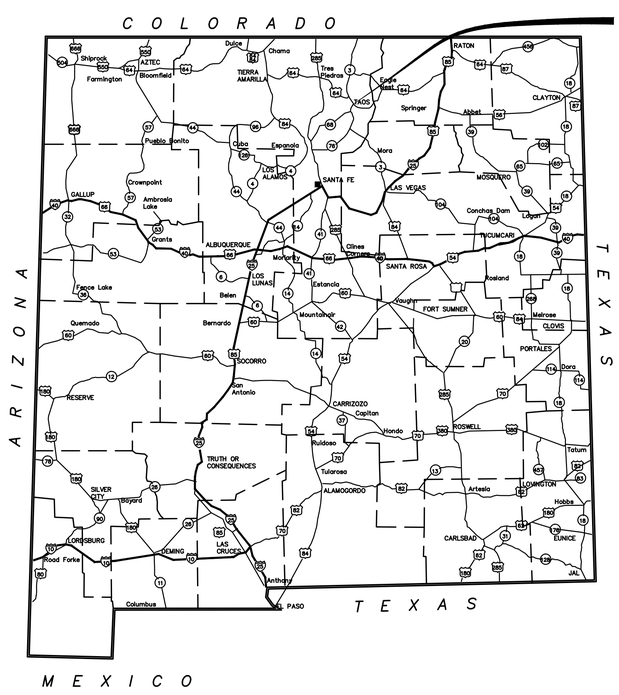
TAOS MOUNTAIN GROWN

TAOS, NEW MEXICO



PREPARED FOR

TAOS MOUNTAIN GROWN, LLC

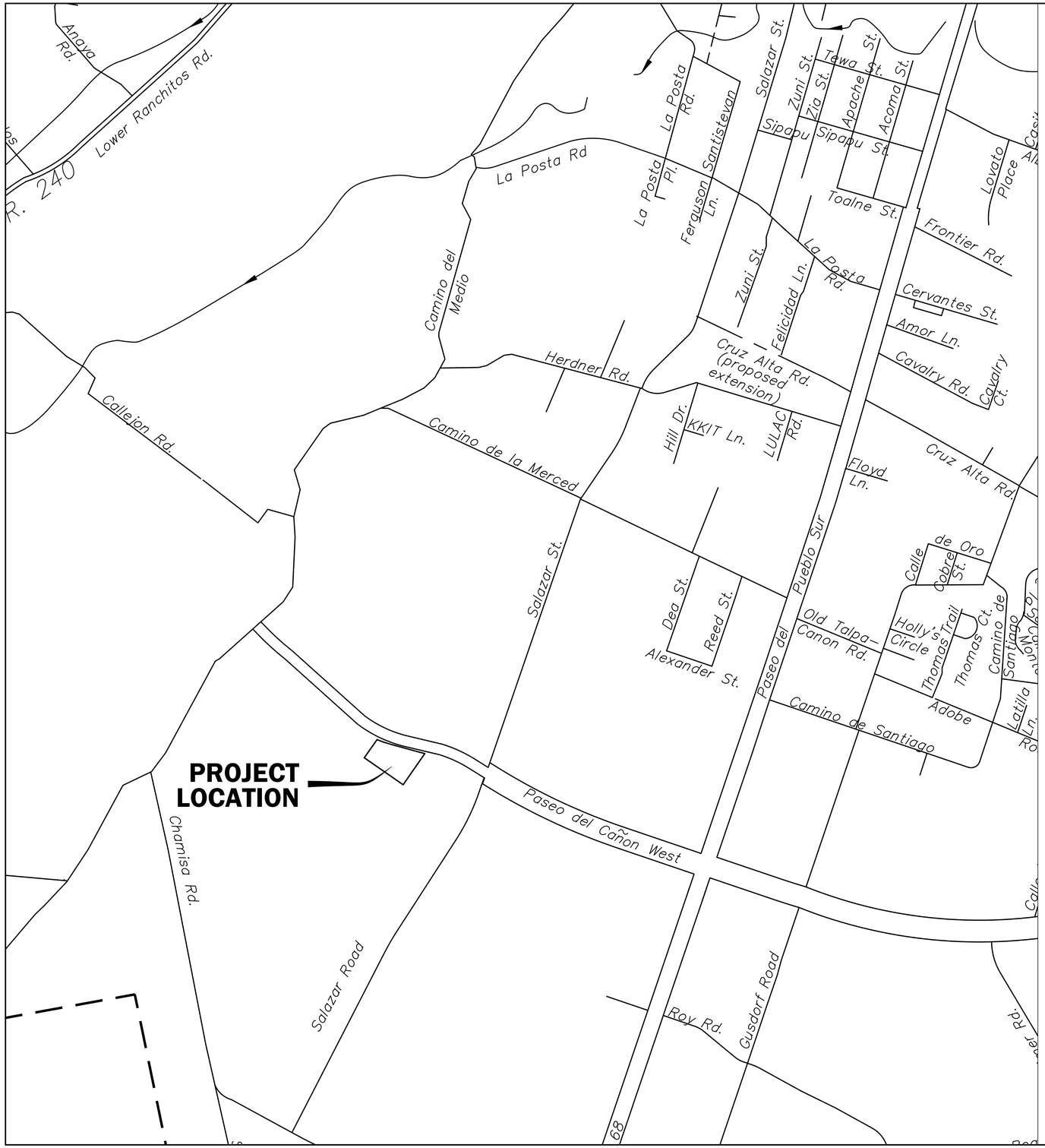
PREPARED BY

Abeyta Engineering, Inc.

209-D Camino de la Merced
Taos, New Mexico
P.O. Box 1499
Ranchos de Taos, NM 87557
Phone: (575) 737-0377

0629sheets.dwg

2201 TAOS MOUNTAIN GROWN



INDEX OF SHEETS

NUMBER	DESCRIPTION
1	COVER SHEET
2	VICINITY MAP, SUMMARY OF QUANTITIES AND INDEX OF SHEETS
3	GENERAL NOTES & DETAILS
4	GRADING & DRAINAGE PLANS
5	FIRE LANE PLAN & PROFILE
6	UTILITY PLAN AND DETAILS
7	FOUNDATION PLAN

ALEX R. ABEYTA NEW MEXICO 10529 REGISTERED PROFESSIONAL ENGINEER
3/8/22

TAOS MOUNTAIN GROWN, LLC

TAOS MOUNTAIN GROWN
TAOS, NM

VICINITY MAP & INDEX OF SHEETS

Abeyta Engineering, Inc.

CHECKED: ARA	DATE: MAR, 2022	ENGR'S. FILE NO. 2201	SHEET NO. 2
DRAWN: ABH	SCALE: AS SHOWN		

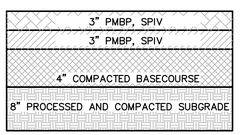
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GENERAL NOTES

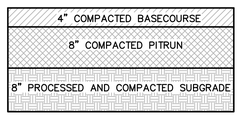
1. ALL UTILITY WORK SHALL CONFORM WITH THE "NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION", AND ALL SUBSEQUENT AMENDMENTS AND PROVISIONS UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER. ALL SITE WORK SHALL CONFORM TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2000 EDITION" OR LATER. INADDITION, ALL UTILITY WORK SHALL CONFORM TO THE TOWN OF TAOS PUBLIC WORKS STANDARDS MANUAL.
2. THE CONTRACTOR SHALL NOTIFY THE TAOS PUBLIC WORKS 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.
3. 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 TOWN PRIOR TO CONSTRUCTION. FINAL SEALED "RECORD DRAWINGS" SHALL BE FILED WITH THE NM CID BEFORE PROJECT ACCEPTANCE.
