







**Variance Application**  
**from the San Juan County Subdivision Regulations**

Under Section 7.3 of the San Juan County Subdivision Regulations a Subdivider may apply to the Board of County Commissioners for a variance from any portion of these Regulations caused by unusual conditions, not caused by the actions of the Subdivider or Property Owner. Each request shall be submitted in writing (prior to or at the time of a request for preliminary plat approval) on the prescribed form available from the Subdivision Review Officer. Each request shall be considered at the same time as the application for preliminary plat approval. Each request shall be submitted along with the preliminary plat and supporting documentation to the review agencies. An opinion from each agency shall also be sought. The Board of County Commissioners shall make a separate written findings of fact and conclusions of law on each request variance and then prepare a decision and order, signed and filed within a reasonable time following the public meeting at which the variance is considered.

**FEE**

The application fee for filing a variance is \$100 and is non-refundable

**APPLICANT INFORMATION**

1. Subdivider Name, Address, and Phone Number:

Developer  
Lawrence J. Stock, Trustee  
Lawrence J. Stock and Rosalee Stock Revocable Trust  
Po Box 43  
Waterflow, NM 87421

Agent  
Greg Harper  
Calber Homes  
Po Box 687  
Farmington, NM 87499  
[calberhomes@gmail.com](mailto:calberhomes@gmail.com)  
(505) 330-9041

2. Engineer/Surveyor Name, Address, and Phone Number:

Engineer  
R. Clayton Harrison, PE  
CHC Engineers, LLC  
50 Valley Court, Durango, CO 81301  
[claytonh@chcengineers.com](mailto:claytonh@chcengineers.com)  
(970) 387-8765

Surveyor:  
Alex Johnson, PS  
Johnson Mapping and Surveying, LLC  
PO Box 2174, Farmington, NM  
87499-2174  
[Alex@JohnsonMapping.biz](mailto:Alex@JohnsonMapping.biz)  
(505) 360-8029

**SUBDIVISION INFORMATION**

- 3. Location of Subdivision (attach map).
- 4. Name of Subdivision: Cal-Stock Subdivision
- 5. Is this a Type One \_\_\_\_\_, Two \_\_\_\_\_, Three X, Four \_\_\_\_\_ Subdivision? (Check One)
- 6. Number of Lots: 24  
Total acreage: 22.92 Acres  
Size of largest Lot: 0.95 Acres  
Size of Smallest Lot: 0.75 Acres
- 7. Municipal planning and platting jurisdiction (if applicable): N/A

**EXPLANATION FOR REQUESTING A VARIANCE**

*SEE ATTACHED*

*Laura Stock*                      1-13-20  
Signature of Applicant                      Date

**PROCEDURAL INFORMATION**

Date Application received by County: \_\_\_\_\_ Initial: \_\_\_\_\_

Date Application transmitted to Agencies: \_\_\_\_\_ Initial: \_\_\_\_\_



## **EXPLANATION FOR REQUESTING A PAVING VARIANCE:**

As described in the letter from CHC Engineers, LLC, all seven conditions for requesting a paving variance are met. Additional supporting information is provided below. As such, the sub-divider respectfully requests a deferral of the paving requirement for the Cal-Stock Subdivision.

**Paving District:** a.) Sub-divider agrees to participate in a paving district if the County forms one in the future. This obligation will be binding on all successors in title to the lots and will be documented in the Disclosure Statement as required by par. L, Appendix C of the SJC Road Policy.

b.) Sub-divider would also agree to include such obligation in the sales contract for each lot when sold to customers and if deemed necessary by the County, a deed restriction could be placed on each lot sale.

c.) Lot owners will bear the cost of future paving, not the County.

d.) The sub-divider is requesting that a district be formed no sooner than 12 years from the date of final plat approval for Phase I. According to SJC staff, requests from residents to pave the roads in their subdivision typically occur after the subdivision is 20 years old.

e.) If granted, it would result in a deferral of the paving requirement only, not a variance from it.

**Surrounding Roads:** The term "road" as described in Section 1 of the San Juan County Road Policy pertains to the "San Juan County road system". Section 2 of the Road Policy states "this document applies to all County roads." The SJC Road Policy does not pertain to surrounding U.S. highways. All surrounding County roads are unpaved. NMDOT has its own requirements to transition from an unpaved road onto their highway. The sub-divider will comply with NMDOT's requirements by constructing a 34' concrete or paved driveway to transition from an unpaved road onto the highway. An access permit has been obtained from NMDOT containing such a requirement.

**Maintenance:** Per prior SJC Public Works personnel, maintenance of the unpaved roads in Calber Farms Subdivisions on Rd 6900 has been "no big deal" and required grading only "once or twice a year."

**MPO:** Requirements of the Farmington Metropolitan Planning Organization (MPO) appear inapplicable to this development. Per the Executive Summary of the MPO, the document is "...intended to ... preserve the intended function of roads classified as collector and arterial in the MPO area. Local streets are not affected by this plan." The roads in this sub-division are not collector or arterial roads and are not in the MPO area.

**Consistency:** The sub-divider's prior two subdivisions in Waterflow also access from Highway 64. Paving was not required for either. Outside arguments against a variance such as "you were already granted paving variances for previous subdivisions" or "what's the point of having a paving requirement if we aren't going to enforce it" or "everyone else will expect a paving variance if we grant you another one" are not proper considerations. The factors for considering a paving variance are listed in par. L, Appendix C of the Road Policy. They should be applied objectively. It's not a quota system. Additionally, it appears the sub-divider's two prior subdivisions have been the only County subdivisions approved in the last 20+ years.

**Feasibility:** Mr. Stock has a right to develop his property in a reasonable manner and earn a market rate of return. The cost of paving would be approximately \$150,000 based on two separate bids. After a reasonable markup of all costs including paving, the retail price would be \$60,000 or more, per lot. That price is entirely out of reach of the market price in the area. Requiring paved roads in this situation deprives the land owner of the best use for his land.



CHC Engineers, LLC

12/6/2019

David Barnett  
Subdivision Review Officer  
Community Development San Juan County, NM  
209 South Oliver Drive  
Aztec, NM 87410

RE: Cal-Stock Subdivision - Paving Variance

Dear Mr. Barnett:

Submitted below is the information requested for the consideration of a paving variance for the above referenced subdivision.

### Description

Cal-Stock Subdivision is located on a 22.92 acre tract of land know as Exemption Tract 2A of the Lawrence J. Stock and Rosalee Stock Revocable Trust and Stock & Fourr Enterprises Inc. Boundary Line Adjustment and Exemption Survey. The property is proposed to be divided into 24 lots ranging from 0.75 acres to 0.95 acres with internal roads providing access from US Highway 64.

### Paving Variance Information

1. The anticipated traffic volumes generated by the subdivision: According to the ITE Trip Generation tables for mobile homes, the anticipated traffic generated for full build out of the subdivision will be 120 trips per day.
2. The location of the subdivision roads in relation to other paved roads in the area: The subdivision takes access via a new road directly from US Highway 64. All county roads in the area are gravel surfaced.
3. The rate of growth and population density of the area in which the subdivision is located: The subdivision is located between Waterflow, NM and Fruitland, NM. According to the US Census the total population for Waterflow is 1,871 living in 556 households. The area that this subdivision has very few available home or lots. The only increase in population of this area that is anticipated will be this subdivision. The rate of growth for the immediate area would be estimated at 6 households per year or 20 people per year for the next four years.





CHC Engineers, LLC

4. The amount of traffic upon the roads located within the subdivision created by surrounding land uses: This being a dead-end road subdivision there will be no traffic generated by surrounding land uses.
5. Physical characteristics that may adversely affect the cost or difficulty of maintenance or safety of unpaved roads if allowed within the subdivision: The cul-de-sac road within the subdivision will see very low volumes and should be relatively easy to maintain. There are no known adverse safety characterizations of this road being unpaved.
6. Comments regarding paving from any entity that has planning and platting jurisdiction in the area the subdivision is to be located: N/A.

If you should have any questions, please contact me.

Sincerely,  
CHC Engineers, LLC

A handwritten signature in black ink that reads "R. Clayton Harrison".

R. Clayton Harrison, PE  
President

County Clerk shall mark the final plat with the words "Vacated" or "Partially Vacated" and refer on the final plat to the volume and page on which the vacation plat is recorded. The Plat shall be deemed vacated upon recording.

#### 7.2.5 Utilities

The rights of any utility existing prior to the vacation, total or partial, of any final plat shall not be affected by the vacation of a final plat.

### Section 7.3. Variances

#### 7.3.1 Grounds - Unusual Conditions

The Subdivider may apply to the Board of County Commissioners for a variance from any portion of these Regulations caused by unusual conditions, not caused by the actions of the Subdivider or Property Owner.

#### 7.3.2 Grounds - Planned Development Area

The Board of County Commissioners may also grant a variance from the standards and requirements of these Regulations if it is presented with a plan and program for a new town, a complete community, or a neighborhood unit, which, in the judgment of the Board of County Commissioners provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants and other legal provisions as will assure conformity to and achievement of the plan.

#### 7.3.3 Conditions and Limitations

A variance shall not be granted which will cause the County to absorb costs over and above those typically associated with subdivision approval. In granting variances, the Board of County Commissioners may require such conditions as will substantially secure the objectives of the standards of these Regulations; and not adversely affect the health, safety, and general welfare of the public, if otherwise consistent with the general purpose and intent of these Regulations and if not injurious or detrimental to the surrounding area.

#### 7.3.4 Procedures

The following procedures and requirements shall apply to each request for variance under these Regulations.

- a. Each request shall be submitted in writing (prior to or at the time of a request for preliminary plat approval) on the prescribed form available from the Subdivision Review Officer. Payment of the required



administrative fee shall accompany each application for variance.

- b. Each request shall be considered at the same time as the application for preliminary plat approval.
- c. Each request shall be submitted along with the preliminary plat and supporting documentation to the review agencies. An opinion from each agency on the variance shall also be sought.
- d. The Board of County Commissioners shall make separate written findings of fact and conclusions of law on each requested variance.
- e. The decision and order shall be prepared, signed and filed within a reasonable time following the public meeting at which the variance is considered.

#### Section 7.4. Amendment

These Regulations may be amended from time to time as conditions warrant. Amendments shall be made in accordance with the New Mexico Subdivision Act, as amended.

#### Section 7.5. Exemptions

##### 7.5.1 Approval Required

It is unlawful for any person to divide a surface area of land, including land within a previously approved subdivision, into two or more parcels for the purpose of sale, lease, or other conveyance or for building development, whether immediate or future, unless such person either obtains approval for a subdivision as provided in these Regulations or files and obtains approval for a Claim of Exemption as provided in this Article.

