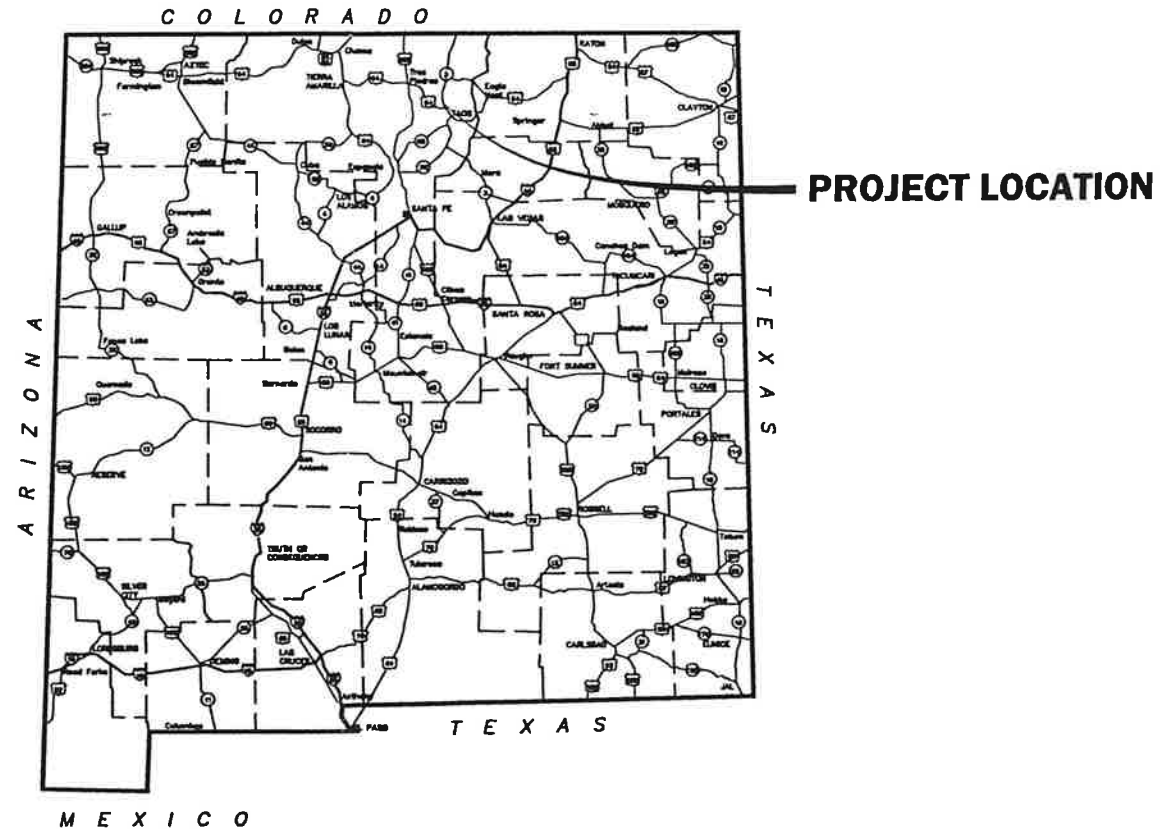


LA VIDA FELIZ II

Taos County, New Mexico

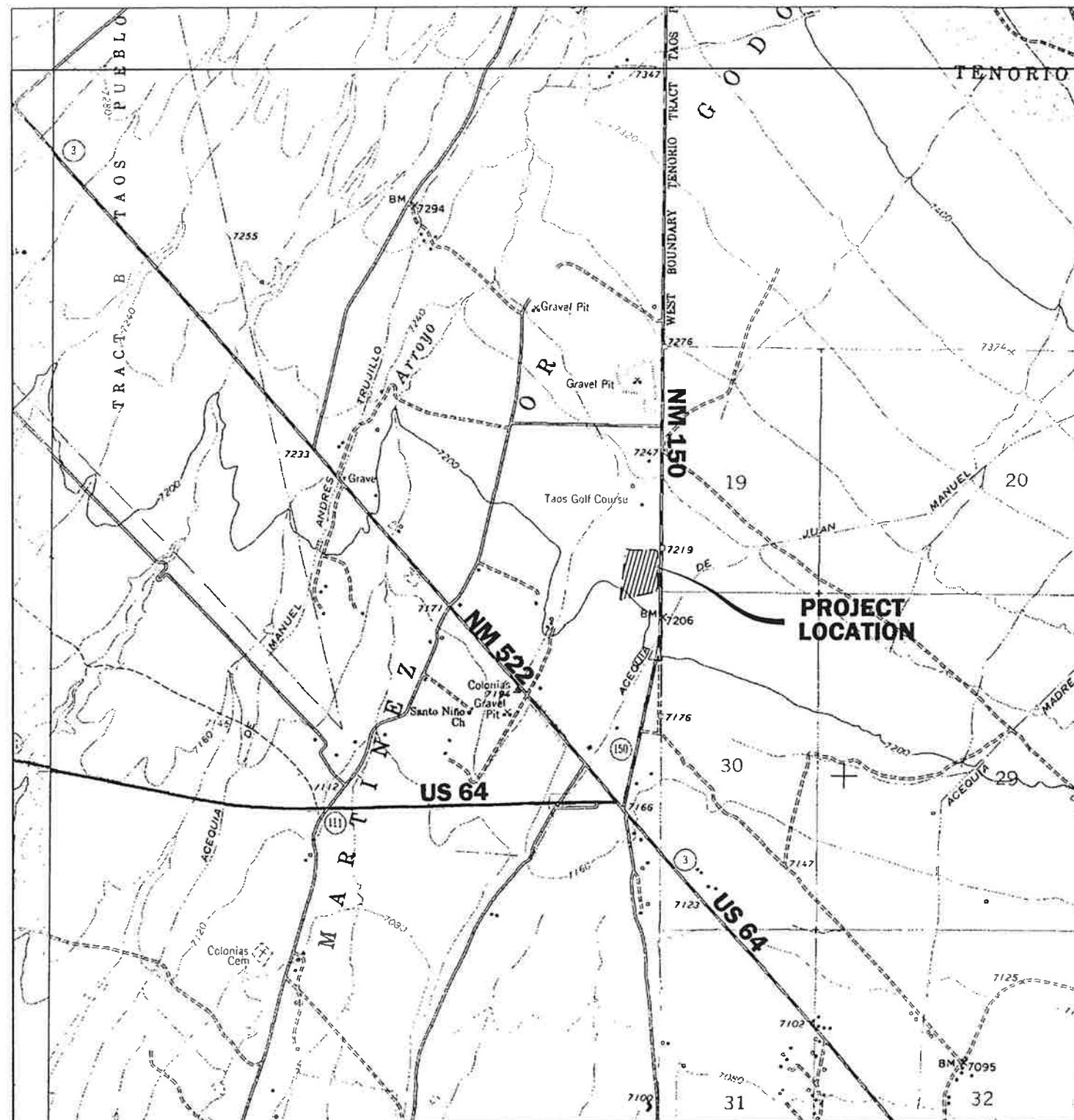


PREPARED FOR

REAL FUTURES, LLC

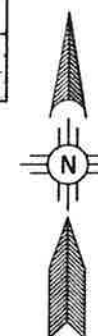
PREPARED BY
Abeyta Engineering, Inc.

209-D Camino de la Merced
Taos, New Mexico
P.O. Box 1499
Rancho de Taos, NM 87557
Phone: (505) 737-0377
Fax: (505) 737-0373



VICINITY MAP

SCALE: 1" = 1000'



Abeyta Engineering, Inc.

INDEX OF SHEETS

NUMBER	DESCRIPTION
C-1	VICINITY MAP, SUMMARY OF QUANTITIES AND INDEX OF SHEETS
C-2	GENERAL NOTES & MISC. DETAILS
C-3	GRADING & DRAINAGE PLAN
C-4	WATER PLAN & SANITARY SEWER COLLECTION PLAN & PROFILES
C-5	TELEPHONE, ELECTRIC & NATURAL GAS PLAN

SUMMARY OF QUANTITIES

[illegible]

QUANTITIES PROVIDED ARE THE ENGINEERS BEST ESTIMATE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

REAL FUTURES, LLC

LA VIDA FELIZ II
Taos County, New Mexico

VICIN. MAP, INDEX OF SHEETS & SUMMARY OF QUANTITIES

Abeyta Engineering, Inc.