4. 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.
5. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS BEFORE COMMENCING ANY SEWER LINE CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY. A COPY OF THE PERMIT MUST BE AT THE CONSTRUCTION SITE TO BE SHOWN TO THE TOWN INSPECTOR UPON REQUEST.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE PLANS FOR EXISTING UTILITY LOCATIONS.
7. 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 CITY LANDFILL. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO FINAL SITE INSPECTION.
8. 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.
9. ALL CHANGE ORDERS SHALL BE CERTIFIED BY A NEW MEXICO PROFESSIONAL ENGINEER AND RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTING CHANGE ORDER CONSTRUCTION.
10. 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.
11. 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.
12. 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 TOWN.
13. 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.
14. THE CONTRACTOR SHALL IMPLEMENT THE NECESSARY SITE EROSION CONTROL DEVICES FOR INHIBITING DUST, WIND AND AIR SEDIMENT MOVEMENT OFFSITE DURING ALL PHASES OR STAGES OF CONSTRUCTION.
15. 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.
16. 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
17. 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.
18. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS MADE WITHIN GEOTECHNICAL REPORT.
19. ALL TURNOUT LOCATIONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER & TOWN OF TAOS PRIOR TO CONSTRUCTION OF THE SAME.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM THE NM CID, THE EPA (SWPPP), AND ANY OTHER REQUIRED PERMITS.