##### 7.5.2 Verification of Exemption

###### a. Application

Any person claiming an exemption under the provisions of these Regulations shall file either a written claim of exemption on the form prescribed in Appendix B of these Regulations or, alternatively, an Exemption Plat Map, prepared according to the map specifications set forth herein. The written claim of exemption shall be filed with the Subdivision Review Officer before making the land division for which the claim of exemption is made.

**Mike Stark**  
County Manager

**Fran Fillerup**  
County Administrative Officer

**Jim Cox**  
Chief Financial & Strategy Officer



**Nick Porell, P.E.**  
Director

**Public Works**

305 South Oliver Drive  
Aztec, New Mexico 87410  
Phone: (505) 334-4520 Fax: (505) 334-3645  
Fax: (505) 334-4947  
[www.sjcounty.net](http://www.sjcounty.net)

April 28, 2020

Mr. David Barnett, Subdivision Review Officer  
San Juan County Community Development  
209 S. Oliver Dr  
Aztec, NM 87410

Re: Cal-Stock Subdivision – Preliminary Plan Review

Dear David:

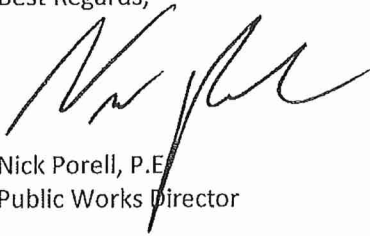
Public Works has reviewed the revised Preliminary Plat Submittal for the Cal-Stock Subdivision dated April 5, 2020 and offers the following comments.

- Drainage Easement language was added to Item 12 of the Disclosure Statement. There is a typo which references Lot 20 and 25. The easement is located on Lots 20 and 21.
- The Applicant has addressed several comments indicating that a paving variance has been submitted. As noted in the March 2, 2020 letter, Public Works does not recommend a paving variance as submitted for a gravel road.
- Geotechnical Report – Staff did meet with CHC Engineers and the Applicant to review the comments in the March 2, 2020 letter. It was discussed that roadway heaving and movement based on subsurface conditions would not be as critical for a gravel road were the Commission to approve the paving variance as submitted, it was not suggested by Staff that an assessment of geotechnical considerations for road construction would be of “no value”. Given that subsurface investigations are complete, and the Geotechnical Engineer has performed the soil analysis, Staff would continue to request that the Geotechnical Report be updated to include road building recommendations for subgrade preparation and over-excavation if appropriate. This information is of value for future maintenance of the road if accepted by the County paved or otherwise.



Please contact me with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Nick Porell', written in a cursive style.

Nick Porell, P.E.  
Public Works Director

**Mike Stark**  
County Manager

**Fran Fillerup**  
County Administrative Officer

**Jim Cox**  
Chief Financial & Strategy Officer



**Nick Porell, P.E.**  
Director

### **Public Works**

305 South Oliver Drive  
Aztec, New Mexico 87410  
Phone: (505) 334-4520 Fax: (505) 334-3645  
Fax: (505) 334-4947  
[www.sjcounty.net](http://www.sjcounty.net)

March 2, 2020

Mr. David Barnett, Subdivision Review Officer  
San Juan County Community Development  
209 S. Oliver Dr  
Aztec, NM 87410

Re: Cal-Stock Subdivision – Preliminary Plan Review

Dear David:

Public Works has reviewed the Preliminary Plat Submittal for the Cal-Stock Subdivision dated February 5, 2020 and offers the following comments.

#### Plan Review – Cal-Stock Subdivision

##### Sheet 2.1

##### Road Length Summary

- Road A – 463.79' (0.088 miles)
- Road B – 605.41' (0.115 miles)
- Road C – 463.15' (0.088 miles)
- Road D – 562.92' (0.107 miles)
- Total – 2,095.27' (0.397 miles)

##### Sheet 2.2

- Site has 3 points of surface water discharge:
  - Easement between Lots 2 and 3
  - Easement between Lots 20 and 21
  - At intersection with Road A and U.S. 64.
- Easements as noted above are not described in Item 12 – Statement of Easements in the Disclosure Statement document included in the submittal package. Easements need be made clear as well as maintenance responsibilities. Per Section Appendix C, Section D of the San Juan County Road Policy, maintenance of drainage easements outside the County right-of-way will not be provided by the County.

#### Sheet 3.1

- The existing and proposed grading at the intersection of Road A with U.S. 64 has the potential for ponding. The proposed grading does not adequately address unobstructed flow away the intersection. The grading plan should be expanded to illustrate positive drainage away from the intersection of Road A/U.S 64. As noted above, this is one of the three primary drainage discharges from the subdivision.

#### Sheet 3.2

- The proposed grade of Road A is 0.5%. This is quite flat particularly for a gravel road as proposed by way of the requested paving variance. The road grade is in compliance with Appendix C, Section E of the San Juan County Road Policy but it should be noted the Policy does require paved roads unless otherwise approved by variance.
- Vertical curves have not been designed. There is a 6.7% grade break on Road A near the intersection with U.S. 64. Vertical curves need to be shown in profile and designed consistent with the design speed limit.
- Roadside ditch depths are shown as less than 6" based on the provided grading plan. This will not allow for adequate drainage of the road base material resulting in heaving, potholing, and unstable roadway conditions. Ditch depths as proposed will not allow for the placement of 12" driveway culverts with adequate cover as are described in Item 30 of the Disclosure Statements. Similarly, 12" driveway culverts are required per Section Appendix C, Section D of the San Juan County Road Policy. Ditches should be designed to a depth to provide a minimum of 6" of vertical separation between the bottom of the roadway material and the proposed ditch line to allow for adequate drainage of road materials or one foot (1') of cover of adjacent driveway culverts, whichever is deeper.

#### Sheet 3.3

- Roadside ditch depths are shown as less than 6" or no ditch present based on the provided grading plan. This will not allow for adequate drainage of the road base material resulting in heaving, potholing, and unstable roadway conditions. Ditch depths as proposed will not allow for the placement of 12" driveway culverts with adequate cover as are described in Item 30 of the Disclosure Statements. Similarly, 12" driveway culverts are required per Section Appendix C, Section D of the San Juan County Road Policy. Ditches should be designed to a depth to provide a minimum of 6" of vertical separation between the bottom of the roadway material and the proposed ditch line to allow for adequate drainage of road materials or one foot (1') of cover of adjacent driveway culverts, whichever is deeper.

#### Sheet 3.4

- Roadside ditch depths are shown as less than 6" or no ditch present based on the provided grading plan. This will not allow for adequate drainage of the road base material resulting in heaving, potholing, and unstable roadway conditions. Ditch depths as proposed will not allow for the placement of 12" driveway culverts with adequate cover as are described in Item 30 of the Disclosure Statements. Similarly, 12" driveway culverts are required per Section Appendix C, Section D of the San Juan County Road Policy. Ditches should be designed to a depth to provide a minimum of 6" of vertical separation between the bottom of the roadway material and the proposed ditch line to allow for adequate drainage of road materials or one foot (1') of cover of adjacent driveway culverts, whichever is deeper.



- The roadway culvert shown at STA 6+57.41 is proposed at 12". This does not meet the 18" minimum requirement of Section Appendix C, Section D of the San Juan County Road Policy. The culvert should be redesigned to meet that requirement as well as the receiving ditches to provide for positive drainage and minimum cover of the culvert.
- Vertical curves have not been designed. Vertical curves need to be shown in profile and designed consistent with the design speed limit.

#### Sheet 3.5

- Roadside ditch depths are shown as less than 6" or no ditch present based on the provided grading plan. This will not allow for adequate drainage of the road base material resulting in heaving, potholing, and unstable roadway conditions. Ditch depths as proposed will not allow for the placement of 12" driveway culverts with adequate cover as are described in Item 30 of the Disclosure Statements. Similarly, 12" driveway culverts are required per Section Appendix C, Section D of the San Juan County Road Policy. Ditches should be designed to a depth to provide a minimum of 6" of vertical separation between the bottom of the roadway material and the proposed ditch line to allow for adequate drainage of road materials or one foot (1') of cover of adjacent driveway culverts, whichever is deeper.
- Vertical curves have not been designed. Vertical curves need to be shown in profile and designed consistent with the design speed limit.

#### Sheet 3.6

- No Comments

#### Sheet 3.7

- The swale between Lots 20 and 21 is labeled as a 0.5% minimum grade. The proposed grading however does not illustrate any change in grade and has two small closed "ponds" shown as the only proposed contours. Grading needs to reflect positive drainage. An associated profile of the swale is requested.
- As noted on Sheet 3.4, the proposed cross culvert beneath Road D is proposed at 12" and not compliant with the County Road Policy.

#### Sheet 4.1

- Typical road section detail should reflect minimum ditch depth 6" below base course material as noted above.
- Typical road section does not include asphalt paving as required by the Road Policy. A variance has been requested.
- Typical road section is not supported by any geotechnical analysis as noted in "Geotechnical Report" comments to follow.

#### Geotechnical Report

The geotechnical report does not address road design and associated grubbing depth, subgrade preparation or pavement design. The geotechnical report as presented is limited to recommendations for foundation and building pad preparation. Road considerations are not presented. The current site is an agricultural use and as would be expected, the test pits provided suggest a clay depth of approximately four feet (4') below existing grade. San Juan County is currently developing an adjacent parcel for a new Fire Substation. The associated geotechnical report for that project includes over excavation and material

import requirements for site stability. Road grades within the Cal-Stock Subdivision are proposed in fill to at grade conditions. The Cal-Stock geotechnical report should be revised to include road construction considerations for over excavation and subgrade preparation as necessary.

Paving Variance

The applicant has applied for a variance from the paving requirements outlined in the County Road Policy. Included in the application is a letter from CHC Engineers, LLC dated 12/6/19 and the variance request signed by the applicant Lawrence Stock dated 1/13/20.

It would be expected that for a new paved road, there would be no required maintenance to the paved surface for a period of 7-10 years. For unpaved roads, Public Works budgets annually approximately \$500,000 in material purchases for the approximately 500 miles of unpaved roads classified as "County Maintained". Equipment and labor costs for said maintenance are estimated at roughly 50% of material costs. Travel way maintenance services to unpaved roads includes periodic blading and application of dust control product.

