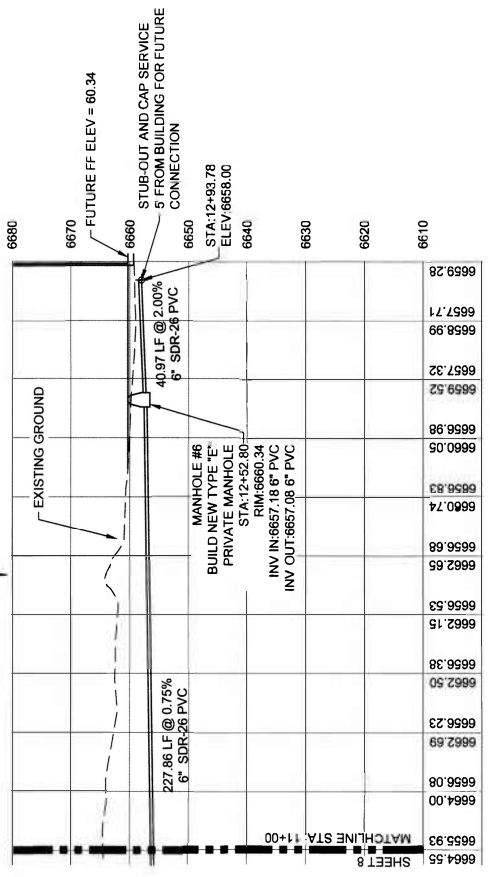
SANTA FE COUNTY FAIRGROUNDS
PRIVATE SANITARY SEWER AND
WATER IMPROVEMENTS
2014-0030F-PWPL-5

PRIVATE SANITARY SEWER PLAN AND PROFILE

Santa Fe Engineering
SFE C
 Consultants, LLC
 1699 St. Francis Drive, Suite B
 Santa Fe, N.M. 87505
 (505) 962-2645 Fax (505) 962-2641
<http://www.SFENGR.com>



PRIVATE SANITARY SEWER - PLAN VIEW (CONT'D)
 SCALE: 1" = 20'

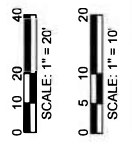


PRIVATE SANITARY SEWER - PROFILE VIEW (CONT'D)
 SCALE: 1" = 10'

NOTE:
 CONTRACTOR TO FLUSH, DISINFECT, AND REMOVE EXISTING
 SEWER LINE AND CLEANOUTS. ALL EXISTING SERVICES TO BE
 RECONNECTED TO NEW LINE.
 SALVAGED MATERIAL TO BE DELIVERED TO THE LOCATION
 DESIGNATED BY THE PROJECT MANAGER (INCIDENTAL).

LEGEND

<p>(N) WATER VALVE</p> <p>(C) CLEANOUT</p> <p>(P) POTHOLE LOCATION</p> <p>(L) LIGHT POLE</p> <p>(H) FIRE HYDRANT</p> <p>(S) EXISTING SEWER LINE</p> <p>(W) EXISTING WATER LINE</p> <p>(FS) EXISTING WATER LINE</p>	<p>XF EXISTING FIBER OPTIC LINE</p> <p>XG EXISTING GAS LINE</p> <p>XO EXISTING OVERHEAD POWER LINE</p> <p>HTB HOT BOX</p> <p>S PROPOSED SEWER LINE</p> <p>W PROPOSED WATER LINE</p> <p>FS FUTURE SEWER LINE</p>
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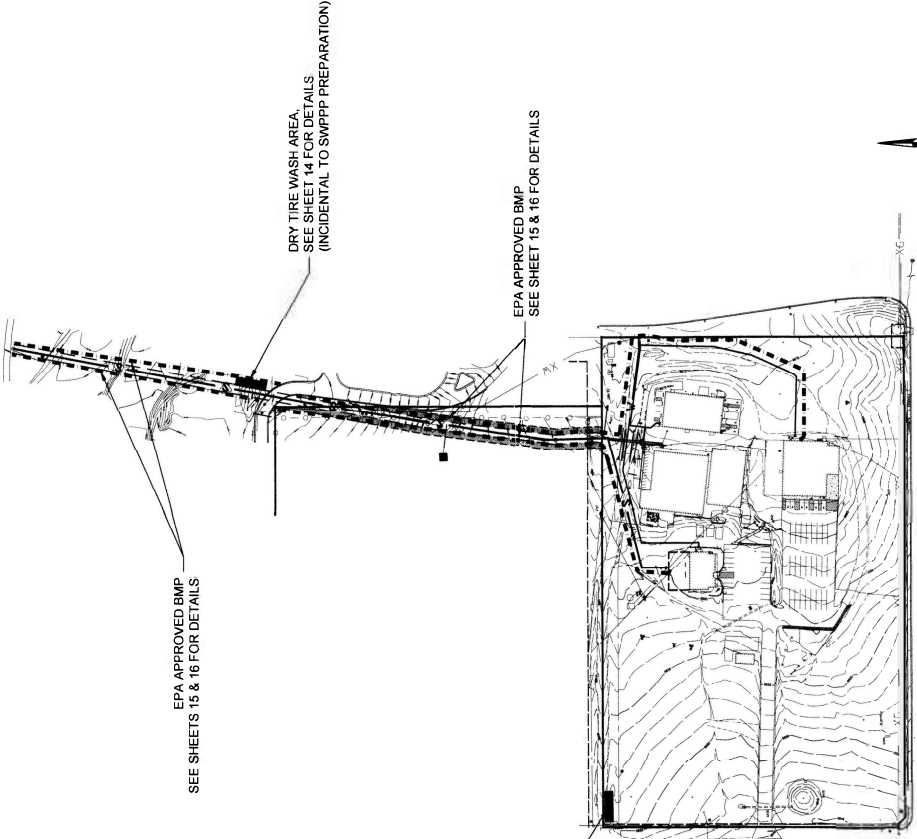


BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREAS IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME, THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.



EPA APPROVED BMP
SEE SHEETS 15 & 16 FOR DETAILS

DRY TIRE WASH AREA.
(INCIDENTAL TO SWPPP PREPARATION)

EPA APPROVED BMP
SEE SHEET 15 & 16 FOR DETAILS

DRY TIRE WASH AREA.
SEE SHEET 14 FOR DETAILS
(INCIDENTAL TO SWPPP PREPARATION)



REVISIONS	DATE

TEMPORARY EROSION CONTROL PLAN
SCALE: 1"=100'

----- EPA APPROVED BMP
SEE SHEETS 15 & 16 FOR DETAILS

LEGEND

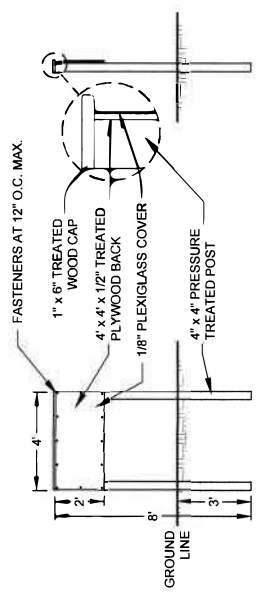
SANTA FE COUNTY FAIRGROUNDS
PRIVATE SANITARY SEWER AND
WATER IMPROVEMENTS
2014-0030F-PWPL-5
**TEMPORARY EROSION CONTROL
PLAN**

DATE: JANUARY 2017
SCALE: 1"=100'

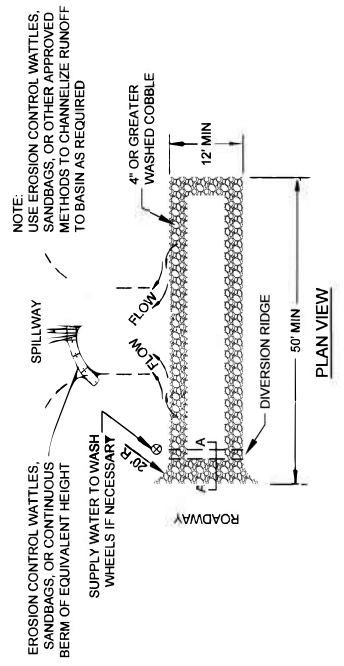
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**TEMPORARY GRAVEL CONSTRUCTION
ENTRANCE / EXIT**



**N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)**



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



REVISIONS	DATE	ENGINEER'S SEAL

SANTA FE COUNTY FAIRGROUNDS
PRIVATE SANITARY SEWER AND
WATER IMPROVEMENTS
2014-0000F-PW/PL-5

**Santa Fe Engineering
S F E C
Consultants, LLC**
1589 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 962-2645 Fax (505) 962-2641
http://www.sfengr.com

STORM WATER CONTROL DETAILS

DATE:	JANUARY 2017	SCALE:	N.T.S.	SHEET:	14
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City of Santa Fe

Real Estate Summary of Contracts, Agreements, Amendments & Leases

Section to be completed by department

Munis Contract # N/A

Contractor: City of Santa Fe and Santa Fe County to provide City of Santa Fe Wastewater and Water Service to the First Serve New Mexico Inc. property