SITE, GRADING & DRAINAGE NOTES

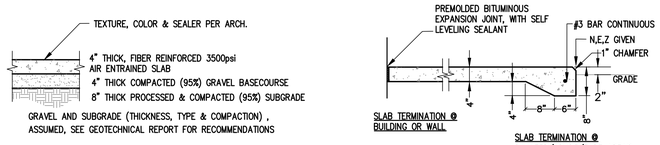
1. RADII AND NEZ COORDINATES ALONG CURB LINE ARE AT THE TOP BACK OF CURB, UNLESS OTHERWISE NOTED. (N = NORTHING, E= EASTING, Z= ELEVATION, TOC = TOP OF CURB, AND FL = FLOWLINE AS REFERENCED FROM BENCHMARK)
2. CURB RAMPS SHALL MEET THE FOLLOWING CRITERIA: A) RAMP CLEAR WIDTHS OF 36" MIN., OR AS SHOWN B) MAXIMUM SLOPE OF 1:12 FOR CURB RAMP AND 10:1 FLARED SIDE SLOPES C) PROVIDE TEXTURE BY HEAVY BROOMING TRANSVERSE TO RAMP (0.035" DEPTH). CONTRACTOR SHALL VERIFY COMPLIANCE WITH THE DETAILS ON THIS SHEET AND THE ANSI A117.1-2003
3. ALL SIDEWALKS WITHIN THIS PROJECT SHALL QUALIFY AS AN ADA 'ACCESSIBLE ROUTE'. THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5%, AND THE MAXIMUM LATERAL SLOPE SHALL BE 2%. CONTRACTOR SHALL VERIFY RESULTING SLOPES OF ALL ACCESSIBLE ROUTES PRIOR TO POURING CONCRETE. CONCRETE SIDEWALKS EXCEEDING THESE GIVEN SLOPES WILL BE REJECTED.
4. MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1. STEEPER SLOPES SHALL REQUIRE 6" THICK, 4" MINUS RIPRAP PROTECTION.
5. ALL PLACED SOILS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL SOILS REPORT, GEOTEST JOB 1-50107, MARCH 2005.
6. COORDINATES GIVEN AT CORNERS OF ALL BUILDINGS ARE APPROXIMATE, EXACT DIMENSIONS OF BUILDINGS PER ARCHITECTURAL DRAWINGS. ELEVATIONS AT THESE COORDINATES ARE GIVEN AT ADJACENT GRADES.
7. ALL SITE CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE (MOST STRINGENT) REQUIREMENTS OF THE TOWN OF TAOS PUBLIC WORKS STANDARDS, AND THE NM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2006 EDITION.
8. LAYOUT OF CONTRACTION/EXPANSION JOINTS IN EXTERIOR WALKWAYS PER CONTRACTOR/ARCHITECT. CONTRACTION JOINTS SHALL BE 5' O.C. MAX, AND EXPANSION JOINTS SHALL BE 30' O.C. MAX. CONTRACTION/EXPANSION JOINTS IN CURB AND GUTTER PER PUBLIC WORKS STANDARD SPECIFICATIONS.
9. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION. (DOWNLOAD FREE AT MUTCD.FHWA.DOT.GOV).
10. FIRE LANE SIGNAGE SHALL BE IN ACCORDANCE WITH NFPA D103.6.1. SIGNS SHALL READ "NO PARKING – FIRE LANE (DIRECTIONAL ARROW)". SIGNS SHALL HAVE A DIMENSION OF 12" X 18" TALL AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.



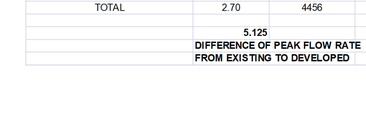
PAVED FIRELANE DETAIL
N.T.S.



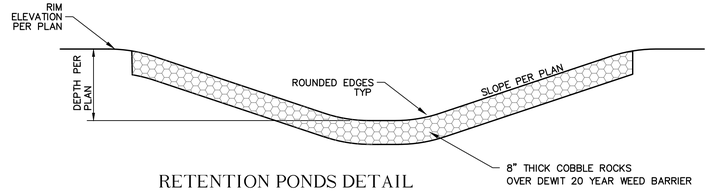
PARKING LOT SURFACE DETAIL
N.T.S.