CHECKED: ARA	DATE: OCT, 2005	ENGR'S FILE NO.	SHEET NO.
DRAWN: ABH	SCALE: AS SHOWN	042411	C-1

GENERAL NOTES

- ALL UTILITY WORK SHALL CONFORM WITH THE "NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION", AND ALL SUBSEQUENT AMENDMENTS AND PROVISIONS UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER. ALL SITE WORK SHALL CONFORM TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2000 EDITION OR LATER.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY PLANNING DEPARTMENT OF THE PROPOSED COMMENCEMENT OF CONSTRUCTION AND PROPOSED WORK SCHEDULE AT LEAST 24 HOURS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
- THE OWNER SHALL BE RESPONSIBLE, THROUGH HIS ENGINEER, FOR MAKING ALL ENGINEERING PLAN CHANGES AND REVISIONS TO THE ORIGINAL APPROVED ENGINEERING DRAWINGS. ALL CHANGES SHALL BE APPROVED BY THE COUNTY PRIOR TO CONSTRUCTION. FINAL SEALED "RECORD DRAWINGS" SHALL BE FILED WITH THE COUNTY BEFORE PROJECT ACCEPTANCE.
- PARALLEL WATER AND SEWER LINES SHALL BE AT LEAST TEN FEET APART HORIZONTALLY. SEPARATE TRENCHES WILL BE REQUIRED IN ALL CASES. WHEN WATER AND SEWER LINES CROSS EACH OTHER, THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE. OTHERWISE THE SEWER SHALL BE OF PRESSURE CLASS PIPE EXTENDING BETWEEN MANHOLES OR CONCRETE ENCASED FOR TEN FEET ON EACH SIDE OF THE WATER LINE.
- THE CONTRACTOR/OWNER SHALL OBTAIN WRITTEN PERMISSION, PERMITS, AND EASEMENTS FOR THE USE OF THE QUAIL RIDGE INN TREATMENT PLANT, PRIOR TO ANY CONSTRUCTION ON QUAIL RIDGE INN PROPERTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE PLANS FOR EXISTING UTILITY LOCATIONS.
- THE 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. ALL DEBRIS INCLUDING TREES AND UNDERGROWTH SHALL BE DISPOSED OF PROPERLY WITHIN THE LOCAL LANDFILL. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO FINAL SITE INSPECTION.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THE PROJECT AND IN NO WAY SHALL ENCROACHMENT OCCUR ONTO ADJACENT PROPERTIES UNLESS LEGAL EASEMENTS ARE OBTAINED. ALL FILL AND CUT SLOPES SHALL BE SETBACK FROM THE PROPERTY LINE IN ACCORDANCE WITH CHAPTER 70 OF THE UNIFORM BUILDING CODE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AGREEMENTS NECESSARY OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY INCLUDING UTILITIES.
- ALL CHANGE ORDERS SHALL BE CERTIFIED BY A NEW MEXICO PROFESSIONAL ENGINEER AND RECEIVE COUNTY APPROVAL PRIOR TO IMPLEMENTING CHANGE ORDER CONSTRUCTION.
- FOR ALL CONCRETE USED, THE DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, 6 BAG MIX AND MAXIMUM AGGREGATE SIZE OF 3/4 INCH. PERCENTAGE OF AIR ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
- ONE SET OF CONCRETE SAMPLING (THREE CONCRETE CYLINDERS) TO BE TAKEN FOR EACH 500 LINEAR FEET OR 50 CUBIC YARDS PLACED OR A MINIMUM OF ONE SAMPLE PER DAY WHICHEVER IS THE GREATEST. CONCRETE CYLINDERS ARE TO BE TEST BROKEN AT 7-DAY, 28-DAY AND 45-DAY (IF NEEDED) INTERVALS WITH TEST RESULTS SUBMITTED DIRECTLY TO THE ENGINEER.
- THE DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL MAINTAIN THE PROPER TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS APPROVED BY THE COUNTY.
- THE MAXIMUM DEVIATION OF THE TOP SURFACE OF THE CURB AND GUTTER SHALL NOT EXCEED 1/8 INCH IN 10 FEET NOR SHALL THE INSIDE FACE DEVIATE MORE THAN 1/4 INCH IN 10 FEET FROM A STRAIGHT LINE. ALL AREAS WITH STANDING WATER SHALL BE REJECTED.
- THE CONTRACTOR SHALL IMPLEMENT THE NECESSARY SITE EROSION CONTROL DEVICES FOR INHERENT DUST, WIND AND AIR SEDIMENT MOVEMENT OFFSITE DURING ALL PHASES OR STAGES OF CONSTRUCTION.
- UTILITY LINES MUST BE BORED UNDER ALL EXISTING STREET CONCRETE APPURTENANCES. A MINIMUM OF 12 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN UTILITY LINES. ALL CURB AND GUTTER DAMAGE MUST BE REPAIRED BEFORE FINAL INSPECTION.
- SUBGRADE, BASE MATERIAL, ASPHALT TREATED BASE AND ASPHALT SURFACE COURSE REQUIRE COMPACTION TESTS FOR EACH 220 LINEAR FEET OF TRENCHING, AND 30 SQUARE YARDS OF EXTERIOR PAVING/CONCRETE WALK SUBBASE. ASPHALT SAMPLES FOR EACH 500 TONS INSTALLED OR ONE SAMPLE PER DAY IS REQUIRED TO BE ANALYZED WITH TEST RESULTS SENT TO THE ENGINEER. ALL BUILDING SUBGRADE COMPACTION TESTING PER ARCHITECTURAL SPECIFICATIONS.
- ALL UTILITY APPURTENANCES SUCH AS TELEPHONE PEDESTALS, ELECTRICAL BOXES, GAS AND CABLE TELEVISION, SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WITHIN UTILITY EASEMENTS. THE DEVELOPER WILL BE RESPONSIBLE FOR RELOCATION OF MISLOCATED UTILITY STRUCTURES PRIOR TO PROJECT ACCEPTANCE.
- CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS MADE WITHIN GEOTECHNICAL REPORT.
- ALL TURNOUT LOCATIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION OF THE SAME. TRAFFIC IMPACT ANALYSIS BY OTHERS.