Paved roads classified as "County Maintained" are generally resurfaced with chip seal on a 7-10 year rotation. Those resurfacing costs are roughly \$20,000 per mile in material costs plus equipment and labor estimated at 50% of materials. The resurfacing program is executed through the NMDOT Local Government Road Fund program where NMDOT provides 75% of the project cost. The local burden is 25%. Resurfacing cost impacts to the County general fund are roughly \$5K per mile in material costs. The following table compares costs of a 1-mile paved road accepted by the County for maintenance versus an unpaved road over a 14-year life cycle:

Year	Paved		Unpaved	
	Materials	Labor/Equipment	Materials	Labor/Equipment
1	\$0	\$0	\$1,000	\$500
2	\$0	\$0	\$1,000	\$500
3	\$0	\$0	\$1,000	\$500
4	\$0	\$0	\$1,000	\$500
5	\$0	\$0	\$1,000	\$500
6	\$0	\$0	\$1,000	\$500
7	\$5,000	\$10,000	\$1,000	\$500
8	\$0	\$0	\$1,000	\$500
9	\$0	\$0	\$1,000	\$500
10	\$0	\$0	\$1,000	\$500
11	\$0	\$0	\$1,000	\$500
12	\$0	\$0	\$1,000	\$500
13	\$0	\$0	\$1,000	\$500
14	\$0	\$0	\$1,000	\$500
14-Year Total	\$15,000		\$21,000	

As illustrated, acceptance of a non-paved road has higher estimated maintenance costs over the 14-year return than that of a paved road.

Road 3634 is the most recent road accepted by the County Commission for County Maintained status. The road is located within the Anasazi Estates Subdivision. The developer was required to complete a double penetration chip seal prior to acceptance as well as provide all required testing documents supporting the quality of the installation. Public Works would similarly recommend acceptance of a double penetration chip seal application for the Cal-Stock Subdivision given the dead-end nature of the road and trip generation estimates provided by the applicant. Chip seal would similarly require an application for a paving variance as paving requirements contained in the Road Policy are specific to asphalt paving.

Staff does not recommend approval of the paving variance for a gravel surfaced road as submitted. Should the applicant choose to revise the application to include a double penetration chip seal travel way, staff would recommend approval given the reduced maintenance costs for paved/chip seal roads as described above.

Please contact me with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Nick Porell', written in a cursive style.

Nick Porell, P.E.  
Public Works Director





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

JOHN R. D'ANTONIO JR., P.E.  
STATE ENGINEER

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

February 27, 2020

David Barnett  
Subdivision Review Officer  
San Juan County  
209 South Oliver Drive  
Aztec, NM 87410

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

**Re: Cal-Stock Subdivision, San Juan County**

Dear Mr. Barnett:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the San Juan County Subdivision Regulations and the New Mexico Subdivision Act.

Based on the information provided, this office has determined 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, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **positive** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

A handwritten signature in blue ink that reads "Molly Magnuson".

Molly Magnuson, P.E.  
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Aztec Office

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

**DATE:** February 27, 2020  
**TO:** Molly Magnuson, P.E., Water Use and Conservation Bureau Chief  
**FROM:** Julie Valdez, Senior Water Resource Specialist *JMV*  
**SUBJECT:** Cal-Stock Subdivision, San Juan County

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**SUMMARY**

On February 17, 2020, the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Cal-Stock, a Type Three Subdivision. The proposal is a request to subdivide 22.92-acres into 24 residential lots ranging in size from 0.75-acres to 0.95-acres. The property is located approximately 15 miles west of Farmington in Waterflow at the intersection of US Highway 64 and Road 6867, within Section 1, Township 29 North, Range 16 West, NMPM. The proposed water supply is by the Lower Valley Water Users Cooperative Association.

The County has also requested that the OSE provide an opinion on a paving variance. Since paving issues are not under the jurisdiction of the OSE, an opinion is not offered.

The water supply documents submitted to this office consist of a Disclosure Statement, a Water Commitment Letter, and a Plat Map.

The proposal was reviewed pursuant to the San Juan County Subdivision Regulations (Regulations), and the New Mexico Subdivision Act (Act). The proposal is in compliance with the Regulations and the Act. Accordingly, a **positive** opinion should be issued.

**WATER DEMAND ANALYSIS AND WATER CONSERVATION**

Under Item No. 18 of the Disclosure Statement the developer has quantified the maximum annual water requirement for the subdivision as 0.30 acre-feet per lot in accordance with Section 8.8.2 (a) of the Regulations.

**WATER AVAILABILITY ASSESSMENT**

The proposal states that the Lower Valley Water Users Cooperative Association (LVWUCA) will supply water for domestic use and fire protection for the subdivision. A letter stating LVWUCA is ready, willing, and able to supply water to the proposed subdivision is included in the proposal as required by Section 8.8.3 (e) of the Regulations.

OSE records indicate that LVWUCA has sufficient water rights to provide the required water service for the subdivision. However, the number of outstanding commitments for lots that are not currently receiving service is not known.



**MICHELLE LUJAN GRISHAM**  
*Governor*

**HOWIE C. MORALES**  
*Lt. Governor*

**NEW MEXICO  
ENVIRONMENT DEPARTMENT**

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



**JAMES C. KENNEY**  
*Cabinet Secretary*

**JENNIFER J. PRUETT**  
*Deputy Secretary*

March 10, 2020

David Barnett  
Community Development Subdivisions  
San Juan County, New Mexico

Re: Preliminary Plat of Cal-Stock Subdivision

Mr. Barnett,

The New Mexico Environmental Department (NMED) has reviewed the preliminary plat of the Cal-Stock Subdivision and reached the following determination as to how the submitted plans comply with the Liquid Waste Regulations of the State of New Mexico.

The applicant has classified the soil as a sandy loam to a stiff clay soil type. Liquid waste systems can be permitted and installed in these soil types. Although it is not ideal for absorption fields, systems can be installed in type IV CLAY soil. They will be required to have a larger absorption field and must also meet the requirements noted in 20.7.3.703 G of the New Mexico Liquid Waste Disposal and Treatment Regulations.

Due to these concerns about soil type, we may require the owners to dig test holes on each lot before the liquid waste applications for construction of the liquid waste systems are approved. This will be the responsibility of the property owner.

An additional note, we have on the proposal are some discrepancies when referencing our regulations. In section 3, under the Liquid Waste Plan, they state the actual system size and location will be made based on the results of the onsite percolation test. We no longer require percolation test and system size is now based off design flow and soil type. Another discrepancy we noted in this section is the statement about minimum lot sizes, what is stated in this section is based off an older version of the regulations. Current lot size requirements allow for 375 gallons per day (maximum 3 bedroom) on a minimum 0.75 acres lot, 440 gallons per day (maximum 4 bedrooms) on a minimum 0.88 lot and a minimum 550 gallons per day (maximum 6 bedroom) on 1.1 acre lot.

As currently proposed all lots will meet the minimum lot size requirements.



With the information provided NMED would approve a liquid waste system that is properly designed to meet the requirements of State regulations, therefore NMED's opinion regarding this subdivision approval would be favorable. NMED does not have any objections to the paving variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Chavez', with a long horizontal stroke extending to the right.

Christopher Chavez  
Environmental Specialist  
1800 E. 30<sup>TH</sup> St. Suite B  
Farmington, NM 87401  
[Christopher.chavez2@state.nm.us](mailto:Christopher.chavez2@state.nm.us)

## Barnett, David

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**From:** Chris  
**Sent:** Monday, April 6, 2020 1:25 PM  
**To:** Barnett, David  
**Subject:** RE: Cal-Stock Subdivision - revision

David-

I have read the letter and have no further comments on this subdivision. Thanks for all your help!

Christopher J. Cardin  
Deputy Chief  
San Juan County Fire Department  
209 South Oliver, Aztec, N.M. 87410  
(O) 505-334-1180  
(F) 505-334-3239  
(C) 505-320-8930  
Email: <mailto:cardinc@sjcounty.net>  
Web: [www.sjcf.org](http://www.sjcf.org)

**"scientia et cognitio ignis"**

***This message originates from Fire Marshal Christopher J. Cardin, of the San Juan County Fire Department. It contains information, which may be confidential or privileged, and is intended only for the individual or entity named above. It is prohibited for anyone else to disclose, copy, distribute or use the contents of this message. All personal messages express views solely of the sender, which are not attributed to the San Juan County Fire Department, or San Juan County. If you receive this message in error, please notify us immediately at 505-334-1180.***

Chris Cardin  
[cardinc@sjcounty.net](mailto:cardinc@sjcounty.net)



Notice to recipient: this e-mail is meant for only the intended recipient of the transmission, and may be a communication privileged by law. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

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**From:** Barnett, David <[dbarnett@sjcounty.net](mailto:dbarnett@sjcounty.net)>  
**Sent:** Monday, April 6, 2020 12:15 PM  
**To:** Chris <[cardinc@sjcounty.net](mailto:cardinc@sjcounty.net)>  
**Subject:** Cal-Stock Subdivision - revision

Hello Chris,

Please see the attached revised construction plans and response to your comments. If you would like any paper copies, please let me know. You have 30 days to provide a revised opinion.

Regards,

David Barnett  
Subdivision Review Officer  
Community Development  
Office: 505-334-4248  
[dbarnett@sjcounty.net](mailto:dbarnett@sjcounty.net)



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**PLANNING AND PLATTING JURISDICTION OF SAN JUAN COUNTY, NEW MEXICO**

**Description**

CAL-STOCK SUBDIVISION BEING TRACT 2A OF THE LAWRENCE J. STOCK AND ROSALEE STOCK REVOCABLE TRUST AND STOCK & FOUR ENTERPRISES INC. BOUNDARY LINE ADJUSTMENT and EXEMPTION SURVEY AS RECORDED ON 1/15/2020 IN BOOK 1692 PAGE 169 IN THE OFFICE OF THE COUNTY CLERK, SAN JUAN COUNTY, NEW MEXICO, PORTIONS OF LOT 1 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 16 WEST, N.M.P.M., SAN JUAN COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR MARKED NM-L-5 14827 SET ON THE NORTH LINE OF SAID SECTION 1 FROM WHICH THE NORTH-EAST CORNER OF SAID SECTION 1, BEING A 3.25" BRASS CAP ON 2.5" PIPE BEARS N 89°51'51" E A DISTANCE OF 432.31 FEET FOR A TIE. THENCE 0°00'22" W A DISTANCE OF 220.08 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE 35°28'18" E A DISTANCE OF 375.61 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE S 0°00'22" W A DISTANCE OF 318.30 FEET A 5/8" REBAR MARKED NM-L-5 14827, THENCE S 89°46'43" W A DISTANCE OF 248.09 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE S 89°51'18" W A DISTANCE OF 56.73 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE S 0°08'42" E A DISTANCE OF 20.00 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE N 89°50'34" W A DISTANCE OF 143.05 FEET TO A 5/8" REBAR MARKED NM-L-5 14827, THENCE S 0°20'23" E A DISTANCE OF 244.89 FEET TO THE NORTH LINE OF THE U.S. HIGHWAY 64 RIGHT-OF-WAY, THENCE S 89°39'39" W A DISTANCE OF 237.83 FEET TO A 5/8" REBAR MARKED NM-L-5 14827 FOUND FOR THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED TO SAN JUAN COUNTY FILED AS BOOK 1649, PAGE 107 IN THE RECORDS OF SAID COUNTY, THENCE N 0°34'00" E A DISTANCE OF 210.03 FEET TO A 5/8" REBAR MARKED NM-L-5 14827 FOUND FOR THE NORTHEAST CORNER OF SAID COUNTY TRACT, THENCE S 89°40'00" W A DISTANCE OF 424.80 FEET TO THE NORTHWEST CORNER OF SAID COUNTY TRACT, FROM WHICH POINT A 5/8" REBAR MARKED NM-L-5 14827 BEARS N 89°40'00" E A DISTANCE OF 30.00 FEET FOR A WITNESS MARK, THENCE N 0°09'26" E A DISTANCE OF 968.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF SECTION 1, FROM WHICH POINT A 5/8" REBAR MARKED NM-L-5 14827 BEARS N 89°51'51" E A DISTANCE OF 30.00 FEET FOR A WITNESS MARK, THENCE N 89°51'51" E A DISTANCE OF 886.09 FEET BACK TO THE POINT OF BEGINNING, CONTAINS 22.92 ACRES +/-