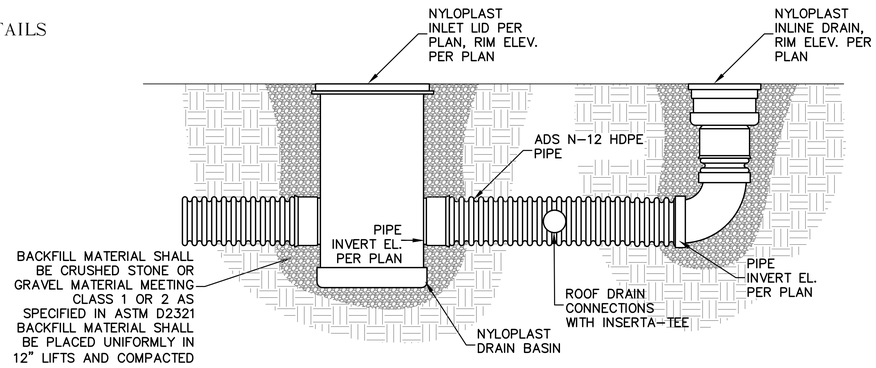
CONCRETE SIDEWALK DETAILS
N.T.S.



CONCRETE VALLEY GUTTER
N.T.S.



RETENTION PONDS DETAIL
N.T.S.



DRAIN BASIN SECTION
N.T.S.

ADS/NYLOPLAST NOTES
1. ALL SOILS SHALL BE STABILIZED/COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL SOILS REPORT
2. NYLOPLAST DRAIN BASINS, INLETS, GRATES AND ADS N-12 PIPE TO BE INSTALLED PER MFR. GUIDELINES, PH (505) 220-6856.
3. ALL N-12 PIPE SHALL BE ADS N-12 PROLINK ST SERIES 65.
4. THE BOTTOM INVERT OF EACH DRAIN BASIN SHALL BE 6" BELOW IT'S LOWEST PIPE INVERT (6" SUMP).
5. ALL DRAIN BASINS AND INLINE DRAINS SUBJECT TO TRAFFIC LOADING SHALL HAVE H20 RATED INLETS WITH A 6" THICK REINFORCED CONCRETE COLLAR.

DRAINAGE CALCULATIONS

TOWN OF TAOS - HYDROLOGY CALCULATIONS						
Reference: Storm Drainage Ordinance #97-05						
Taos Mountain Grown						
	Zone:	1				
LAND TREATMENT (Page 17 of Ordinance)	EXISTING CONDITIONS (sq. ft.)	EXISTING CONDITIONS (acres)	% OF TOTAL AREA	DEVELOPED CONDITIONS (sq. ft.)	DEVELOPED CONDITIONS (acres)	% OF TOTAL AREA
A - Native Soils & Grass	87660	2.012	100.0%	0	0.000	0.0%
B - Irrigated Lawns, etc.	0	0.000	0.0%	0	0.000	0.0%
C - Unpaved Parking, Roads, etc.	0	0.000	0.0%	14240	0.327	16.2%
D - Pavement & Roofs	0	0.000	0.0%	73420	1.685	83.8%
					0.000	0.0%
TOTAL	87660	2.012	100.0%	87660	2.012	100.0%
100 YEAR STORM (Page 16 of Ordinance)	ZONE 1			ZONE 2		
LAND TREATMENT	Peak Rate Discharge (cfs/acre)	Excess Precipitation (inches)		Peak Rate Discharge (cfs/acre)	Excess Precipitation (inches)	713cuft
A	1.34	0.610		1.52	0.870	
B	2.09	0.700		2.38	0.980	
C	2.89	1.070		3.28	1.420	
D	4.08	2.060		4.80	2.480	
100 YEAR STORM HYDROLOGY	EXISTING CONDITIONS			DEVELOPED CONDITIONS		
LAND TREATMENT	Peak Flow Rate (cfs)	Runoff Volume (cf)		Peak Flow Rate (cfs)	Runoff Volume (cf)	
A	2.70	4456		0.00	0	
B	0.00	0		0.00	0	
C	0.00	0		0.94	1270	
D	0.00	0		6.88	12604	
TOTAL	2.70	4456		7.82	13874	
	5.125			9417		
	DIFFERENCE OF PEAK FLOW RATE FROM EXISTING TO DEVELOPED			DIFFERENCE OF RUNOFF VOLUME FROM EXISTING TO DEVELOPED		



TAOS MOUNTAIN GROWN, LLC

TAOS MOUNTAIN GROWN

TAOS, NM

NOTES & DETAILS

Abeyta Engineering, Inc.

