

## The Village at the Galisteo Basin Preserve

### Phase I Preliminary Plat Narrative

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## List of Technical Reports

In addition to the information, figures, and appendices found within this Phase I Preliminary Plat narrative document, please refer to the Technical Reports, listed below, and Phase I Preliminary Plat Sheet Set for additional information per the Santa Fe County Land Development Code requirements.

The following reports and documents are attached separately.

### Traffic Impact Analysis

Traffic Impact Analysis for the Proposed Village at the Galisteo Basin Preserve, prepared by Tilghman Group, Seattle, and TDA Colorado, Denver

### Water Supply Supplemental Documentation

Water Rights Documentation

Description of the Phase I Community Water System and Fire Protection Plan, prepared by Magnusson, Klemencic Associates, Seattle, Washington

Memo from Karen Torres, Santa Fe County Hydrology, Confirming 100-Year Water Supply for Phase I, dated February 16, 2007

Report from John Shomaker & Associates on Phase I Water Well (Village Well No. 1) dated June 8, 2007, and Addendum Letter on Village Well No. 1, also from John Shomaker & Associates, dated December 17, 2007

Water Budget and Conservation Report, prepared by Natural Systems International, Santa Fe

### Supplementary Liquid Waste Disposal Plan Information

Process Flow Report, prepared by Natural Systems International, Santa Fe, NM

### Terrain Management

Terrain Management Report for Phase I of the Village at the Galisteo Basin Preserve, prepared by Magnusson Klemencic Associates, Seattle, WA

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**Supplementary Environmental Assessment Information**

Phase I Environmental Site Assessment, prepared by RedVine Consultants, Santa Fe, New Mexico

A Biological Survey and Evaluation of the Proposed Village at the Galisteo Basin Preserve in Santa Fe County, New Mexico, prepared by Marron and Associates, Albuquerque, New Mexico

**Economic Impact Report**

Fiscal Impact Analysis for the Village at the Galisteo Basin Preserve, Phase I, prepared by Economic & Planning Systems, Denver, Colorado

**School Impact Report**

Schools Impact Analysis for the Village at the Galisteo Basin Preserve, Phase I, prepared by Economic & Planning Systems, Denver, Colorado

**Archaeology Surveys**

Archaeological Survey of the Galisteo Basin Preserve and related addendums, prepared by Rio Grande Foundation for Communities and Cultural Landscapes, Santa Fe, New Mexico

**Community Covenants + Restrictions**

Village at Galisteo Basin Preserve Community Operating Agreement, prepared by McGuire Woods, LLP, Richmond, Virginia

## Index to Santa Fe County Code Requirements

### INDEX TO COUNTY CODE REQUIREMENTS (Article V, Section 5.3.2 – Preliminary Plat Submittals & Article 5, Sec. 7 – Development Plan Requirements)

Code Section Reference	Code Section Name	Phase I Preliminary Plat Narrative Section, Technical Report, or Sheet Set Reference	Phase I Preliminary Plat Submission Reference
5.3.2.iv & 7.1.2.p	<i>Vicinity Map</i>	<u>Sheet Set:</u> -Vicinity Map	Sheet T1.04
5.3.2.v	<i>Existing Site Data</i>	<u>Sheet Set:</u> - Existing Site Data and Phase I Planning Envelope	Sheet T1.07
5.3.2.vi & Art. VII, 3.3.1	<i>Topography and Natural Features</i>	Slope Analysis <u>Sheet Set:</u> - Topography, Natural Features & Existing Slope Analysis Map	Pages 31-33 Sheet S1.01
5.3.2.vii & Art. VII, 3.3.2	<i>Soil Survey</i>	Soil Types <u>Technical Reports:</u> - Terrain Management Report	Pages 34-35 Attached Separately
5.3.2.viii & 7.1.2.e, 7.1.2.k & 7.1.2.w	<i>Street and Access Plan</i>	Transportation & Mobility Plan <u>Technical Reports:</u> - Traffic Impact Analysis <u>Sheet Set:</u> - Preliminary Plat Maps - Road Plan and Profiles - Road Sections & Details	Pages 76-87 Attached Separately Sheets P1.01-P1.07 Sheets C2.51-C2.73 Sheets C3.01-C3.07
5.3.2.ix & 7.1.2.f & Art. VII, 3.3.3, 3.3.4 & 3.3.5	<i>Terrain Management Plan</i>	Terrain Management Plan <u>Technical Reports:</u> - Terrain Management Report <u>Sheet Set:</u> - General Notes - Grading and Stormwater Drainage Plans - Landscape & Restoration Plans - Erosion Control Plans	Pages 64-75 Attached separately Sheet C1.01 Sheets C2.11-C2.17 Sheets L1.01-L3.01 Sheets C2.01-C2.06
5.3.2.x & 7.1.2.y & Art. VII, 6	<i>Water Supply Plans &amp; Water Permits</i>	Water Resources Plan <u>Technical Reports:</u> - Water Supply Supplemental Documentation <u>Sheet Set:</u> - Water Distribution Plans	Pages 92-105 Attached separately Sheets C2.20-C2.36
5.3.2.xi & 7.1.2.aa & Art. VII, 2	<i>Liquid Waste Disposal Plan</i>	Liquid Waste Disposal <u>Technical Reports:</u> - Process Flow Report <u>Sheet Set:</u> - Liquid Waste Collection & Disposal Plans	Pages 106-110 Attached Separately Sheets NS1.01-NS3.01

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5.3.2.xii & 7.1.2.z & Art. VII, 7	<i>Solid Waste Plan</i>	Community Services Plan <u>Appendices:</u> - Letter from Waste Management New Mexico Inc.	Page 122 Appendices
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5.3.2.xiv	<i>Environment &amp; Economic Impact</i>	Wildlife & Cultural Resources Economic Impact Analysis <u>Technical Reports:</u> - Biological Survey and Evaluation - Phase I Environmental Site Assessment - Archeology Surveys - Fiscal Impact Analysis	Pages 38-41 Pages 129-130 Attached Separately Attached Separately Attached Separately Attached Separately
5.3.2.xv	<i>Disclosure Statement</i>	<u>Appendices:</u> - Disclosure Statement	Appendices
5.3.2.vi & 7.1.2.t	<i>Schedule of Compliance</i>	Construction Schedule Phased Development <u>Sheet Set:</u> - Phasing Plans	Page 163 Pages 153-154 Sheet T1.06
5.3.2.vii & 7.1.2.x	<i>School Impact Report</i>	School Impact Analysis <u>Technical Reports:</u> - School Impact Analysis	Page 131 Attached Separately
5.3.2.viii & 7.1.2.cc	<i>Community Covenants &amp; Restrictions</i>	Community Governance <u>Technical Reports:</u> - Community Operating Agreement	Pages 157-162 Attached Separately
<i>Santa Fe County Affordable Housing Ordinance</i>	<i>Affordable Housing Plan &amp; Agreement</i>	Affordable Housing <u>Technical Reports:</u> - Phase I Affordable Housing Plan - Phase I Affordable Housing Agreement <u>Sheet Set:</u> - Development Plans	Pages 111-115 Attached Separately Attached Separately Sheets D1.01-D1.06
7.1.2.j & Art. III, Sec. 4.4.4.b	<i>Lighting &amp; Signage Plans</i>	Lighting & Signage <u>Sheet Set:</u> - Site Lighting Plans - Road Plan & Profiles (Traffic & Entry Signage)	Page 88-91 Sheets: SL1.01-SL1.04 Sheets C2.51-C2.73