APPROVED  
San Juan County, NM  
By: *[Signature]*  
Date: *03-20-2020*

**NOTE**  
**SECTION D-1034 DEAD ENDS**  
**OF THE INTERNATIONAL**  
**FIRE CODE MUST BE**  
**COMPLIED WITH**

**NOTE**  
**SECTION 103.1 HYDRAULIC PLACEMENT**  
**OF THE INTERNATIONAL**  
**FIRE CODE MUST BE**  
**COMPLIED WITH**

*SEE SHEET # 2*

**REFERENCES**

**Dedication**

KNOW ALL MEN BY THE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER AND PROPRIETOR OF THE LAND ABOVE DESCRIBED, HAS MADE A SUBDIVISION OF SAID LAND AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS:

CAL-STOCK SUBDIVISION

THAT THE SAID SUBDIVISION, AS SHOWN ON THIS PLAT, IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND THE STREETS AND EASEMENTS SHOWN ARE DEDICATED FOR PUBLIC USE AS SUCH, INCLUDING PUBLIC UTILITIES AND INCLUDING OVERHANG OF SERVICE WIRES OF POLE TYPE UTILITIES, AND FOR UNDERGROUND OR BURIED SERVICE WIRES WITH THE RIGHT TO INCLUDE NECESSARY MAINTENANCE OF THE SAME, AND RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

Lawrence J. Stock, of Lawrence J. Stock and Rosalee Stock Revocable Trust

**AFFIDAVIT**

NOW COMES Lawrence J. Stock FIRST DULY SWORN UPON HIS OATH AND STATES THAT THE SUBDIVISION LIES WHOLLY WITHIN THE PLANNING AND PLATTING JURISDICTION OF SAN JUAN COUNTY, STATE OF NEW MEXICO, THE LAND BEING SUBDIVIDED IS SUBDIVIDED IN ACCORDANCE WITH THE FINAL PLAT.

Lawrence J. Stock

Rosalee Stock

NOTARY STATE OF NEW MEXICO )  
COUNTY OF SAN JUAN )SS

THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2020,  
By Lawrence J. Stock, of Lawrence J. Stock and Rosalee Stock Revocable Trust.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

NOTARY STATE OF NEW MEXICO )  
COUNTY OF SAN JUAN )SS

THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS

**PLAT NOTICES**

- 1) THE SUBJECT OF THIS SPECIAL WARRANTY MEXICO ALSO KNOW TRUST AND STOCK FILED AS BOOK 1692 BY GRANITE PLATTING ZONE A PER THE PL 390450045007 WARD PERFORMED TO DET FLOODPLAIN PERM NOT LIMITED TO, E PERMANENT STRUC BACK IS ESTABLISH THE NATURAL DRAIN FLOOD INSURANCE BEARS AN EFFECTIVE LOAD IS SUBMITT EXCEPT AS SPECIF REFLECT ANY OF TH EASEMENTS, BUND ZONING OR OTHER CURRENT TITLE SE SUBJECT TO ANY A OR NATURE, INEX DATE OF FIELDWOR (M) - MEASURED VA APPROVAL OF THIS 9) REQUESTING A COR 10) APPROVAL OF THE COUNTY ROAD DEP COUNTY ROAD DEP UNTIL THEY ARE RE THE DEVELOPER IS PERIOD OF ONE YE ASSOCIATION WILL

**ACCEPTANCE**

THE SUBDIVISION MEXICO IN THE EXE APPROVED FOR REC DONE AT A REGULAR THIS \_\_\_\_ DAY OF

CHAIRMAN  
SAN JUAN COUNTY

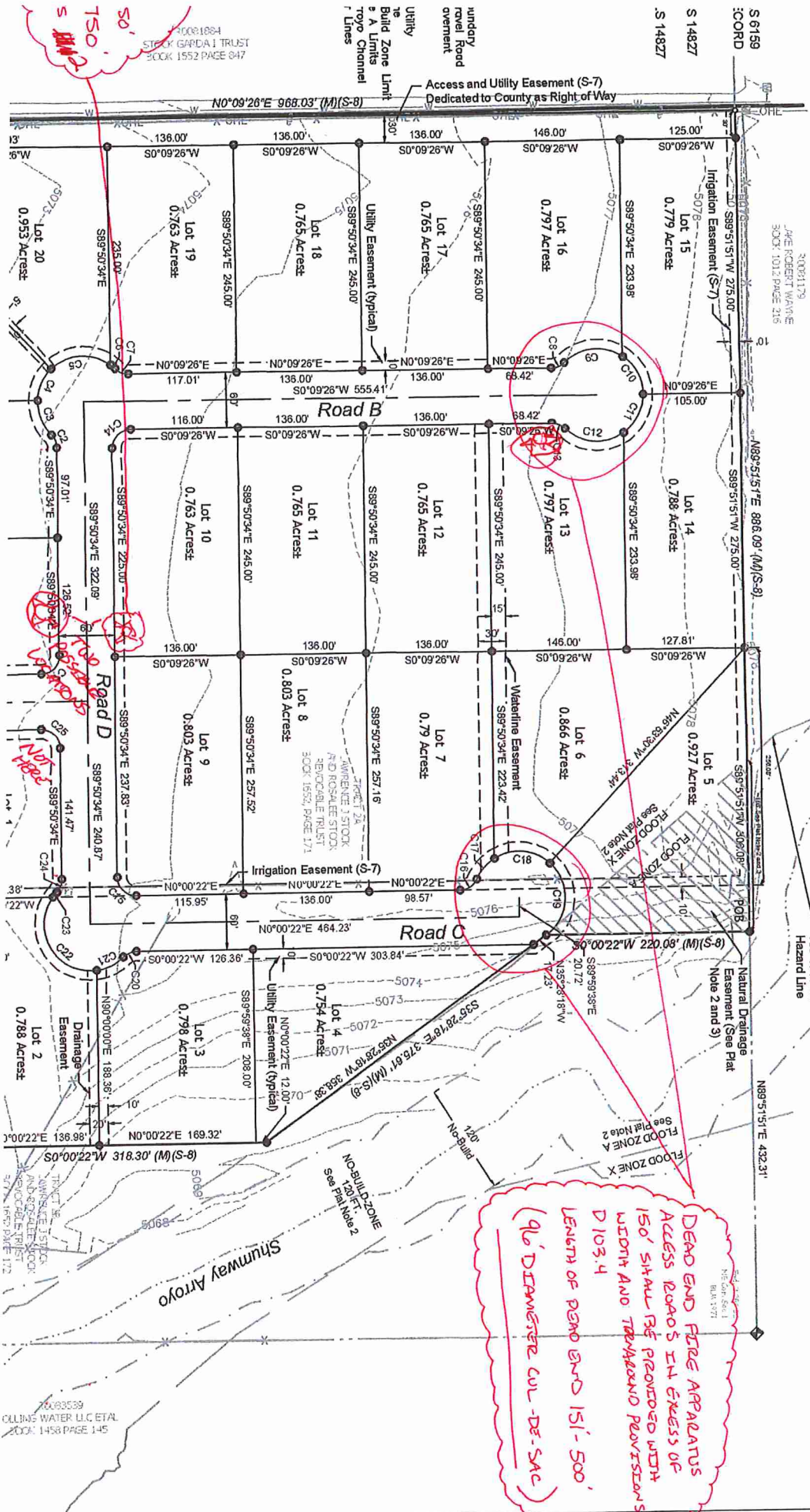
FLOODPLAIN MANA



# CAL-STOCK SUBDIVISION

A TYPE III SUBDIVISION

LOCATED IN LOT 1 (NE/4NE/4) SECTION 1, T-29-N, R-16-W, N.M.P.M.  
 PLANNING AND PLATTING JURISDICTION OF SAN JUAN COUNTY, NEW MEXICO



DEAD END FIRE APPARATUS  
 ACCESS ROAD'S IN EXCESS OF  
 150' SHALL BE PROVIDED WITH  
 WIDTH AND TOWARD PROVISIONS  
 D 103.4  
 LENGTH OF ROAD END 151'-500'  
 (96' DIAMETER CUL-DE-SAC)

150081884  
 STOCK GARDEN TRUST  
 BOOK 1552 PAGE 847

20081179  
 JEFF ROBERT WARE  
 BOOK 1012 PAGE 216

150083539  
 COLLINS WATER, L.L.C. ET AL  
 BOOK 1458 PAGE 145



Inverse Mercator Projection Origin  
 N 1 Longitude 108,46700000 W NAD83  
 1000.00 False Easting 10000.00 US S Ft.