CHECKED: ARA	DATE: MAR, 2022	ENGR'S. FILE NO. 2201	SHEET NO. 3
DRAWN: ABH	SCALE: AS SHOWN		

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TAOS MOUNTAIN
GROWN, LLC

TAOS MOUNTAIN GROWN
TAOS, NM

GRADING & DRAINAGE PLAN

Abeyta Engineering, Inc.

CHECKED: ARA	DATE:MAR, 2022	ENGR'S. FILE NO.	SHEET NO.
DRAWN: ABH	SCALE: 1"=20'	2201	4

ALEX R. ABEYTA
NEW MEXICO
10529
REGISTERED PROFESSIONAL ENGINEER
3/8/22

PLAN
SCALE: 1" = 20'

PASEO DEL CAÑON WEST

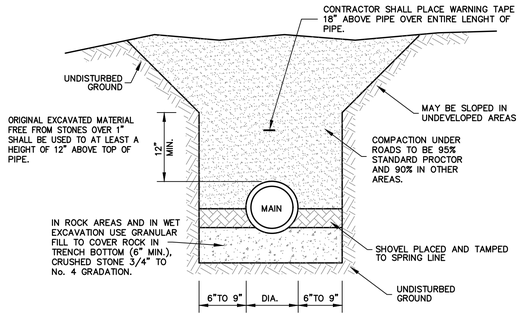
KING DRIVE

BENDIX DRIVE

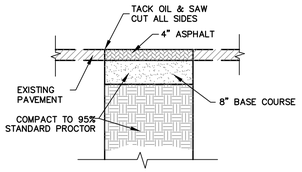
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- X—X— EXISTING FENCE (TO BE REMOVED)
- ASPHALT DRIVE SURFACE
- BASECOURSE DRIVE SURFACE
- CONCRETE SLAB
- STORM WATER RETENTION

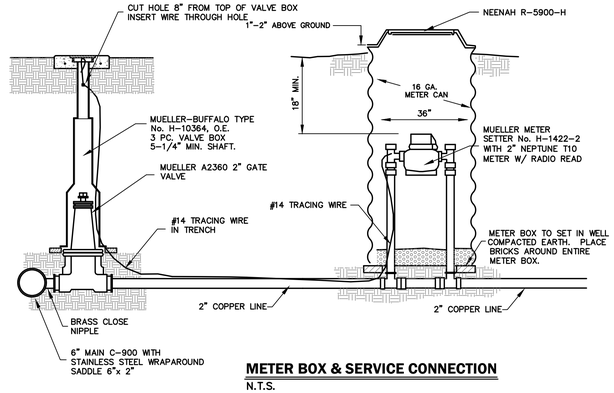
2201SHTS.DWG



COMPACTION DETAIL
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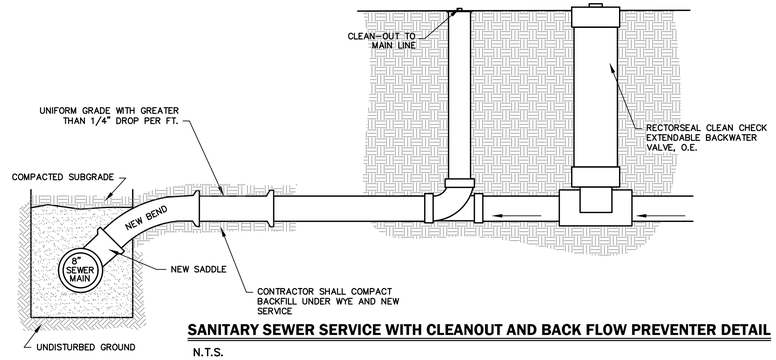


ROAD REPLACEMENT DETAIL
SCALE: N.T.S.



METER BOX & SERVICE CONNECTION
N.T.S.

NOTES: USE TEFLON THREAD LUBRICATION ON A LL CORPORATION STOP THREADS.
METER YOKE WILL NOT BE INSTALLED
INSTALL #14 INSULATED COPPER TRACER WIRE FROM MAIN TO METER CAN



SANITARY SEWER SERVICE WITH CLEANOUT AND BACK FLOW PREVENTER DETAIL
N.T.S.