UTILITY NOTES

ALL ELECTRIC SERVICE INSTALLATIONS SHALL MEET OR EXCEED KIT CARSON ELECTRIC CO-OP, INC. STANDARDS AND SPECIFICATIONS.

ALL NATURAL GAS INSTALLATIONS SHALL MEET OR EXCEED PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES STANDARDS AND SPECIFICATIONS.

ALL TELEPHONE SERVICE INSTALLATIONS SHALL MEET OR EXCEED U.S. WEST COMMUNICATIONS STANDARDS AND SPECIFICATIONS.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

THE LOCATION OF ALL EXISTING UTILITIES, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING FINAL UTILITY LOCATION DETERMINATION IN THE FIELD DURING CONSTRUCTION.

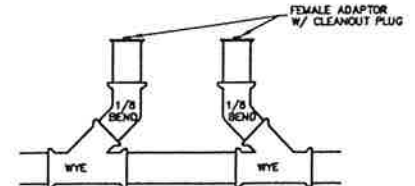
THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION.

CONNECTION TO TELEPHONE NETWORK TO BE COORDINATED W/ ARNIE PADILLA (505) 751-4056, (3 MONTHS IN ADVANCE)

TELEPHONE CABLE BETWEEN PROPERTY LINE & TEL. PEDESTALS SHALL BE PLACED IN 4" CONDUIT, AND CABLE BETWEEN PEDESTALS AND UNITS SHALL BE PLACED IN 2" CONDUIT, ALL WORK TO BE DONE BY QWEST SPECIFICATIONS.

CONNECTIONS TO ELECTRICAL AND NATURAL GAS NETWORKS SHALL BE COORDINATED AND APPROVED WITH KIT CARSON ELECT. COOP, AND PNM GAS.

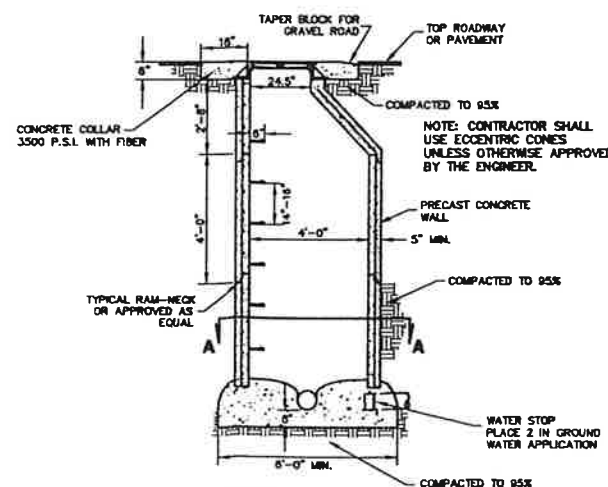
A PAINTED 2" x 4" WOOD MARKER SHALL BE PLACE ABOVE GROUND AT THE LOCATION OF UTILITY SERVICE TERMINI.