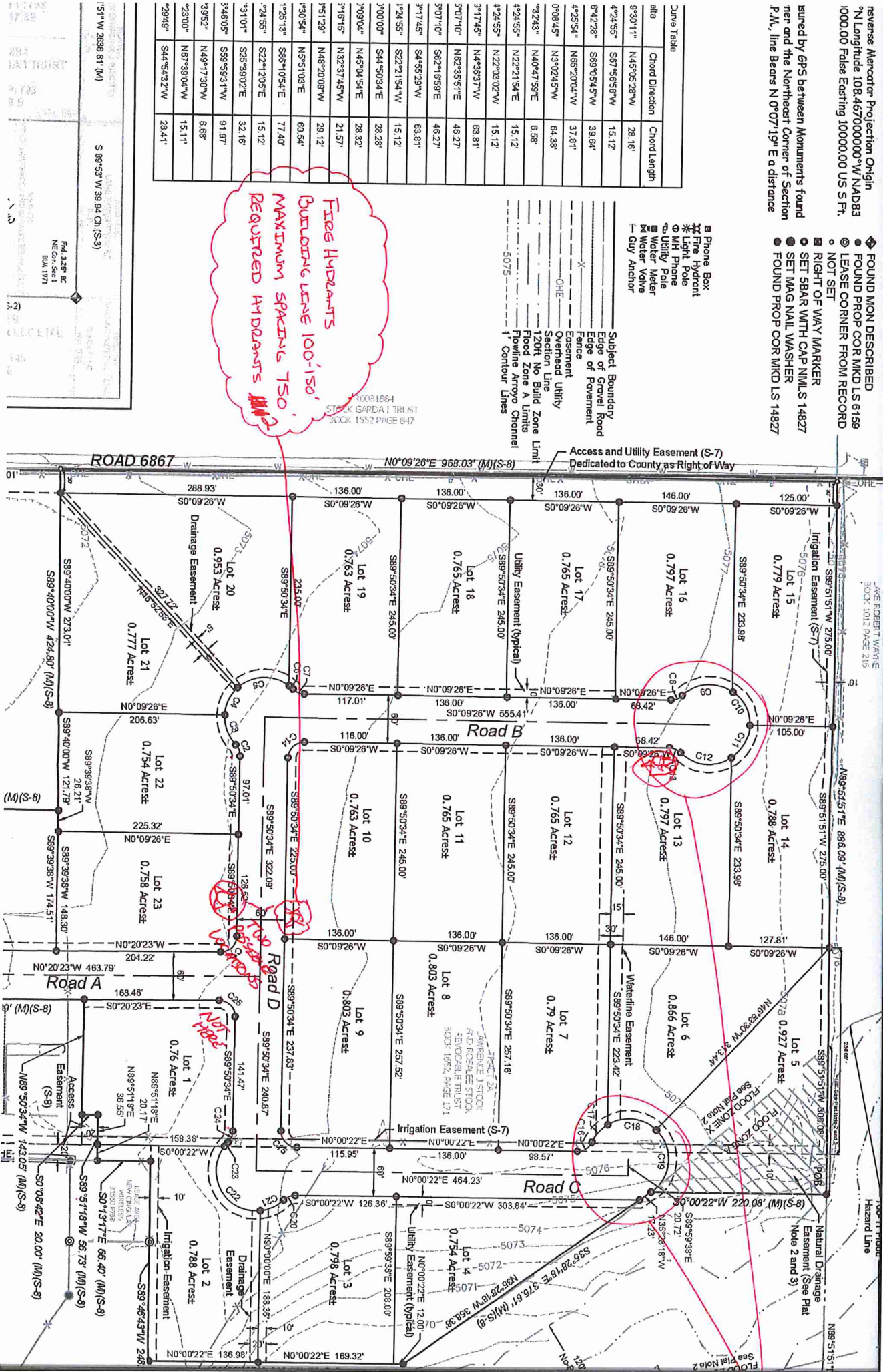
Found by GPS between Monuments found near and the Northeast Corner of Section P.M., line bears N 0°07'19"E a distance

- ◆ FOUND MON DESCRIBED
- FOUND PROP COR MKD LS 6159
- LEASE CORNER FROM RECORD
- NOT SET
- RIGHT OF WAY MARKER
- SET SBAR WITH CAP NMLS 14827
- SET MAG NAIL WASHER
- FOUND PROP COR MKD LS 14827

Curve Table	Chord Direction	Chord Length
9°30'11"	N45°05'28"W	28.16'
4°24'55"	S87°56'58"W	15.12'
6°42'28"	S89°05'45"W	38.84'
4°55'54"	N65°20'04"W	37.81'
0°08'45"	N8°24'45"W	64.38'
3°24'3"	N40°47'59"E	6.58'
4°24'55"	N22°21'54"E	15.12'
4°24'55"	N22°30'02"W	15.12'
3°17'45"	N4°56'37"W	63.81'
5°07'10"	N62°35'51"E	48.27'
5°07'10"	S62°16'59"E	48.27'
3°17'45"	S4°55'29"W	63.81'
1°24'55"	S22°21'54"W	15.12'
1°00'00"	S44°50'34"E	28.28'
1°09'04"	N45°04'54"E	28.32'
1°16'15"	N32°37'45"W	21.57'
1°51'29"	N48°20'09"W	28.12'
3°00'54"	N5°51'03"E	80.54'
1°25'13"	S88°10'54"E	77.40'
2°24'55"	S22°21'05"E	15.12'
3°10'11"	S25°59'02"E	32.16'
3°48'05"	S89°59'31"W	91.97'
2°39'52"	N49°17'30"W	6.68'
2°30'00"	N67°39'04"W	15.11'
2°29'49"	S44°54'32"W	28.41'

- Phone Box
  - Fire Hydrant
  - Light Pole
  - NH Phone
  - Utility Pole
  - Water Meter
  - Water Valve
  - Guy Anchor
- Subject Boundary  
 Edge of Gravel Road  
 Fence  
 Easement  
 Vertical Utility  
 Section Line  
 Flood No Build Zone Limit  
 Flood Zone A Limits  
 Flooding Arroyo Channel  
 Contour Lines

FIRE HYDRANTS  
 BUILDING LINE 100-150'  
 MAXIMUM SPACING 750'  
 REQUIRED HYDRANTS



151° W 2036.81' (M)  
 S 89° 53' W 39.94 Ch.(S-3)  
 P.M. 3,28' BC  
 NE Cor. Sec 1  
 B.M. 1973

Access and Utility Easement (S-7)  
 Dedicated to County as Right of Way

Lot 16 0.797 Acre  
 Lot 15 0.779 Acre  
 Lot 14 0.788 Acre  
 Lot 13 0.797 Acre  
 Lot 12 0.765 Acre  
 Lot 11 0.765 Acre  
 Lot 10 0.763 Acre  
 Lot 9 0.803 Acre  
 Lot 8 0.803 Acre  
 Lot 7 0.79 Acre  
 Lot 6 0.866 Acre  
 Lot 5 0.927 Acre  
 Lot 4 0.754 Acre  
 Lot 3 0.778 Acre  
 Lot 2 0.788 Acre  
 Lot 23 0.758 Acre  
 Lot 22 0.754 Acre  
 Lot 21 0.777 Acre  
 Lot 20 0.953 Acre

ROAD 6867  
 ROAD 6867  
 ROAD A  
 ROAD B  
 ROAD C  
 ROAD D

Utility Easement (typical)  
 Irrigation Easement (S-7)  
 Waterline Easement  
 Access Easement (S-8)  
 Drainage Easement

151° W 2036.81' (M)  
 S 89° 53' W 39.94 Ch.(S-3)





May 20, 2020

Mr. David Barnett  
Subdivision Review Officer  
Community Development  
209 South Oliver Drive  
Aztec, NM 87410

RE: Cal-Stock Subdivision

Dear Mr. Barnett,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and do not have any further comments. There are currently no objections to the proposed Cal-Stock Subdivision.

If there are any questions or further information needed you may contact me at (505) 670-8784 or by email at [randi.estrada@state.nm.us](mailto:randi.estrada@state.nm.us)

Sincerely,

A handwritten signature in black ink, appearing to be "Randi Estrada", written over a horizontal line.

Randi Estrada  
Property Management Agent

FILE #: 1802

**Michelle Lujan  
Grisham**  
Governor

**Michael R. Sandoval**  
Cabinet Secretary

**Commissioners**

**Jennifer Sandoval**  
Commissioner, Vice-Chairman  
District 1

**Bruce Ellis**  
Commissioner  
District 2

**Hilma Espinoza  
Chynoweth**  
Commissioner  
District 3

**Walter G. Adams**  
Commissioner, Chairman  
District 4

**Thomas C. Taylor**  
Commissioner  
District 5

**Charles Lundstrom**  
Commissioner, Secretary  
District 6



March 24, 2020

Mr. David Barnett  
Subdivision Review Officer  
209 S Oliver Drive  
Aztec, NM 87410

RE: Cal-Stock Subdivision

Dear Mr. Barnett,

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

**Drainage Design Bureau:** Please see attached PDFs

**District 5 Traffic:** The access was permitted by the District Five Traffic Section in April 2019. A second extension to the permit was granted this month. It is set to expire on October 1, 2020. At that point, if the access is not constructed and approved by the District, the developer will likely be required to go through the access permit application process again.

If there are any questions you may contact me at (505) 670-8784 or by email at [randi.estrada@state.nm.us](mailto:randi.estrada@state.nm.us)

Sincerely,

  
Randi Estrada  
Property Management Agent

FILE#: **1802**

**Michelle Lujan  
Grisham**  
Governor

**Michael R. Sandoval**  
Cabinet Secretary

**Commissioners**

**Jennifer Sandoval**  
Commissioner, Vice-Chairman  
District 1

**Bruce Ellis**  
Commissioner  
District 2

**Hilma Espinoza  
Chynoweth**  
Commissioner  
District 3

**Walter G. Adams**  
Commissioner, Chairman  
District 4

**Thomas C. Taylor**  
Commissioner  
District 5

**Charles Lundstrom**  
Commissioner, Secretary  
District 6

## COMMENT FORM

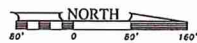
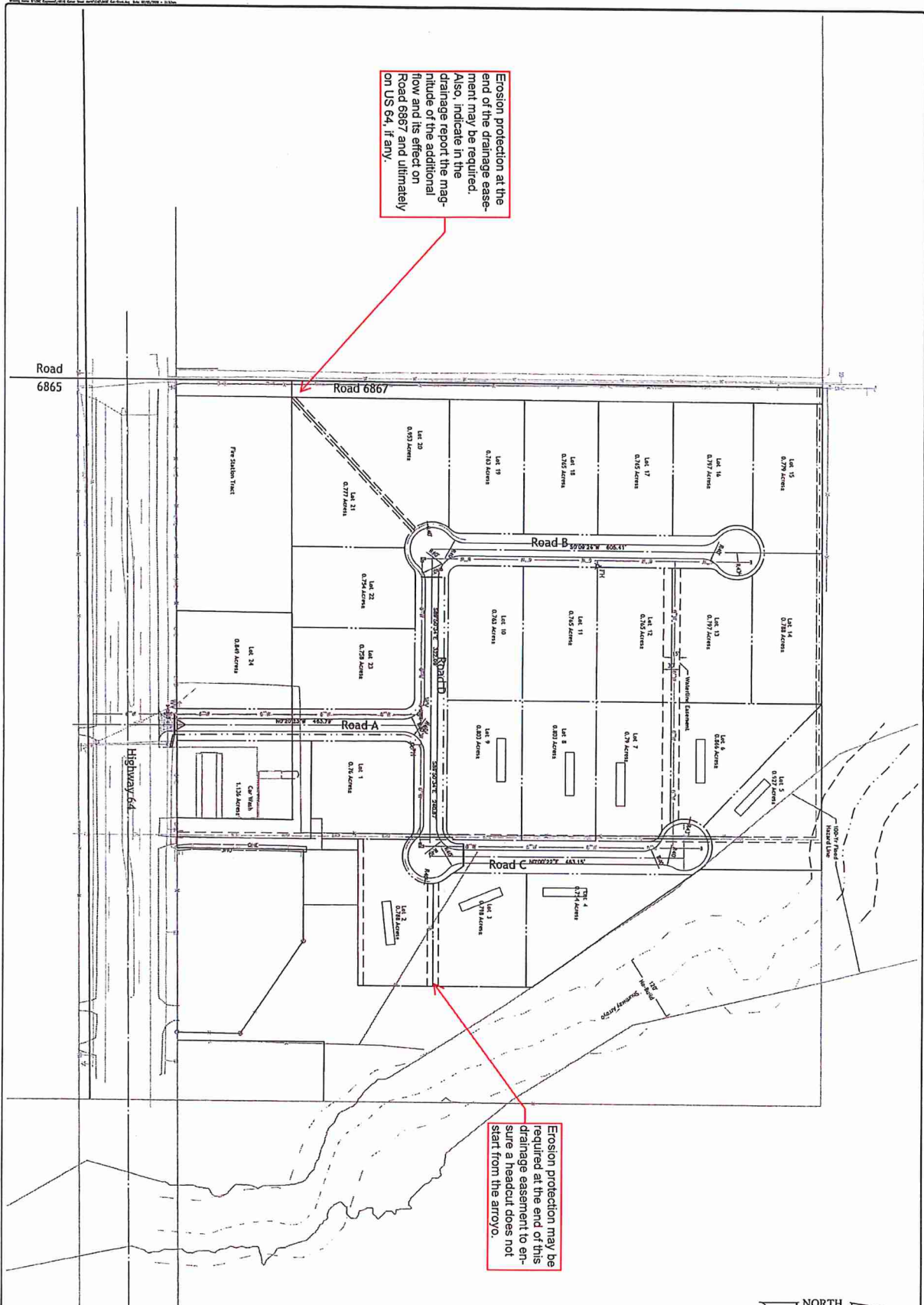
Project Name: Cal-Stock Subdivision, San Juan County, NM      Date: 03/04/2020  
 Reviewer: WSP      Preparer: Govinda Karki, PE / Farshad Omidvaran, PE  
 Consultant: CHC Engineers      Project No. \_\_\_\_\_  
 Document Type Subdivision Review      Review No. 114