TAOS MOUNTAIN GROWN, LLC

TAOS MOUNTAIN GROWN
TAOS, NM

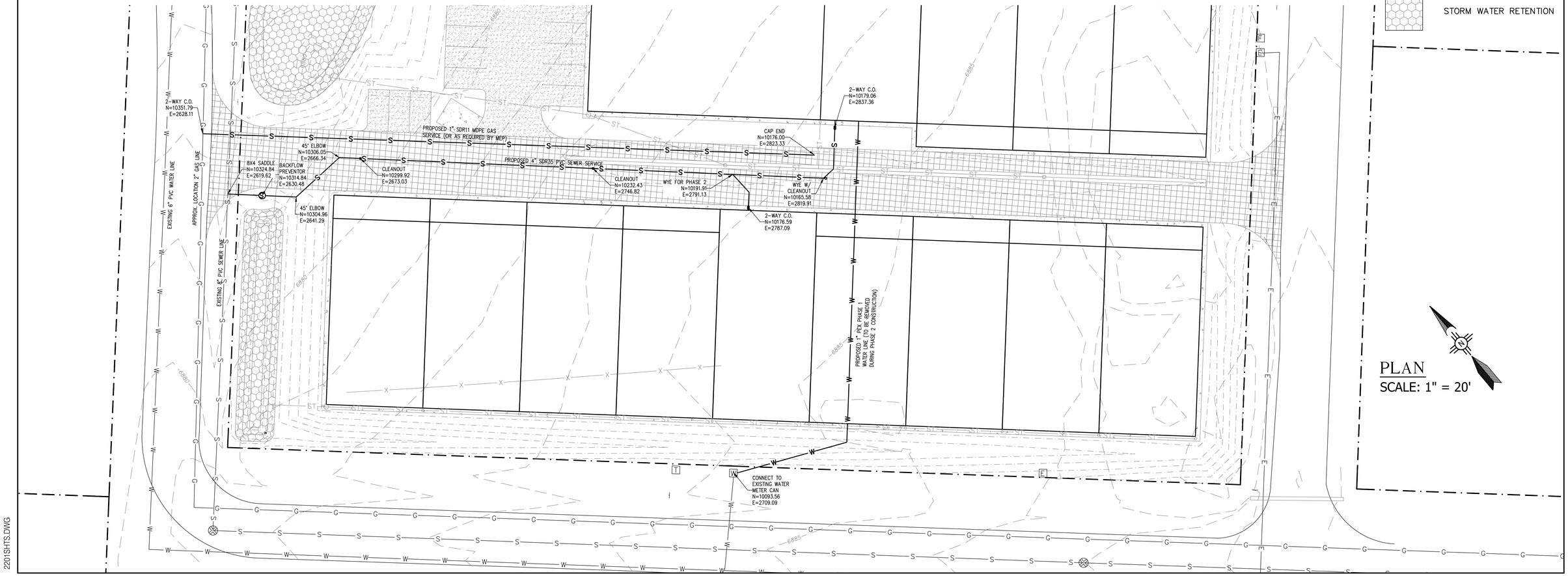
UTILITY PLAN & DETAILS

Abeyta Engineering, Inc.