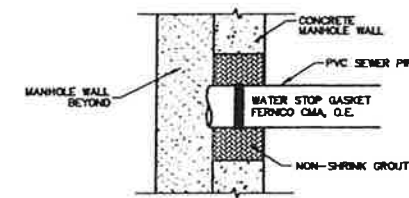
DOUBLE CLEANOUT DETAIL

GRADING & DRAINAGE NOTES

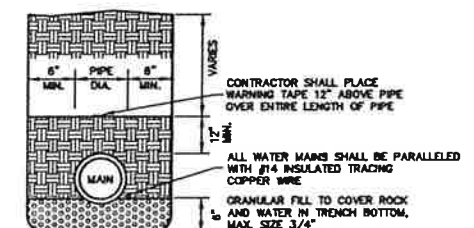
- NEZ COORDINATES ARE DEFINED AS : N = NORTHING, E = EASTING, AND Z = ELEVATION AS REFERENCED FROM BENCHMARK. IN CERTAIN AREAS ONLY N & E OR Z MAY BE GIVEN. CONTRACTOR MAY USE DESIGN CONTOUR INFORMATION AND SCALING AS REQUIRED.
- CHANNELS SHOWN TO CONVEY STORMWATER FROM THE ROOF DRAIN OUTLETS TO RETENTION PONDS SHALL BE BUILT WITH A CONSTANTLY SLOPING FLOWLINE (ELEVATIONS GIVEN AT KEY LOCATIONS). CONTRACTOR SHALL ENSURE THAT STRUCTURAL SOILS NEAR ROOF DRAIN OUTLETS ARE COMPLETELY WATERPROOFED.
- PORTAL SLABS ADJACENT TO BUILDINGS SHALL BEGIN AT .05' BELOW FINISH FLOOR, AND SLOPE AWAY AT 2%.
- MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1. STEEPER SLOPES SHALL REQUIRE 6" THICK, 4" MINUS RIPRAP PROTECTION.
- ALL SOILS (TYPE, THICKNESS, STABILIZATION AND COMPACTION) SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL SOILS REPORT (GEO-TEST INC. JOB 1-41018, DATED NOV. 30, 2004).
- COORDINATES GIVEN AT CORNERS OF ALL BUILDINGS ARE APPROXIMATE. EXACT DIMENSIONS OF BUILDINGS PER ARCHITECT. ELEVATIONS AT THESE COORDINATES ARE GIVEN AT ADJACENT GRADES.
- ALL SITE CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE (MOST STRINGENT) REQUIREMENTS OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE NMSHTD STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION 2000 EDITION.
- CONTRACTOR SHALL PROVIDE A LANDING (SLOPING AWAY FROM BUILDING @ 2% MAX) AT THE EXTERIOR OF EACH BUILDING ENTRANCE. FOR OUT SWINGING DOORS, LANDING SHALL BE 60" SQUARE. FOR IN SWINGING DOORS LANDING SHALL BE 48" SQUARE. ALIGN EDGE OF LANDING WITH BACK OF HINGED JAMB. COMPLY WITH IBC AS REQUIRED.
- LAYOUT OF CONTRACTION/EXPANSION JOINTS IN EXTERIOR CONCRETE WALKWAYS PER CONTRACTOR/ARCHITECT. CONTRACTION JOINTS SHALL BE 15' O.C. MAX, AND EXPANSION JOINTS SHALL BE 45' O.C. MAX. CONTRACTION/EXPANSION JOINTS IN CURB AND GUTTER PER PUBLIC WORKS STANDARDS.
- RETENTION POND RIMS SHALL BE LEVEL. INTERIOR SHALL BE LINED WITH EITHER 4" THICK 4" MINUS COBBLE ROCK, OR DENSE VEGETATION. PONDS 24" DEEP OR DEEPER SHALL BE LINED WITH 6" THICK 4" MINUS COBBLE ROCK.
- 6" DIA. PIPES USED TO CONVEY ROOFWATER DRAINAGE UNDER EXTERIOR WALKWAYS SHALL BE SDR35 PVC, OR IRON.
- SOME YARD WALLS REQUIRE OPENINGS FOR SURFACE DRAINAGE TO ESCAPE. WALLS AND SOILS IN THESE AREAS SHALL BE PROTECTED FROM SATURATION. DESIGN BY OTHERS (EG. IMPERVIOUS BARRIER).
- FINISHED FLOOR ELEVATIONS GIVEN (FF-XXXX.XX) ARE EQUAL TO ARCHITECTURAL ELEVATION 100'-0", AND IS NOT NECESSARILY EQUAL TO TOP OF SLAB.
- CURBRAMPS SHALL MEET THE FOLLOWING CRITERIA: A) RAMP CLEAR WIDTHS OF 36" MIN., OR AS SHOWN B) MAXIMUM SLOPE OF 1:12 FOR RAMP AND FLARED SIDE SLOPES C) PROVIDE TEXTURE BY HEAVY BROOMING TRANSVERSE TO RAMP (0.035" DEPTH). D) DETECTABLE WARNING AND SIGNAGE PER ARCH. CONTRACTOR SHALL VERIFY COMPLIANCE WITH AMERICAN NATIONAL STANDARD, ANSI A117.1-2003.



STANDARD TYPE "E" MANHOLE
SCALE: N.T.S.



PVC PIPE TO MANHOLE DETAIL
SCALE: N.T.S.



MANHOLE RING AND COVER
SCALE: N.T.S.

REAL FUTURES, LLC

LA VIDA FELIZ II
Taos County, New Mexico

TELEPHONE, ELECTRIC & NATURAL GAS PLAN

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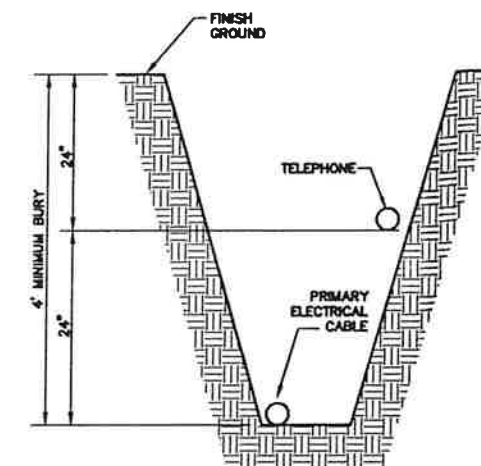
LEGEND