Description: MOU

Contract Agreement Lease / Rent Amendment

Term Start Date: When Signed Term End Date: N/A

Approved by Council Date: Pending CM

Contract / Lease: MOU no FI

Amendment # _____ to the Original Contract / Lease # _____

Increase/(Decrease) Amount \$ _____

Extend Termination Date to: _____

Approved by Council Date: _____

Amendment is for:

2. HISTORY of Contract, Amendments & Lease / Rent - Please Elaborate (option: attach spreadsheet if multiple amendments)

3. Procurement History: No Procurement. MOU. We are receiveing at no cost.

 Jan 19, 2023
Purchasing Officer Review: _____ Date: _____
Comment & Exceptions: _____

4. Funding Source: _____ **Org / Object:** N/A

 Jan 19, 2023
Budget Officer Approval: _____ Date: _____
Comment & Exceptions: _____

Staff Contact who completed this form: Maya Martinez Phone # 4271

Email: mfmartinez@santafenm.gov

To be recorded by City Clerk:

Clerk # _____

Date of Execution: _____

Signature: stan holland
stan.holland (Jan 18, 2023 15:47 MST)

Email: tsholland@santafenm.gov

Signature: 

Email: jdroach@santafenm.gov

Signature: Michael Dozier
Michael Dozier (Jan 18, 2023 16:38 MST)


Email: mldozier@santafenm.gov


City of Santa Fe, New Mexico


memo

Date: January 17, 2023

To: Public Utilities Committee/Finance Committee/City Council

Via: Jesse D. Roach, Water Division Director & Interim PUD Director 

Via: Michael L. Dozier, Wastewater Management Division Director 
MD

From: Stan Holland, Engineer, Wastewater Management Division 
SH

ITEM AND ISSUE:

Request for consideration for Approval of a Memorandum of Understanding between the City of Santa Fe and Santa Fe County to provide City of Santa Fe Wastewater and Water Service to the First Serve New Mexico Inc. property

SUMMARY AND BACKGROUND

Under the terms of the 2008 Settlement Agreement and Sections 22-6.2 and 25-1.11 of the Santa Fe City Code (SFCC), Santa Fe County is requesting connection to the City's sanitary sewer collection and treatment system and the City's water system for the proposed Tennis Facility on the First Serve Property. The property for the Project was purchased from Santa Fe County and is located in Santa Fe County adjacent to the Santa Fe County Fairgrounds. The Project will include a 12-court tennis complex with an adjoining 8,500 SF structure for classrooms and tennis locker rooms. First Serve will provide tutoring and access to the tennis courts without charge to third to 12th graders. The County currently lacks infrastructure to transmit, treat and dispose of wastewater from the Project and currently lacks infrastructure to transmit water for the Project. The Project will connect to the existing City water system and the Project will connect to an existing Santa Fe County private sewer line that connects to a City public sewer line.

The sewage will ultimately discharge into the City sewer system for conveyance and treatment to the City's wastewater treatment plant. The water service will be obtained through a master meter connected to the City's water system. All costs associated with the installation of the sewer and water systems will be the responsibility of Santa Fe County or the Developer. Since the existing Santa Fe County sewer line will now be serving two (2) separate properties, a shared sewer agreement which travels with the two properties is required and is to be signed and recorded with the Santa Fe County Clerk.

The County's request is made pursuant to Santa Fe City Code, Chapter 22-Sewers, Section 6.2, and Chapter 25-Water, Section 1.11 wherein requests for City sewer and water service for properties outside the Presumptive City Limits may be submitted to the Water-Wastewater Review Team (WWRT) which is comprised of City and County staff. The WWRT team reviews the completeness and feasibility of the application for submission to the City's Public Works and Utilities Committee, Finance Committee and the City's Governing Body and the Board of County Commissioners for consideration of an agreement between the City and County pursuant to Section 2.m of the Settlement Agreement.

The WWRT subsequently met on August 16, 2022 and determined that the application was complete and met the requirements of SFCC Section 22-6.2 and Section 25-1.11, contingent on the approval of this MOU by both the City and County.

REQUESTED ACTION

Consideration for approval of a Memorandum of Understanding between the City of Santa Fe and Santa Fe County to provide City of Santa Fe Wastewater and Water Service to the First Serve New Mexico, Inc. property

ATTACHMENTS:

1. Exhibit A – Proposed Sewer and Water Connections
2. Exhibit B - Legal Lot of Record
3. Exhibit C – Warranty Deed for First Serve
4. Exhibit D – Vicinity Map showing City Water and Sewer System
5. Proposed Shared Sewer Agreement
6. Summary of Contracts

cc: File