CHECKED: ARA	DATE:MAR, 2022	ENGR'S. FILE NO.	SHEET NO.
DRAWN: ABH	SCALE: 1"=20'	2201	5

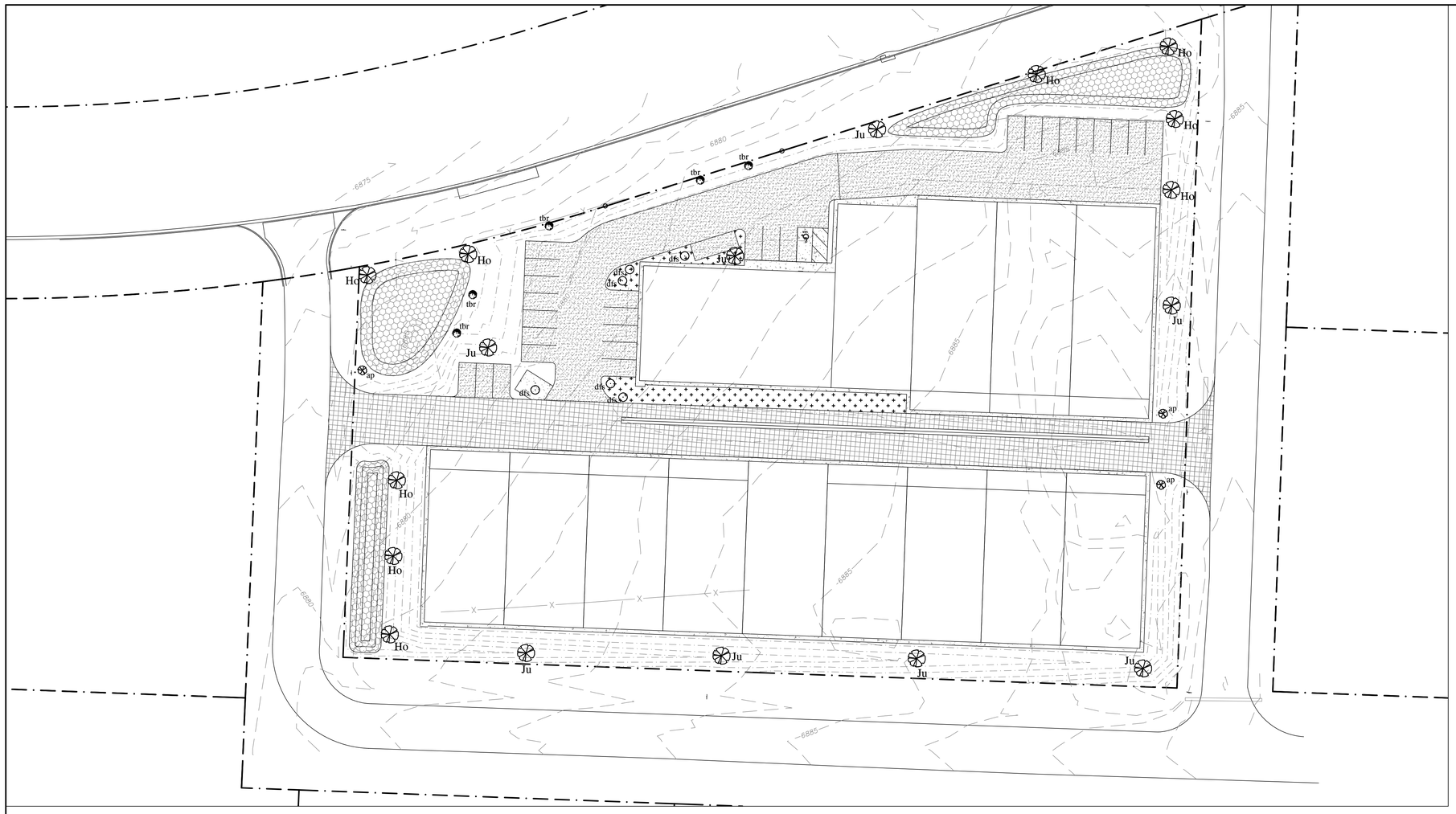
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- EXISTING FENCE
- ASPHALT DRIVE SURFACE
- BASECOURSE DRIVE SURFACE
- CONCRETE SLAB
- STORM WATER RETENTION



PLAN
SCALE: 1" = 20'

2201SHTS.DWG



ALEX R. ABEYTA
NEW MEXICO
10529
REGISTERED PROFESSIONAL ENGINEER
3/8/22

TAOS MOUNTAIN
GROWN, LLC

TAOS MOUNTAIN GROWN
TAOS, NM

LANDSCAPING PLAN

Abeyta Engineering, Inc.

CHECKED: ARA	DATE:MAR, 2022	ENGR'S. FILE NO.	SHEET NO.
DRAWN: ABH	SCALE: 1"=20'	2201	7

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- EXISTING FENCE
- BASECOURSE DRIVE SURFACE
- CONCRETE SIDEWALK
- STORM WATER RETENTION

Ju JUNIPER
4' TO 6' TALL – 15 GAL MIN.

Ho SHADEMASTER HONEYLOCUST
6' TALL – 15 GAL MIN.