PROPERTY BOUNDARY

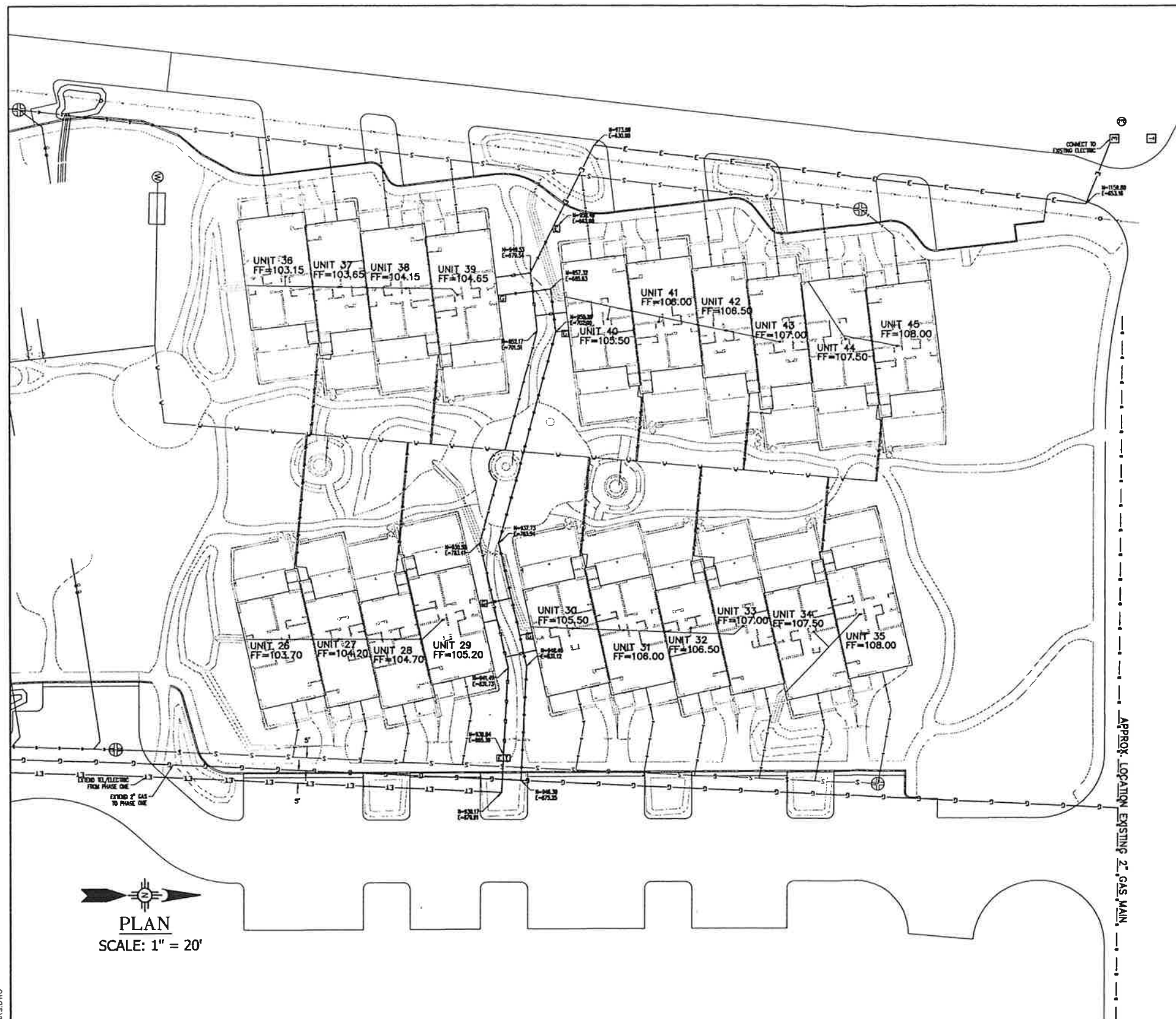
- 6" SDR35 PVC SEWER MAIN
- 4" SDR35 SANITARY SEWER SERVICE
- 4" SCH40 PVC SEWER FORCED MAIN
- 3" SDR11 HDPE WATER MAIN
- 1" AQUAPEX WATER SERVICE
- 2" GAS MAIN
- 1.25" GAS SERVICE
- BURIED ELECTRIC LINE
- BURIED ELECTRIC & TELEPHONE
- BURIED TELEPHONE

NOTES:

- ELECTRIC TRANSFORMER AND GAS METER LOCATIONS SHOWN ARE PROPOSED. CONTRACTOR/UTILITY COMPANY TO VERIFY ANY LOCATION CHANGES WITH ARCHITECT.
- SEE SHEET 3 FOR ALL UTILITY NOTES.
- GAS LINE TYPES AND SIZES TO BE VERIFIED WITH PNM AND THE MECHANICAL ENGINEER.