COMMENT #	COMMENTS
1	Section 2 (Drainage Design Criteria) of the Drainage Report for Cal-Stock Subdivision specifies the use of the Rational Method for the hydrologic analysis while the calculations shown under Appendix B are based on the Simplified Peak Flow method. In addition, the rainfall estimates and other calculations are based on the older 1995 version of the NMDOT Drainage Design Manual. The analysis for this subdivision should be based on the July 2018 (latest version) of the NMDOT Drainage Design Manual.
2	Pre- and post-development runoff should be compared to ensure no addition flow goes into NMDOT right-of-way or existing culvert(s). The analysis should clearly show that the historic flows getting to the NMDOT facilities are maintained or the additional flows are mitigated. The drainage patterns for the proposed subdivision have three outfalls; one directly down Road A and two other outfalls down the proposed drainage easements. The pre- and post-development flows for each of these outfalls should be evaluated separately and mitigation for increased flow, if any, should be provided.
3	Minimum culvert size, culvert slope and flow velocity criteria for structures within the NMDOT right-of-way should be as per Section 205 of NMDOT Drainage Design Manual. Minimum pipe cover should be as per the NMDOT standard drawings. See attached Cal-Stock Subdivision plan – Drainage Review Comments.

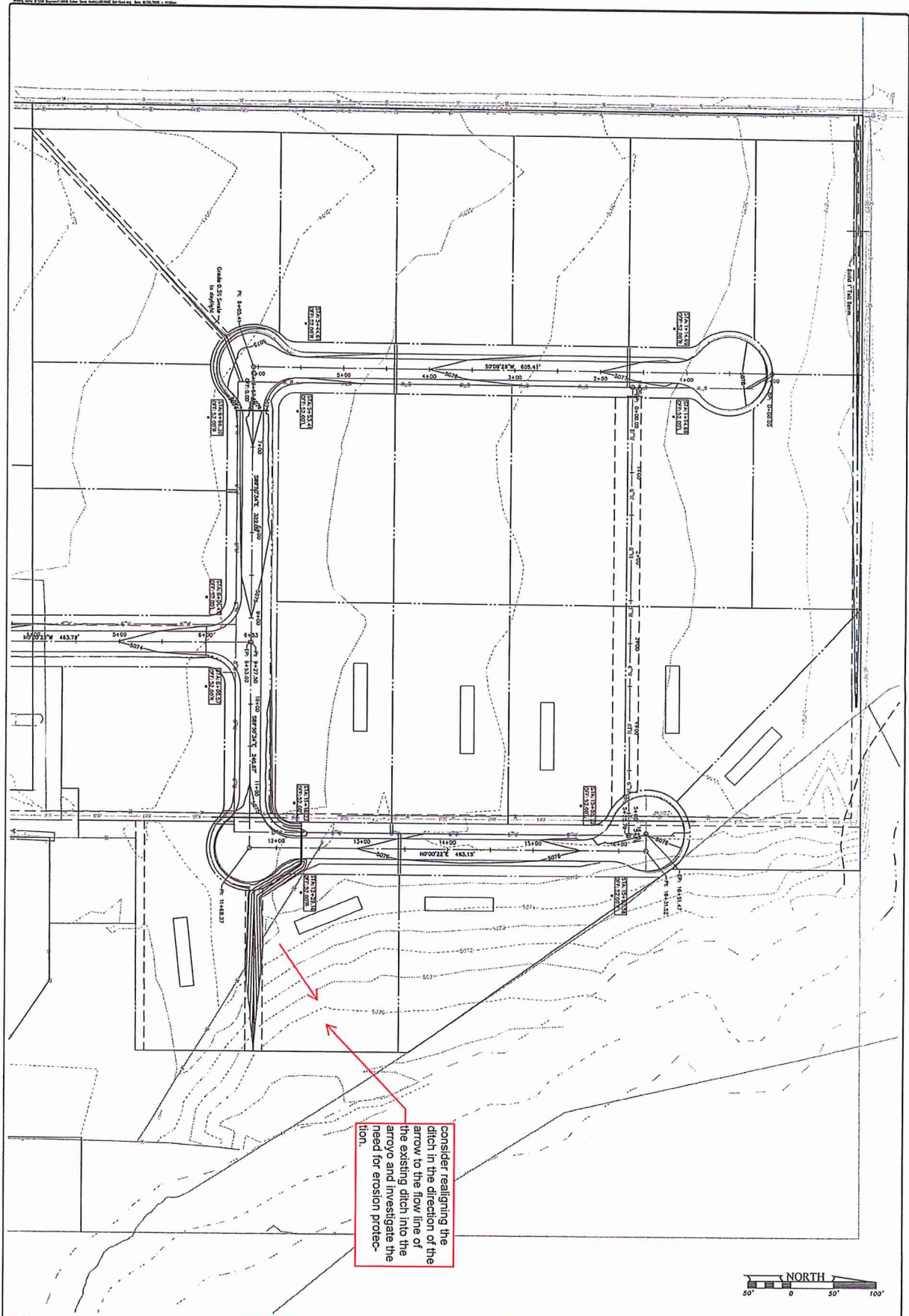


Erosion protection at the end of the drainage easement may be required. Also, indicate in the drainage report the magnitude of the additional flow and its effect on Road 6867 and ultimately on US 64, if any.

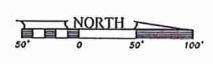
Erosion protection may be required at the end of this drainage easement to ensure a headcut does not start from the arroyo.




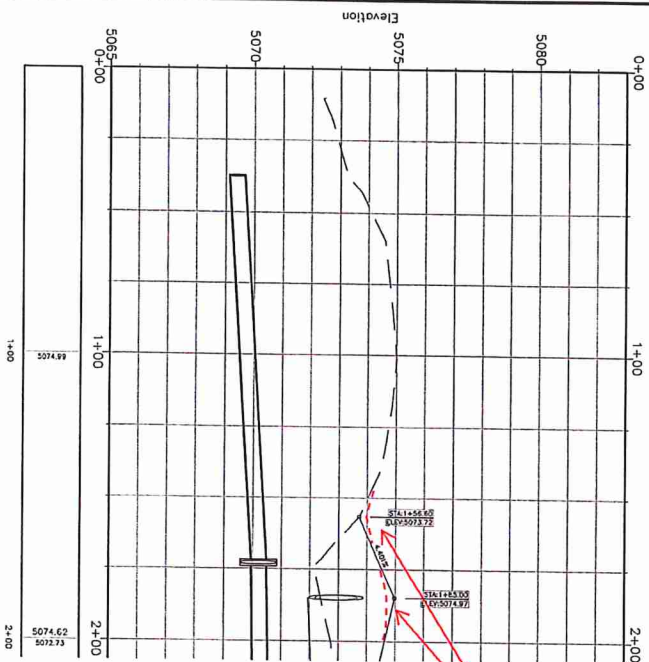
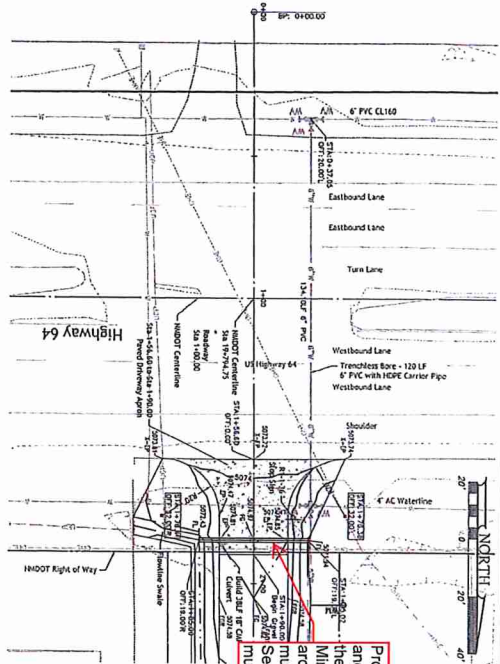
 <p>G&amp;G Engineering, Inc. 30 Valley Court 970-387-8415 Project Date: 7/1/2020 Proj. Name: 2-1</p>	<p>Sheet Description: <b>LAYOUT PLAN</b></p>	<p>Project: <b>CAL-STOCK SUBDIVISION</b></p>	<p>Owner: <b>Lawrence J Stock Revocable Trust</b></p>	<table border="1"> <thead> <tr> <th colspan="2">Revision Log</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> </tbody> </table> <p>Plot Date: 02/05/2020 - 11:52am</p>	Revision Log		1		2		3		4		5		6		7	
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consider realigning the ditch in the direction of the arrow to the flow line of the existing ditch into the arroyo and investigate the need for erosion protection.




 <p> <b>GSI</b>          Engineering, Inc.          30 Valley Court          San Jose, CA 95128          408.261.9100          408.261.9101          www.gsi.com       </p>	<p>         Draft          Document          Not For          Construction       </p>	<p>         Sheet Description:  <b>OVERALL GRADING PLAN</b> </p>	<p>         Project:  <b>CAL-STOCK SUBDIVISION</b> </p>	<p>         Owner:          Lawrence J Stock Revocable Trust       </p>	<table border="1"> <thead> <tr> <th colspan="2">Revision Log</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> </tbody> </table> <p>         Plot Date: 02/02/2020 - 11:53am       </p>	Revision Log		1		2		3		4		5		6		7		8	
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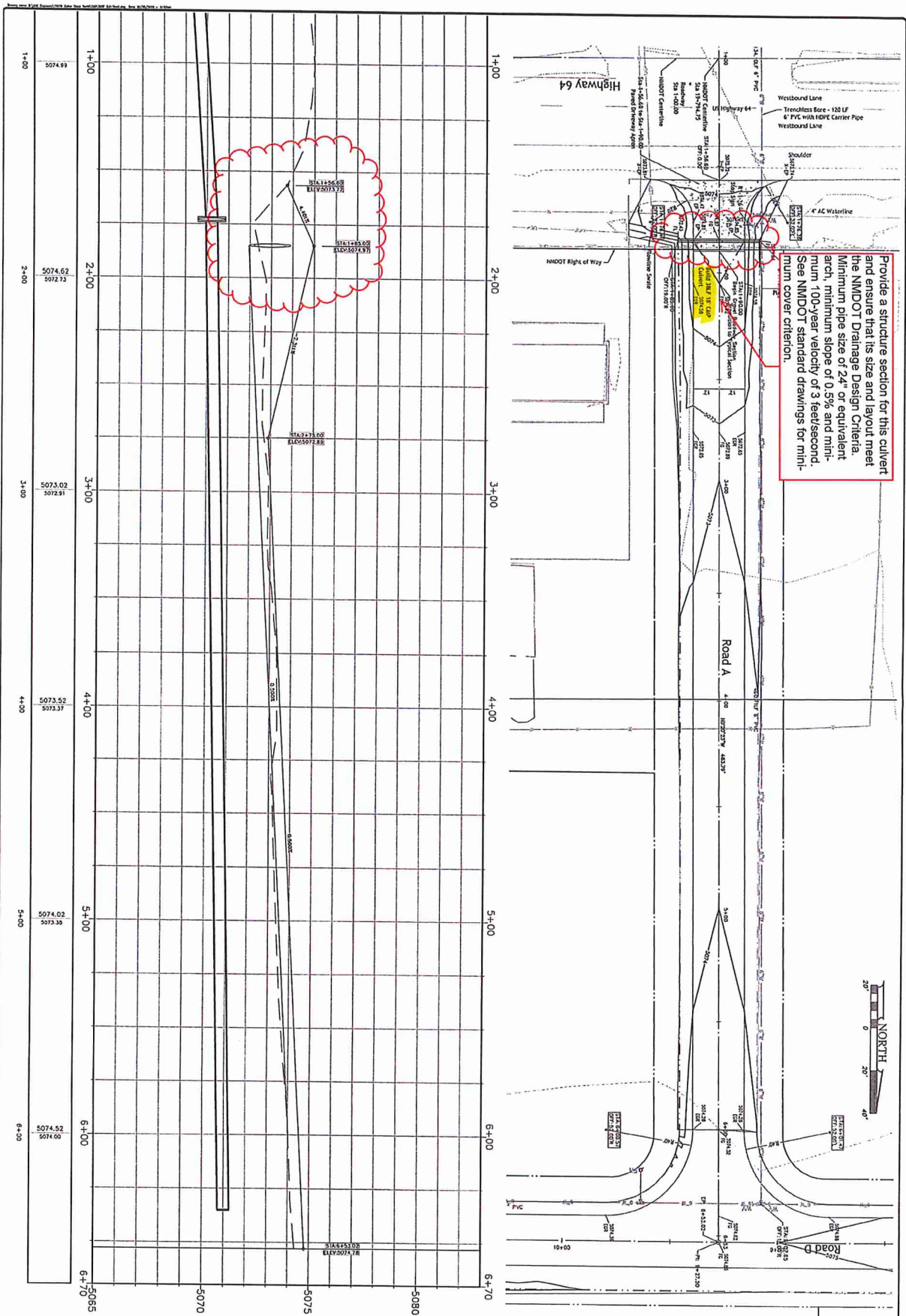


Provide a structure section for this culvert and ensure that its size and layout meet the NMDOT Drainage Design Criteria. Minimum pipe size of 24" or equivalent. Minimum slope of 0.5% and minimum 100-year velocity of 3 feet/second. See NMDOT standard drawings for minimum cover criterion.


Provide information for vertical curves at these locations and ensure the NMDOT minimum cover criterion is met.

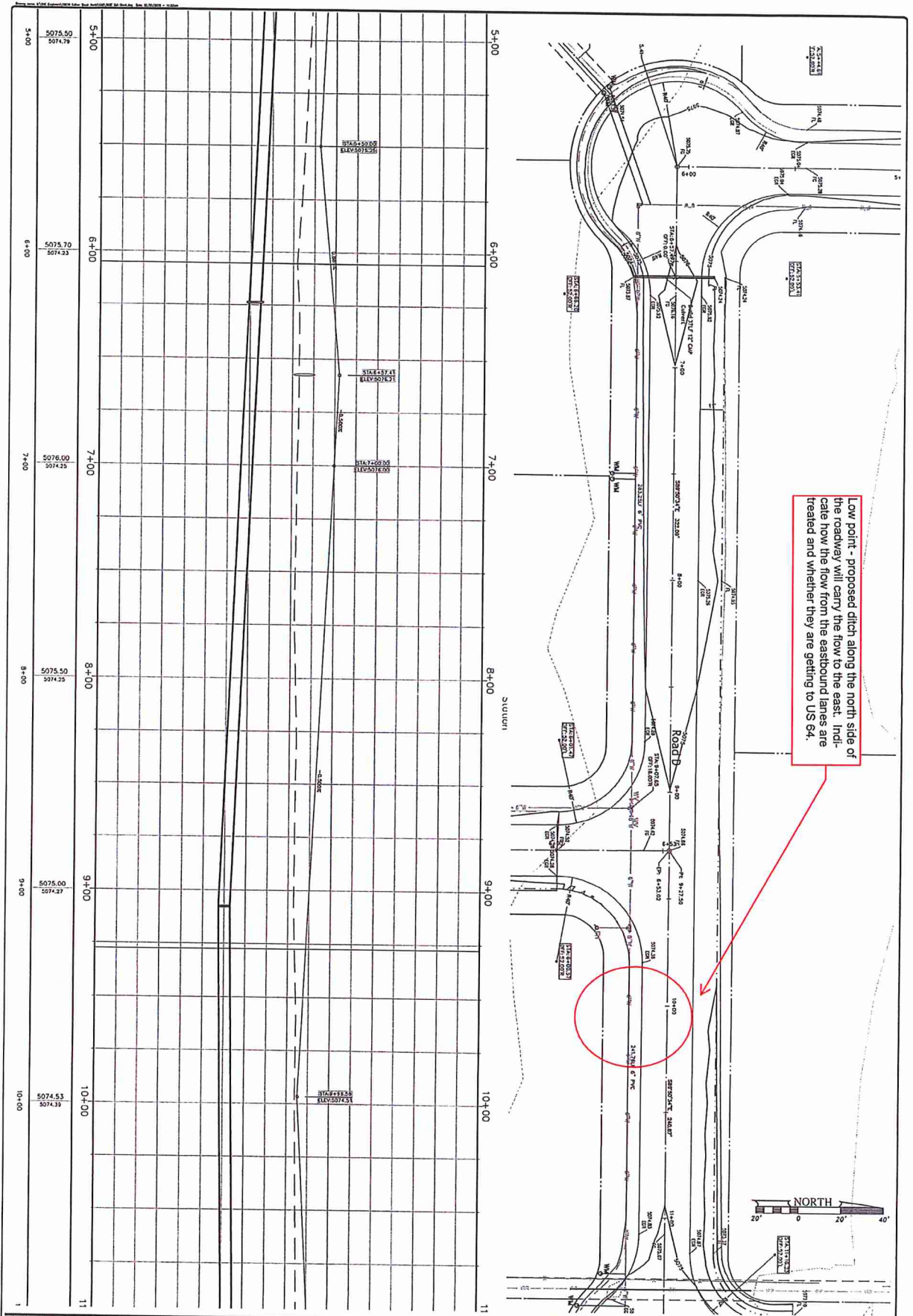
 GWS Civil Engineers, LLC 50 Valley Court #103074015 Project Name: 2/15/2020 100111810	Draft Document Not For Construction	Sheet Description:	Project:	Owner:	Revision Log
		ROADWAY PLAN AND PROFILE	CAL-STOCK SUBDIVISION	Lawrence J Stock Revocable Trust	1. -
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Provide a structure section for this culvert and ensure that its size and layout meet the NMDOT Drainage Design Criteria. Minimum pipe size of 24" or equivalent arch, minimum slope of 0.5% and minimum 100-year velocity of 3 feet/second. See NMDOT standard drawings for minimum cover criterion.

<b>Revision Log</b> 1 2 3 4 5 6 7	<b>Owner:</b> Lawrence J Stock Revocable Trust	<b>Project:</b> CAL-STOCK SUBDIVISION	<b>Sheet Description:</b> ROADWAY PLAN AND PROFILE	 <b>Ode Engineers, LLC</b> 30 Valley Court 780-335-3100 2/27/2020 Project Date: 2/27/2020 Proj. Name: 3-2
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Low point - proposed ditch along the north side of the roadway will carry the flow to the east. Indicate how the flow from the eastbound lanes are treated and whether they are getting to US 64.

 ES Engineering, LLC 20 Valley Court Denver, CO 80202 303.733.1100 3/15/2020	Draft Prepared Not for Construction	Sheet Description	Project	Owner	Revision Log 1 2 3 4 5 6 Plot Date: 02/01/2020 - 11:52am
		ROADWAY PLAN AND PROFILE	CAL-STOCK SUBDIVISION	Lawrence J Stock Revocable Trust	



**San Juan Soil and Water Conservation District**

[www.sanjuanswcd.com](http://www.sanjuanswcd.com)

1427 W. Aztec Blvd., Suite 1  
Aztec, NM 87410  
Phone: (505) 334-3090 x5  
Melissa May – District Manager

Board of Supervisors: John Arrington – Chair  
DeAnne McKee – Vice Chair  
Ralph Fenton – Treasurer  
Catherine Thomas-Kemp – Supervisor  
Emma Deyo – Supervisor  
Cash Carruth – Supervisor  
Leo Pacheco – Supervisor

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April 10, 2020

Mr. David Barnett  
Subdivision Review Officer  
San Juan County  
209 South Oliver Dr.  
Aztec, NM 87410

RE: Preliminary Plat of Cal-Stock Subdivision – A Type III Subdivision located in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 1, T. 29 N, R. 16 W, N.M.P.M.

Dear Mr. Barnett,

Thank you for giving San Juan Soil & Water Conservation District the opportunity to comment on this subdivision review.

San Juan SWCD does not see any issue with granting a paving variance. In the case of both paved and unpaved roads, proper drainage design will ensure the road does not cause erosion or pooling in adjacent areas, both of which could increase annual maintenance needs. This report adequately addresses Road Design, Terrain Management, Drainage, and Earthwork recommendations, which should all be followed.

The letter sent by CHC Engineers, LLC dated 3/19/2020 adequately addresses all of our previously stated concerns with Liquid Waste Management, inclusion of maximum number of bedrooms in the Disclosure Statement, and correcting references to soil types. With the changes described in the letter made in the subdivision plan, the San Juan Soil & Water Conservation District has no other known concerns with this subdivision.

Thank you,

A handwritten signature in black ink that reads "Melissa May".

**Melissa May**  
District Manager  
San Juan Soil & Water Conservation District  
1427 W. Aztec Blvd. Ste. 1 Aztec, NM 87410  
505-334-3090 x5 | [melissa.may@sanjuanswcd.com](mailto:melissa.may@sanjuanswcd.com)

CC: [dbarnett@sjcounty.net](mailto:dbarnett@sjcounty.net)





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Emma Deyo – Supervisor  
Cash Carruth – Supervisor  
Leo Pacheco – Supervisor

March 4, 2020

Mr. David Barnett  
Subdivision Review Officer  
San Juan County  
209 South Oliver Dr.  
Aztec, NM 87410

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Based on the soil test pits and Web Soil Survey, the site appears to have different soil types at different depths. These are referenced inconsistently throughout the report, which could be a source of confusion. The following two bullet points seem to be the most accurate description of the soils and liquid waste requirements, and summaries in the Disclosure Statement, Terrain Management and Liquid Waste Management Plan should be updated to match:

- The NRCS Web Soil Survey shows 77.6% of the site to be a Turley clay loam, 21% of the site to be a Fruitland sandy loam, and the final 1.5% of the site to be a Green River fine sandy loam.
- Geotechnical report Section 6.5 states, *"The soil within the upper 2 to 4 feet of the ground surface at the test pit locations consisted of Soil Type IV - CLAY. This soil type has a recommended application rate of 5.00 sq. ft./gal./day. The Code indicates that effluent distribution to Type IV soils shall be accomplished with an appropriate disposal method as approved by the department such as timed low pressure dosed distribution or alternating drain fields. The soil below depths of 2 to 4 feet at the test pit locations consisted of Soil Types Ib and II - SANDY LOAM and LOAMY SAND. These soil types have an application rate of 2.00 sq. ft./gal./day."*

Additional commentary on septic tanks: The disclosure statement Item #14 states, *"Sanitary Sewer service will be by septic tank and leach field. The individual property owner is responsible for application to the New Mexico Environment Department for individual Liquid Waste Permits*



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and installation of approved system. Depending on the size of the system required the cost could be in the range of \$4,500 to \$6,500. Special septic systems for conditions such as a high water table could cost \$12,000.00 or more." This this range of prices is also repeated under Item #26 Liquid Waste Disposal.

The three soil types identified in the NRCS Web Soil Survey on the property are all rated "Very Limited" for Septic Tank Absorption Fields due to slow water movement, depth to saturated zone, seepage bottom layer, and/or filtering capacity. Soil pit results also support this limitation. If there is sub-surface seepage from the irrigation line crossing the property, this may further influence soil absorption capacity on certain lots.

For these reasons, we suspect that the cost range referenced above is on the low side, and that most lots would require something closer to a "special septic system," ie: larger leach fields, imported material, etc. Depth to groundwater will need to be tested on a site by site basis, which will also influence septic cost.

Finally, the Liquid Waste Management Plan states that, "The current NMED regulations allow for a total of 375 gallons per day (maximum 3 bedrooms) on a minimum 0.75 acre lot, 450 gallons per day (maximum 4 bedrooms) on a minimum 0.90 acre lot and a minimum 600 gallons per day (maximum 6 bedrooms) on 1.20 acre lots. Note that the minimum lot area is exclusive of roadway easements." Lot sizes in the proposed subdivision range from 0.75 acres to 0.95 acres, with only Lot 20 and Lot 5 meeting the minimum lot size requirement for a 4 bedroom house, though it is unclear if the flood zone in Lot 5 would reduce the usable area below this threshold. The remaining lots would only be suitable for 3-bedroom homes. We recommend adding a note in the Disclosure Statement under Item 12 to this effect.

The San Juan Soil & Water Conservation District has no other known concerns with this subdivision.

Thank you,

**Melissa May**

District Manager

San Juan Soil & Water Conservation District

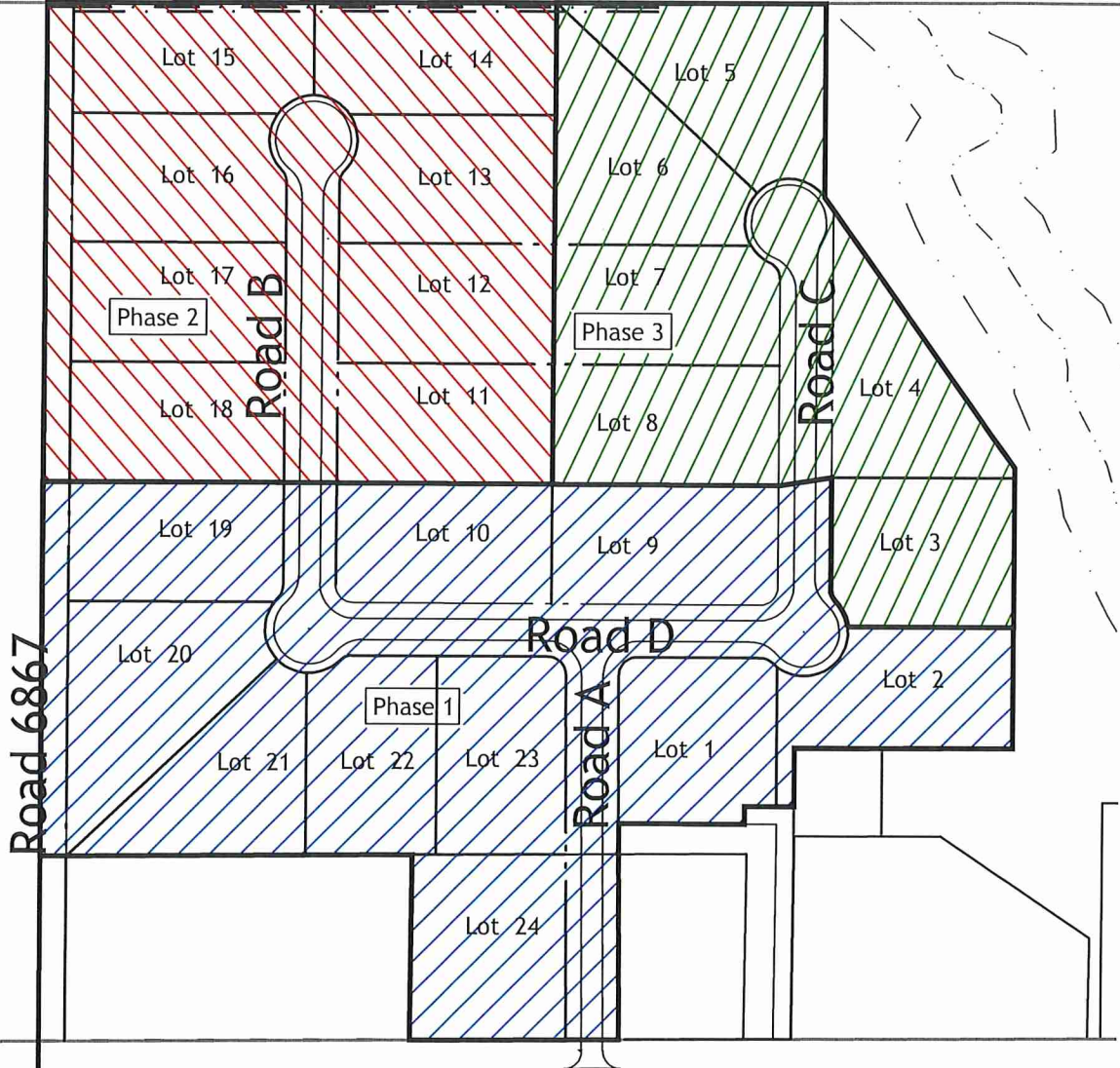
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CC: [dbarnett@sjcounty.net](mailto:dbarnett@sjcounty.net)



Expected Schedule:  
 Phase 1      October 2020  
 Phase 2      September 2021  
 Phase 3      August 2022



PROJECT NUMBER: 18010 | CLIENT: Calber Homes | ADDRESS: NORTH VALLEY PARKWAY | DATE: 02/05/2020 | SCALE: 1/8"=1'-0"

Road  
6865

Highway 64



CHC Engineers, LLC  
 50 Valley Court  
 Durango, CO  
 970-387-8765

Calber Homes  
 Cal-Stock Subdivision  
 Phasing Plan

Proj: 18010  
 Feb 05, 2020

1 of 1



### Cal-Stock Subdivision

## 5. Road Design Road Development Schedule

### Introduction

The road plan for the proposed subdivision consists of a new intersection with Highway 64 extending into the subdivision and terminating at two cul-de-sacs. A NMDOT access permit has been granted for the new intersection. The entrance will be paved within the NMDOT right of way and from there a gravel road will provide access to each lot in the development. Road Plan Exhibits are included in this package, embracing the requirements of Article 8 of the County Subdivision Regulations.

### Specifications

The roads in the subdivision will be designed with the following constraints:

- 1.) Roads will be built on compacted subgrade with a driving surface of base course meeting the requirements of San Juan County, New Mexico Standard Specifications for Road Construction Appendix C.
- 2.) The driving surface will be 24' wide with a 43' radius driving surface for the cul-de-sac.
- 3.) Sufficient drainage ditches are located on the roadsides to convey drainage away from the road and into natural drainage channels.
- 4.) If required, culverts of at least 12" diameter will be placed in the driveway crossings to avoid overtopping of the roadway with stormwater.
- 5.) All road grades are below the 10% County Maximum.

Roads have not been cleared, nor and other grading has occurred at this time. The owner will hire a qualified contractor for completion of the road construction. Street design is for 30 mph.

### Road Development Schedule

The following is the schedule for development of the roadway within the subdivision.

Phase 1	October 2020
Phase 2	September 2021
Phase 3	August 2022

See attached NMDOT Permit