ap APACHE PLUME – 5 GAL

dfs DWARF FRAGRANT SUMAC – 1 GAL

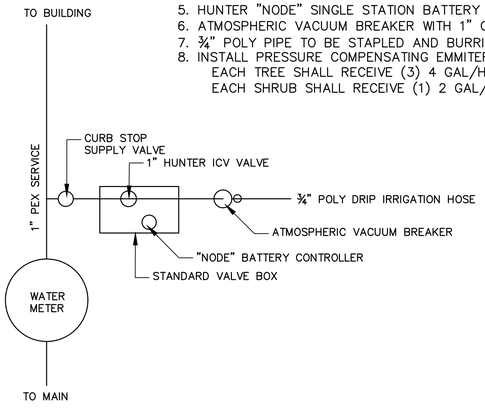
tbr TALL BLUE RABBITBRUSH – 5 GAL

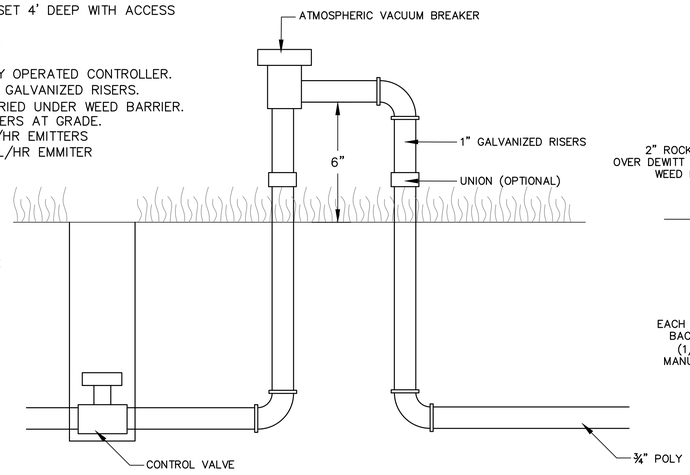
BARK MULCH OVER DEWITT
20 YEAR WEED FABRIC

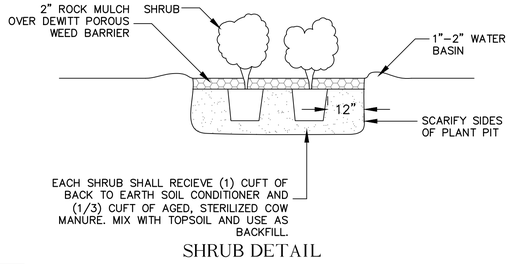
NOTE – ALL OTHER AREAS WILL BE SEEDED WITH NATIVE GRASSES

Irrigation Notes

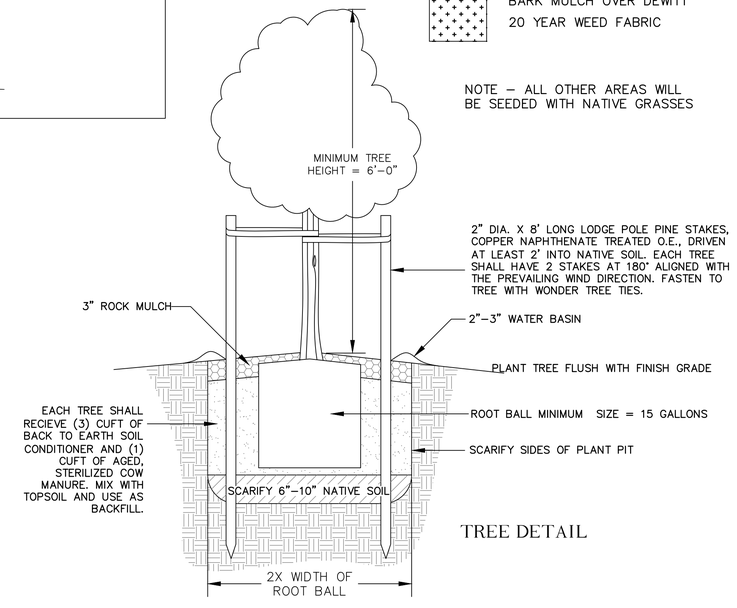
1. SUPPLY TO TEE OFF OF 1" PEX BUILDING SERVICE AFTER METER.
2. SUPPLY VALVE TO BE A 1" CURB STOP SET 4' DEEP WITH ACCESS THROUGH 4" PVC SLEEVE WITH CAP.
3. STANDARD VALVE BOX WITH 1" MANIFOLD
4. HUNTER ICV 1" CONTROL VALVE.
5. HUNTER "NODE" SINGLE STATION BATTERY OPERATED CONTROLLER.
6. ATMOSPHERIC VACUUM BREAKER WITH 1" GALVANIZED RISERS.
7. ¾" POLY PIPE TO BE STAPLED AND BURRIED UNDER WEED BARRIER.
8. INSTALL PRESSURE COMPENSATING EMMITERS AT GRADE.
   EACH TREE SHALL RECEIVE (3) 4 GAL/HR EMITTERS
   EACH SHRUB SHALL RECEIVE (1) 2 GAL/HR EMMITER







SHRUB DETAIL



TREE DETAIL

IRRIGATION NOTE: ALL LANDSCAPING SHALL BE IRRIGATED AS REQUIRED USING THE OWNERS LARGE WATER TRUCK.

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