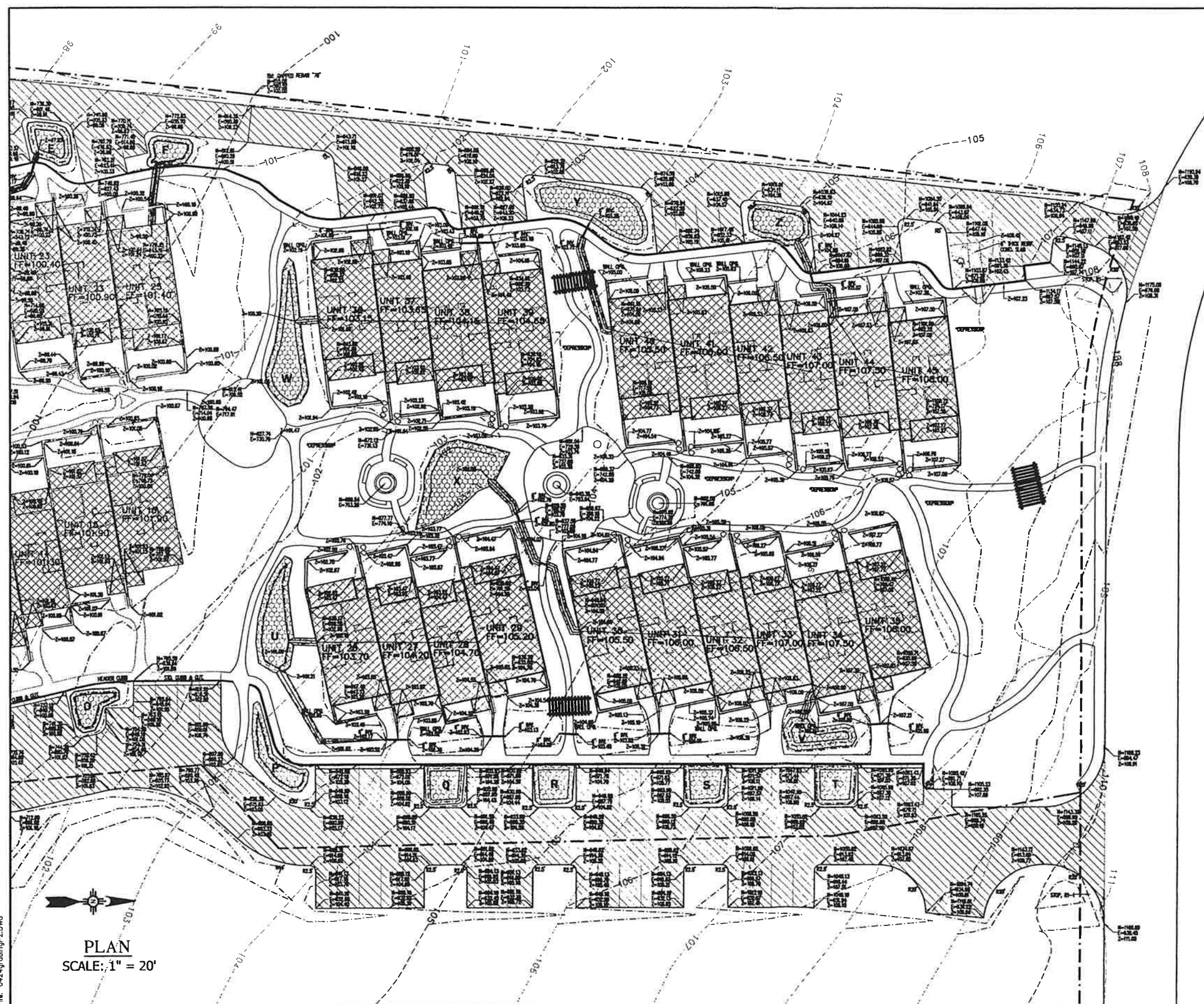


TRENCH DETAIL
N.T.S.



PLAN
SCALE: 1" = 20'

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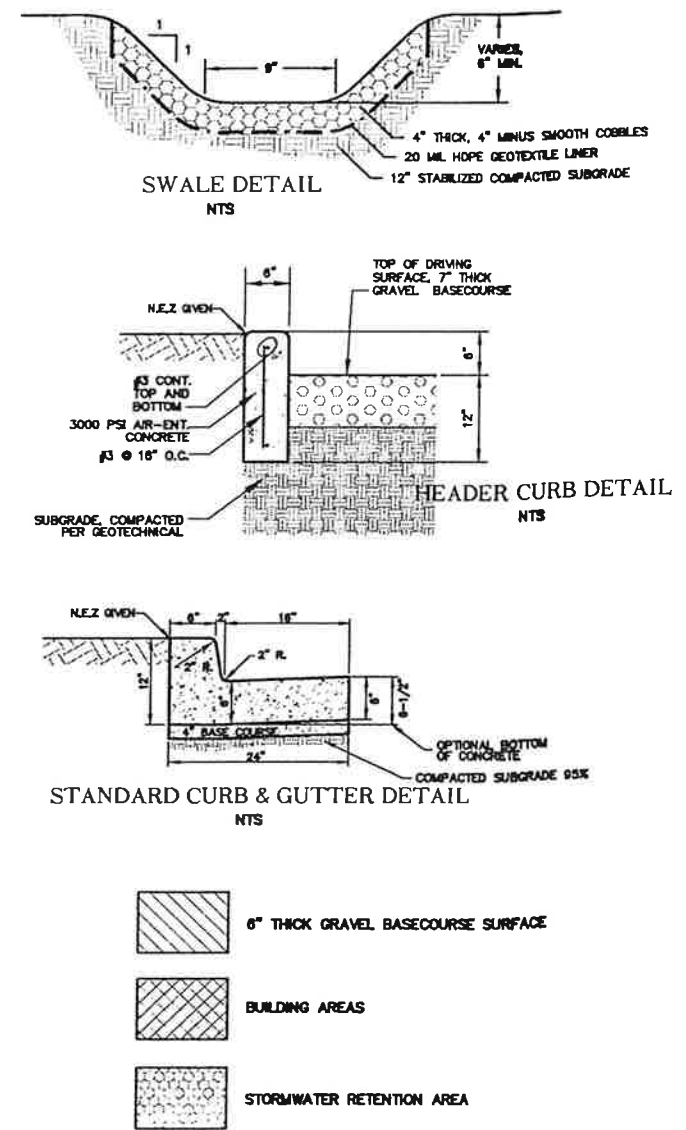
PLAN
SCALE: 1" = 20'

REAL FUTURES, LLC

LA VIDA FELIZ II
Taos County, New Mexico

GRADING &
DRAINAGE PLAN

CHECKED: ARA DATE: OCT, 2005 ENGR'S. FILE NO. SHEET NO.
DRAWN: ASH SCALE: AS SHOWN 0424II C-3



RETENTION POND CONSTRUCTION TABLE				
POND	DEPTH	SLOPE	RIM ELEV.	VOLUME
P	12"	2:1	102.80	220 CF
Q	12"	2:1	103.60	210 CF
R	12"	2:1	104.10	210 CF
S	12"	2:1	105.30	210 CF
T	12"	2:1	106.30	210 CF
U	15"	2:1	107.00	520 CF
V	15"	2:1	108.00	280 CF
W	15"	2:1	109.20	580 CF
X	15" MIN	2:1	103.20	540 CF
Y	12"	2:1	103.00	560 CF
Z	15"	2:1	104.80	280 CF
TOTAL				3,840 CF

NOTE: ADDITIONAL RETENTION TO BE PROVIDED IN AREAS LABELED "DEPRESSION". CONTRACTOR TO FIELD ADJUST AS TOPOGRAPHY ALLOWS, RECOMMENDED VOLUMES OF 50-100 CF OF RECOMMENDED.



NEW MEXICO OFFICE OF THE STATE ENGINEER

CHANGE OF OWNERSHIP OF 72-12-1 PERMIT FOR (check one):

☒ Individual

☐ Corporation

1. OWNER OF RECORD (Seller)

Name: David Haley

Phone:

Phone (Work):

a. Owner of Record File No: RG83889

Name:

Phone:

Phone (Work):

b. Sub-file No.:

TAOS COUNTY
ANNA M.
000399011
Book 868
2 of
10/23/2014
BY DOLORE

638424

2. NEW OWNER (Buyer) Note: If more owners need to be listed, attach a separate sheet. Attached? ☐ Yes

Name: Steven W Nelson

Name: Bianca Nelson

Contact or Agent:

check here if Agent ☐

Contact or Agent:

check here

Mailing Address: PO Box 279

Mailing Address:

City: El Prado

City:

State: NM

Zip Code: 87529

State:

Zip Code:

Phone: 575-751-7071

Phone (Work): 575-770-1731

E-mail (optional):

☒ Home ☐ Cell

Phone:

Phone (Work):

E-mail (optional):

☐ Home

Required: Submit warranty deed(s) or other instrument(s) of conveyance properly recorded with the county clerk.

3. AMOUNT CONVEYED

Amount of Water (acre-feet per annum): 3.00

4. LIST ALL KNOWN POINT(S) OF DIVERSION (POD) FOR THE 72-12-1 PERMIT CONVEYED

OSE POD No.	Subdivision	Section	Township
	Lot 21 Revised Misson Hills Subdivision R-1	19	2F
	X=1833023 Y=1990135 SPCS NAD 83		

2014 OCT -2 AM 11:42

OFFICE OF THE STATE ENGINEER
SANTA FE, NEW MEXICO

FOR OSE INTERNAL USE

File Number:

Trans Description (or

Sub-Basin:

