



June 19, 2018

VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

SUBJECT: PERMIT#5-DRIVE-2018-020 – 1346 NM 150

Dear Applicant:

Your request to permit a commercial access on the ROUTE AND MM within the New Mexico Department of Transportation (NMDOT) right-of-way has been approved. The regulations and requirements of the New Mexico Administrative Code in Title 18, Chapter 31, Part 6 entitled "State Highway Access Management Requirements" apply. In addition, we are requiring that the following items, which are indicated by an "X", be strictly complied with:

 The access or median opening shall be used as a residential access or median opening only as stated on the application.

 The number of residential housing units shall not exceed four (4) on this permit. If at any time in the future the number of residential housing units exceeds four (4) it shall be the responsibility of the property owner to re-apply for a new access or median opening.

 X The access shall be used as a commercial access or median opening only as stated on the application.

 (DRAINAGE CONDITION ONE) A minimum of a twenty-four inch (24") diameter drainage culvert pipe, with concrete end blankets and safety grates, shall be installed beneath the *access*. If a drainage study indicates a larger size pipe is needed then that studies recommendations will determine the appropriate size of the drainage culvert. The transverse slopes, or side slopes, of the access shall be a minimum of 8:1.

 X (SPECIAL DRAINAGE CONDITION) See attached site plan and grading plan which address drainage requirements.

 (DRAINAGE CONDITION TWO) A minimum of a twenty-four inch (24") diameter drainage culvert pipe, with concrete end blankets and safety grates, shall be installed beneath the *median opening*. If a drainage study indicates a larger size pipe is needed then that studies recommendation will determine the appropriate size of the drainage culvert. The transverse slopes, or side slopes, of the median opening shall be a minimum of 8:1.

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commission

Ronald Schmeits
Commissioner
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

_____(DRAINAGE CONDITION THREE) A twenty-four inch (24") diameter drainage culvert pipe, with standard metal end sections, shall be installed beneath the *access*. The transverse slopes, or side slopes, of the access shall be a minimum of 8:1. The culvert shall be located a minimum of twenty-five feet (25') from the edge of the traveled roadway.

 X The access width shall be no greater thirty feet (40.5').

The median width shall be no greater than

A compacted gravel surface shall be constructed within the NMDOT right-of-way, which shall meet all current NMDOT material, thickness, and construction requirements.

 X A paved surface shall be constructed within the NMDOT right-of-way, which shall consist of a crushed aggregate base and either an asphalt surface or a Portland cement concrete surface, which shall meet all current NMDOT material, thickness, and construction requirements.

 X The property owner shall be required to replace and repair to NMDOT standards all fences that are removed or damaged during the construction of the access or median opening.

 X The property owner shall contact the NMDOT District Five-Traffic Section (D5TS) five (5) working days prior to the construction of the access or median opening, and within five (5) working days after the construction has been completed. The access must be constructed within a six (6) month time frame or the permit will be voided, and a new application will be required.

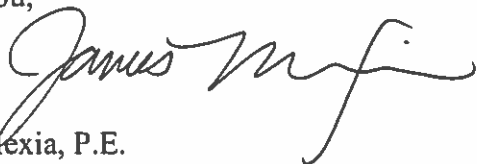
A stamped Construction Traffic Control Plan (TCP) shall be submitted to the NMDOT D5TS for review and approval prior to commencing construction. The TCP shall comply with the *Manual of Uniform Traffic Control Devices* (MUTCD), current edition.

 X All of the construction expenses will be the responsibility of the property owner.

VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

If you have any questions regarding this matter, please do not hesitate to contact me at (505) 231-1139.

Thank you,

A handwritten signature in black ink, appearing to read "James Mexia". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

James Mexia, P.E.
Assistant Traffic Engineer
NMDOT District 5 Traffic

cc: Highway Maintenance Supervisor (4555)
Records Management, General Office (B-17)
File (1346 NM 150)

VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

DRIVEWAY PERMIT CONSTRUCTION NOTIFICATION FORMS

The property owner shall complete these forms in order to notify the NMDOT D5TS on the status of all access or median construction activities. The *"Notice of Construction"* shall be mailed or delivered to the NMDOT D5TS five (5) working days prior to the construction of the access or median opening. The *"Notice of Construction Completion"* shall be similarly mailed or delivered to the NMDOT D5TS upon the completion of the access or median opening.

**NEW MEXICO DEPARTMENT OF TRANSPORTATION
DISTRICT FIVE TRAFFIC SECTION
P.O. BOX 4127
SANTA FE, NM 87502-4127**

NOTICE OF DRIVEWAY CONSTRUCTION COMPLETION
VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

SUBJECT: PERMIT#5-DRIVE-2018-020 – 1346 NM 150

The access or median opening construction was completed on

_____/_____/_____

(Must be received five (5) working days after your actual construction completion date.)

NOTICE OF DRIVEWAY CONSTRUCTION
VILLAGE OF TAOS SKI VALLEY
P.O. BOX 100
TAOS SKI VALLEY, NM 87525

SUBJECT: PERMIT#5-DRIVE-2018-020 – 1346 NM 150

The access or median opening construction will begin on

_____/_____/_____

(Must be received five (5) working days before your actual construction date)

WARNING: Failure to properly notify the NMDOT D5TS, concerning your access or median opening construction activities, may be grounds for revocation of the access or median opening permit. THIS PERMIT WILL EXPIRE ON 12/19/2018. IF WORK DOES NOT COMMENCE BY THAT DATE REAPPLICATION WILL BE REQUIRED!



1035 South Bosque Loop Bosque Farms, NM 87068
505-362-1530 fax 505-869-9195

TRANSMITTAL LETTER

TO: NMDOT District 5

ATTN: Matthew Grush, Dist. 5 Traffic Engineer

PROJECT: Taos Mountain Lodge, Village of Taos Ski Valley

DATE: 3.5.2018

WE TRANSMIT:

☒ (X) herewith ☐ () under separate cover via
☐ () in accordance with your request

FOR YOUR:

☒ (X) approval ☐ () distribution to parties ☐ () information
☐ () review & comment ☐ () record
☐ () use ☐ () _____

THE FOLLOWING:

☐ () drawings ☐ () shop drawing prints ☐ () samples
☐ () specifications ☐ () shop drawing reproducible ☐ () product literature
☐ () change order ☐ () submittals ☒ (x) application

DESCRIPTION:

Attached is the access permit application and supporting documents requesting an access permit for the existing Taos Mountain Lodge located off of NM 150 in the Village of Taos Ski Valley.

Received By:  Date: 3-8-2018



Commercial Driveway Permit Checklist

- ☒ Completed Driveway Permit Application W/ notarized owners signature
- ☒ Proof of Property Ownership (Warranty deed/purchase agreement)
- ☒ Property Survey Map
- ☒ Site layout on an 11" x 17" sheet-4 copies
- ☒ Traffic Requirements
 - ☒ Site Threshold Assessment (STH)-Less than 25 Peak Hour Trips
 - ☐ Site Traffic Analysis (STA)-25-100 Peak Hour Trips
 - ☐ Traffic Impact Analysis (TIA)-More than 100 Peak Hour Trips
- ☒ Design plans for any roadway geometric improvements (Acceleration lanes, deceleration lanes, turning lanes, if applicable.) Plans to include detailed and dimensioned layouts of all improvements
- ☒ Traffic Control Plan (also referred to as a barricading plan)
Plans may be obtained from (local engineers)
- ☐ Site Grading and Drainage Plan Approval
Contact: Mr. Ted Barber, Drainage Manager
NMDOT-Drainage Section- Room 219
1129 Cerrillos Road/P.O. Box 1149
Santa Fe, NM 87504
Tel: (505) 827-5449
- ☐ SWPPP Plan-Approved by the NMDOT's Drainage Section
- ☒ Environmental/Cultural Resources Clearance
Contact: Ms. Genevieve Head
NMDOT-Environmental Development Section - Room 205/206
1120 Cerrillos Road/P.O. Box 1149
Santa Fe, NM 87504
Tel: (505) 827-5356- Fax (505) 827-3243

APPLICATION FOR PERMIT TO CONSTRUCT AN ACCESS OR MEDIAN OPENING ON
PUBLIC RIGHT-OF-WAY

Department Use Only
District No. _____ Permit No. _____ State Highway No. _____
Project No. _____ Station No.(s) _____ Mile Post(s) _____
Posted Speed _____ Highway ADT _____ Sight Distance _____
Type of Vehicle _____ Estimated Driveway ADT _____

TO: NEW MEXICO DEPARTMENT OF TRANSPORTATION
ATTN: DISTRICT ENGINEER

☐ Deming ☐ Roswell ☐ Albuquerque ☐ Las Vegas ☒ Santa Fe ☐ Milan

Application is hereby made by Village of Taos Ski Valley, PO Box 100, Taos Ski Valley, New
Mexico 87525, to develop or redevelop a commercial building with the
estimated driveway ADT as listed above, for permission to construct (x) access(es), or () median
opening(s) or to () modify or transfer an existing lawful access permit, and/or () to upgrade an existing
illegal access to a lawful access at the following described location:
1346 NM-150, Taos Ski Valley, NM. The site location is the former Taos Mountain Lodge.

in Taos County, on State Highway NM-150 in accordance with the attached plan or
sketch. Work will commence on or about _____ and will require approximately _____ days.
(month, day, year)

The proposed driveway or median opening must be located, designed and constructed in accordance with 18.31.3
NMAC, State Highway Access Management Requirements. A Gate (), Cattle Guard (), Additional Fence (),
Drainage Structure (), will be required which owner agrees to furnish and hereafter maintain in good repair and
closed to livestock. The applicant shall submit a construction traffic control plan for approval. The owner will protect,
indemnify, and hold the New Mexico Department of Transportation harmless from any injury or damage caused the
owner, or third parties, by owner's failure to comply with the above. If this permit is granted, owner further agrees to
comply with all condition, restrictions, and regulations of the New Mexico Department of Transportation. If not
constructed, this permit will expire six (6) months from the date of issue unless otherwise noted and approved. The
permittee shall notify the District Engineer of the pending construction at least three (3) working days prior to any
construction, and upon completion, which shall be within 45 days of initiation of construction. The permittee, his or her
heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for
the repair and maintenance of the access beyond the dge of the roadway including any cattle guard and gate, and
the removal of snow or ice upon the access even though deposited on the access in the course of the Department
snow removal operations. Any work in state highway right-of-way must be approved in writing by the Department
prior to initiating the work.

Place (Of Notary) Village of Taos Ski Valley

Sworn to and subscribed before me this 9th

Day of January, 20 18

My commission expires July 9, 2020
(Notary Public)

Mark G. Frattick
(Owner's Signature)
By Anna M. Woodbridge
Mark G. Frattick
Title Village Administrator

Owner's Phone No. 575 776 8220



F1000171101
Fidelity National Title

TAOS COUNTY
ANNA MARTINEZ, CLERK
000413403
Book 914 Page 83
1 of 2
07/01/2016 11:13:06 AM
BY AMANDAA

WARRANTY DEED

R-T Lodge Company LLC, Grantor, for consideration paid, grants to The Village
of Taos Ski Valley, a municipality of the State of New Mexico, Grantee, whose address is
P. O. Box 100, Taos Ski Valley, New Mexico 87525 the following described real estate
located within the Village of Taos Ski Valley, Taos County, New Mexico:

A certain tract of land in Amizett, Taos County, New Mexico; located
within Section 8, Township 27 North, Range 14 East, NMPM, described
as part of Tract A of Homestead Entry Survey No. 82 in Section 8,
Township 27 North, Range 14 East, NMPM, also described as part of Lots
5 and 6, Block 7 of the Amizett Subdivision and more particularly
described as follows:

BEGINNING at the Northwest corner of this tract, a 5/8 inch rebar
found on the Northerly boundary of said H.E.S. No. 82, Tract A,
being also the boundary of the Carson National Forest, from
whence corner 3 of said H.E.S., a 1967 USDA-FS brass cap
monument bears,

North 80° 52' 33" East, 1859.59 feet; Thence along said boundary,
South 80° 52' 33" East, 146.91 feet to a ½ inch rebar set; Thence
continuing along said boundary, South 80° 57' 01" East, 56.02 feet
to a ½ inch rebar found; Thence continuing along said boundary,
South 80° 48' 06" East, 56.07 feet to the NE corner, a ½ inch rebar
found; Thence leaving said boundary; South 06° 58' 46" West,
159.29 feet to the SE Corner, a ½ inch rebar found on the
Northerly right of way of State Road 230; Thence along said right
of way; North 73° 29' 03" West, 56.85 feet to a ½ inch rebar
found; Thence continuing along said right of way; North 73° 40'
41" West, 44.03 feet to a ½ inch rebar found; Thence continuing
along said right of way; North 81° 59' 04" West, 12.71 feet to a ½
inch rebar set; Thence continuing along said right of way; North
82° 10' 00" West, 146.83 feet to the SW corner, a ½ inch rebar set;
Thence leaving said right of way, North 07° 03' 40" West, 150.00
to the POINT OF BEGINNING.

With warranty covenants.

Witness our hands and seals this 29 day of June, 2016.



Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. _____

Project No. _____

Permit Applicant

Date: 1/15/18

Applicant Name: Taos Ski Valley

Business Name: Taos Mountain Lodge/ Taos Ski Valley

Business Address: 1346 NM-150

City: Taos Ski Valley State: NM Zip Code: 87525 -

Site Description

Development Type

Site Information (fill in all that apply)

Residential	___	Building Size (SF)	___	Dwelling Units	<u>10</u>
Retail	___	Parcel Size (ac)	___	Rooms	___
Office	<u>X</u>	Roadway Frontage (ft)	___	Beds	___
Industrial	___	Parking Spaces	___	Students	___
Institutional	___	Employees	<u>7</u>	Seats	___
Lodging	<u>X</u>	Other	___	Fuel Pumps	___
Restaurant	___			Courts	___
Convenience/Gas	___			Storage Units	___
Other	___				

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: NM-150 Site Mile Post: 13.5

Highway ADT: _____ Count Year: _____

Number of Lanes (two-way): 2 Func. Class.: _____

Trip Generation

ITE Trip Generation Land Use Category: 730 Government Office Bldg

AM Peak Hour Trips Enter: 8 Exit: 6

PM Peak Hour Trips Enter: 14 Exit: 6

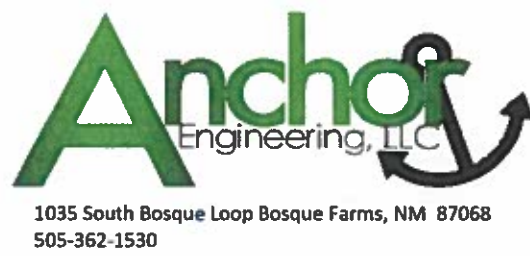
Exceeds Threshold: Y or (N) → If Yes, is a STA or TIA Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: _____



January 31, 2018

Mr. Paul Brasher, PE
NMDOT District 5 Engineer
Santa Fe, NM

RE: Taos Mountain Lodge located at 1345 NM- 150, Taos Ski Valley, NM

Dear Mr. Brasher:

Anchor Engineering LLC has been contracted by Taos Ski Valley to assist them in obtaining an access permit for the Taos Mountain Lodge and new Administration Building located off NM-150. The Taos Mountain Lodge is an existing 10 unit extended stay lodge. The Administration Building will accommodate offices for 7 full time staff members and a conference room to accommodate approximately 48 members of the general public. The following is the specific information used in determining the AM and PM peak hour traffic generation used on the STH:

Long Term Rental, 10 units (each unit has 2 bedrooms, 1 bath)
ITE Category Used: 224 Rental Townhouse
ITE trip generation information:

AADT	AM	PM	AM in%	AM out%	PM in%	PM out%
NA	0.70	0.72	33%	67%	51%	49%

(DU)

Based on ITE factors shown above and using the number of dwelling units:

Average Annual Daily Traffic = NA

AM Peak: 0.70 trips/du x 10 du = 7 am peak trips
Entering: 7 trips x 0.33 = 2 am entering trips
Exiting : 7 trips x 0.67 = 5 am exiting trips

PM Peak: 0.72 trips/du x 10 du = 7 pm peak trips
Entering: 7 trips x 0.51 = 4 pm entering trips
Exiting : 7 trips x 0.49 = 3 pm exiting trips

Administration Building, 7 Staff Members
ITE Category Used: 730 Government Office Building
ITE trip generation information:

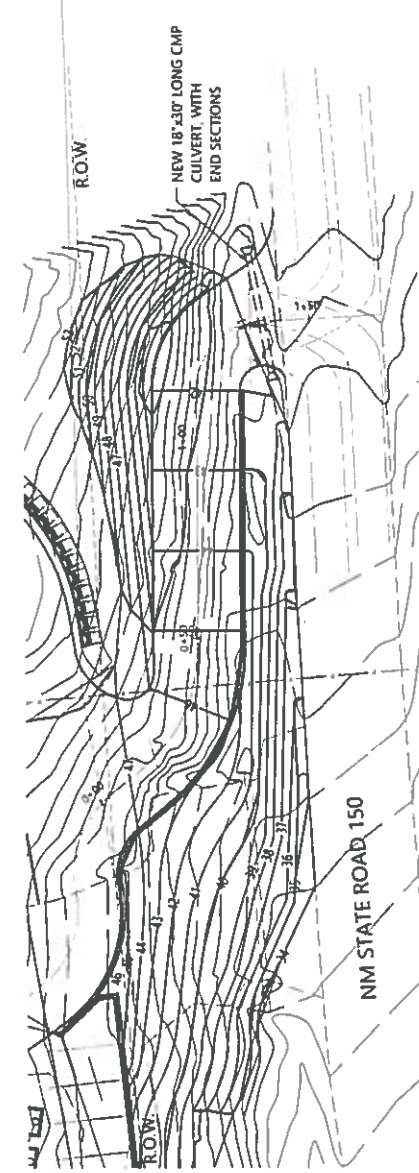
AADT	AM	PM	AM in%	AM out%	PM in%	PM out%
11.95	1.02	1.91	84%	16%	74%	26%

(per employees)

Based on ITE factors shown above and using the number of full time staff for a Government Building:

Average Annual Daily Traffic = 11.95trips/employee x 7 employee = 84 Trips

AM Peak: 1.02 trips/employee x 7 employee = 7 am peak trips
Entering: 7 trips x 0.84 = 6 am entering trips

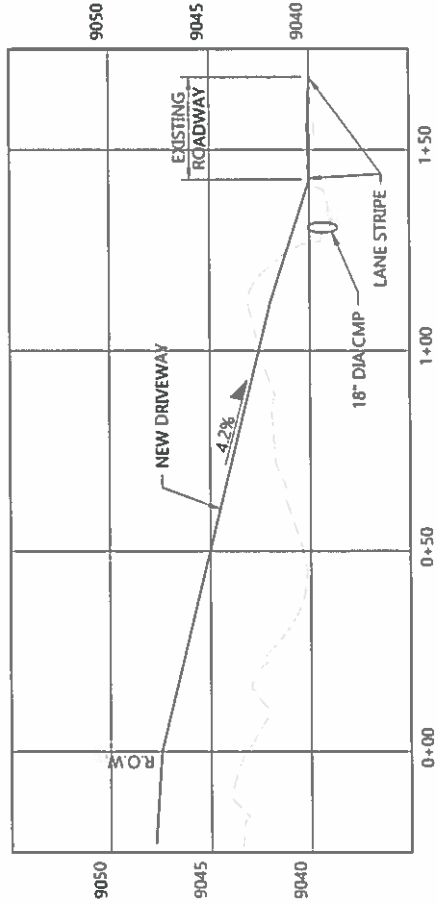


DRIVEWAY PLAN

SCALE: 1" = 20'

Legend

- R.O.W. ——— PROPERTY LINE
- VEHICLE WHEEL PATH
- DIRECTION OF FLOW



Anchor
Engineering, LLC
1891 S. Buckner Ln. Bldg 7, Suite 100
10000 NE 11th St.
1346 NEW MEXICO 150
VILLAGE OF TAOS SKI VALLEY
ACCESS PLAN

TITLE: PLAN AND PROFILE SHEET: 1

General Notes

1. TEMPLATES SHOWN ARE FOR DESIGN VEHICLES: BUS-40 AND MH AS DEFINED IN AASHTO GEOMETRIC DESIGN OF HIGHWAY AND STREETS.
2. ALL CONSTRUCTION WITHIN NMDOT R.O.W. SHALL COMPLY WITH NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION 2014 EDITION.
3. WITHIN NMDOT RIGHT-OF-WAY, NEW DRIVE TO LOT SHALL MEET NMDOT SPECIFICATIONS, AS PER STANDARD DRAWING 608-001-9.

Manual on Uniform Traffic Control Devices (MUTCD)



[Back to Chapter 6H](#)

2009 Edition Part 6 Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)

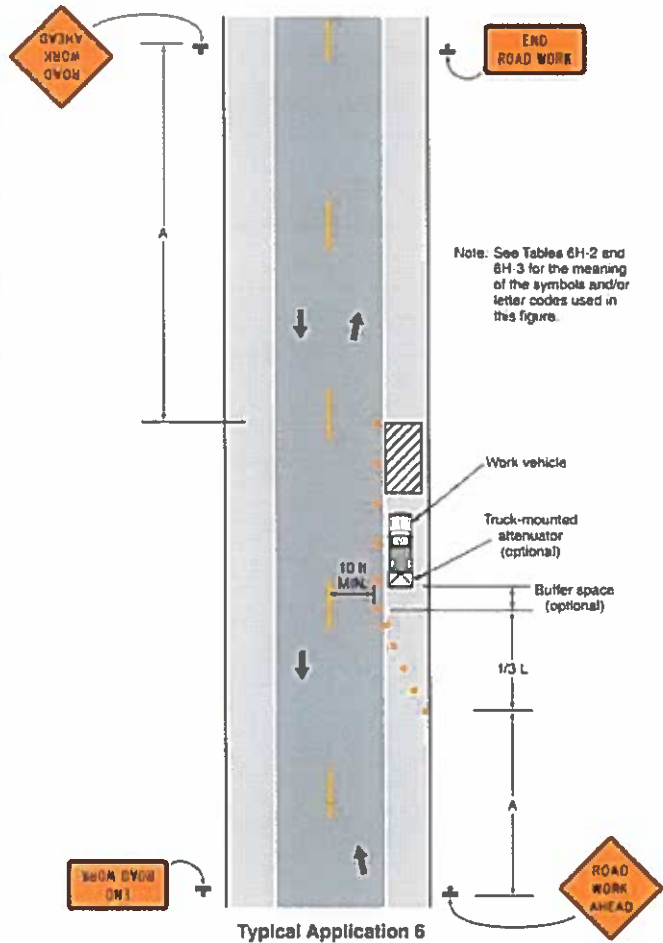


Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)

This figure illustrates an example of shoulder work with minor encroachment. A legend under the figure states that this is Typical Application 6. A note states "See [Tables 6H-2](#) and [6H-3](#) for the meaning of the symbols and/or letter codes used in this figure."

This figure shows a vertical two-lane roadway with one lane of traffic in each direction. Downward-pointing black arrows in the left lane and upward-pointing arrows in the right lane denote the direction of traffic. The opposing lanes are shown separated by a broken yellow line. A shoulder is shown to the right of each travel lane. The shoulders are shown separated from the travel lanes by a solid white line.

At the bottom of the figure and to the right of the shoulder of the right, northbound lane, a black inverted "T" is shown denoting a sign. The sign shown is a diamond-shaped orange sign with a black border and the words "ROAD WORK AHEAD" in black. Beyond the sign, at a dimensioned distance A, a series of orange squares, denoting channelizing devices, is shown. The devices are shown beginning at the far right edge of the shoulder and tapering to the solid white line separating the shoulder and the northbound lane. This distance is shown as a dimensioned distance $\frac{1}{3}L$. A buffer space labeled optional is shown in advance of a work vehicle shown within the shoulder with a truck-mounted attenuator labeled optional. Just beyond the vehicle and on the shoulder, a vertical rectangle is shown with diagonal black and white stripes, denoting a work space. For the length of the buffer space and to the left of the work vehicle and the work space, a row of channelizing devices is shown on the right side of the right lane. They are shown to the left of and parallel with the solid white line separating the shoulder and right lane. Between the channelizing devices adjacent to the work space and the broken yellow line, a dimensioned distance of 10 ft MIN. is shown. At the top of the figure and to the right of the right shoulder, a horizontal rectangular orange sign is shown with a black border and the words "END ROAD WORK" in black.

At the top-left of the figure and to the right of the shoulder of southbound roadway, a black inverted "T" is shown denoting a sign. The sign is another diamond-shaped orange sign with a black border and the words "ROAD WORK AHEAD" in black. It is shown facing approaching southbound traffic and at a dimensioned distance A in advance of the work space on the right, northbound shoulder. Beyond the work space, a horizontal rectangular orange sign is shown with a black border and the words "END ROAD WORK" in black to the right of the shoulder of the southbound roadway. It is shown facing the approaching southbound traffic. This sign is shown opposite the Road Work Ahead sign on the northbound shoulder.

[Back to Chapter 6H](#)

REVIEWED

By Kasey Flavin at 2:03 pm, Jan 19, 2018

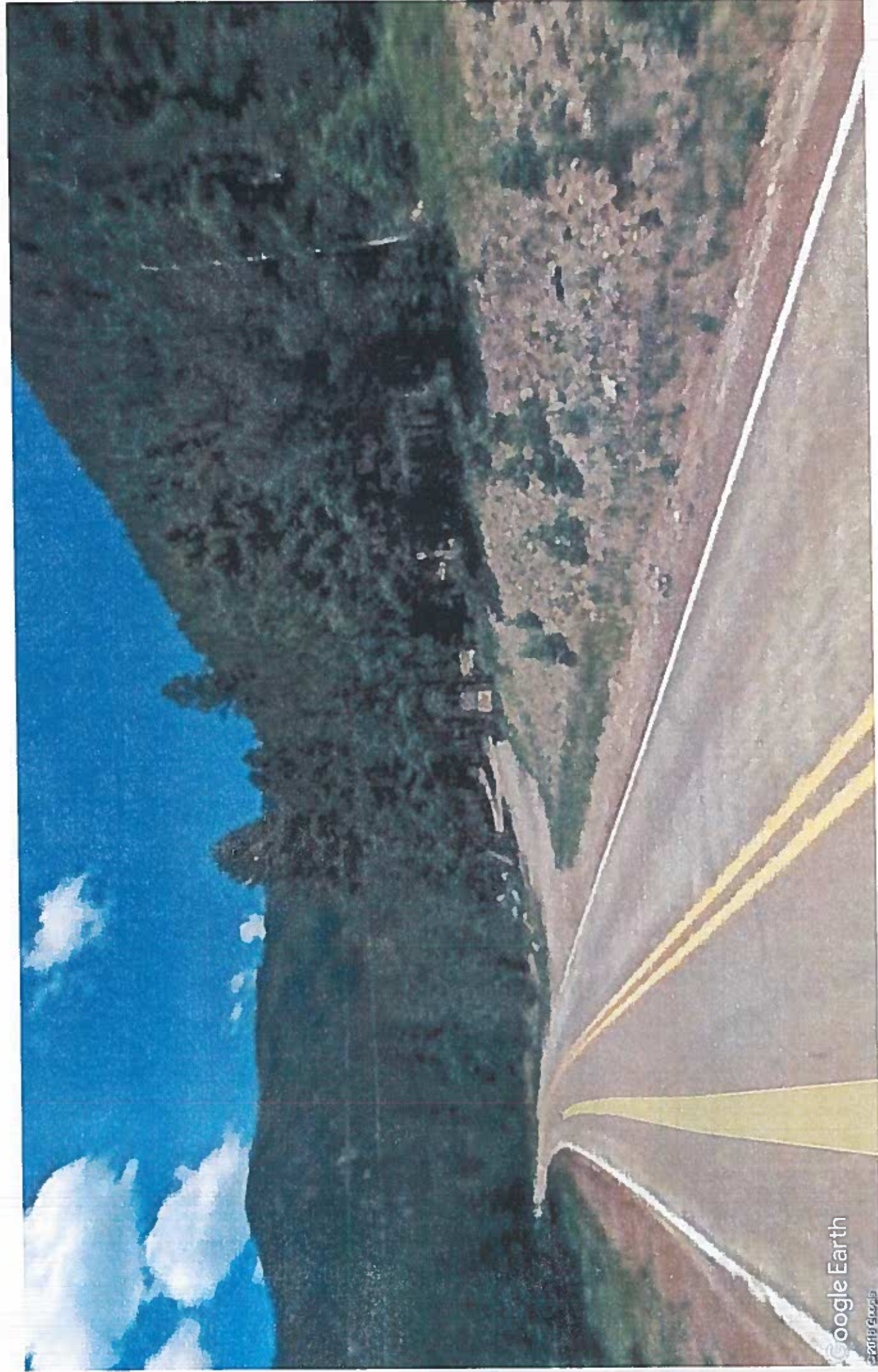
CULTURAL RESOURCE INVENTORY
NOT REQUIRED
NMDOT, ENVIRONMENTAL SECTION



Based on the scope of the project, the low probability of cultural resources/endangered species being present, and extensive property ownership descriptions/documentation provided by Richard Wilson, AIA, Village of Taos Ski Valley Building Inspector/Plans Examiner and Stephen Lopez, NMDOT D-5 Technical Support Engineer, the NMDOT Environmental Bureau certifies this project to be cleared of environmental/cultural resource concerns.

ENVIRONMENTAL SURVEY
NOT REQUIRED
NMDOT, ENVIRONMENTAL SECTION

- be the undertaking along with width, length and depth of ground disturbance. Include the methods and machinery to be used. The access of the road is proposed to be 40' wide and 125' long. It will run along the road and curve back toward the north to soften the grade into the site. An 18"x30' culvert will be
2. **Is your project resulting from a NMDOT project?** If so, provide the control and/or project number.
No.
3. **Funding Source.** Is the funding private, state or federal? If state and/or federal, list agency(s).
Private
4. **Land status.** Is the project on the right-of-way owned by BLM, Forest Service, Tribal land or State Trust land? (NMDOT does not own all highway rights-of-way!)
Forest Service
5. **Permitting agencies.** List other permitting agencies involved besides NMDOT.
N/A
6. **County.** List the county or counties in which the project is located.
Taos County
7. **Highway number.** Indicate the highway, the project will cross or parallel.
NM-150
8. **BOP and EOP.** Provide the milepost locations for the beginning of the project area (BOP) and the end of the project area (EOP). If highway crossing only, list the milepost location, indicate BOP and EOP on quadrangle maps as well.
The site is nearly halfway between MP 13 and MP 14 along NM-150.



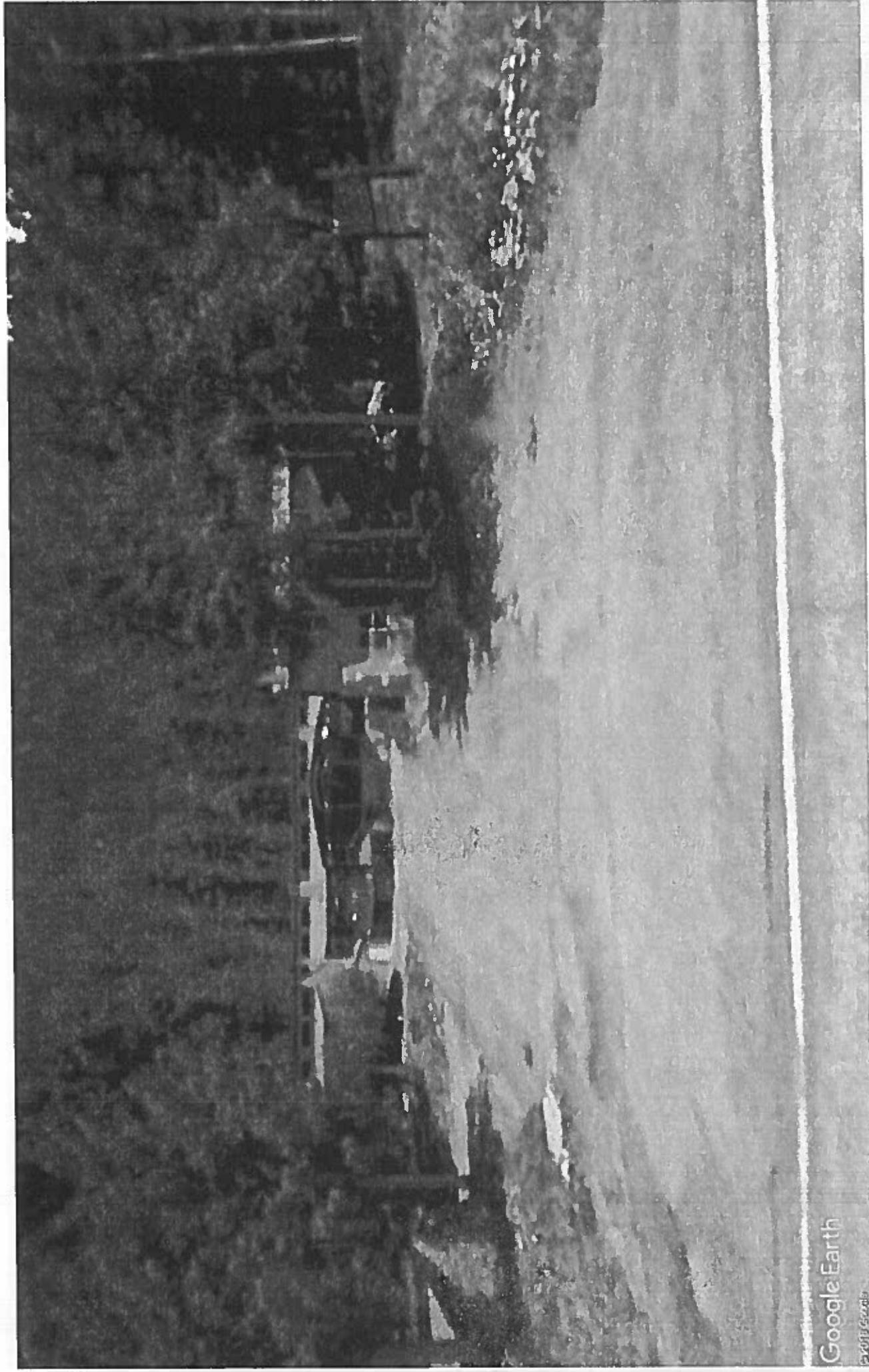
Google Earth

© 2019 Google



Google Earth

©2013 Google



Vicinity Map



Drainage Narrative

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO ACCOMMODATE A NEW ACCESS ROAD TO THE SITE FOR A FUTURE PARKING LOT FOR THE EXISTING BUILDING ALONG THE CENTER OF THE SITE, AND IMPROVED ACCESS TO THE EXISTING TAOS MOUNTAIN LODGE LOCATED AT THE NORTH END OF THE SITE. THE SITE'S CURRENT ACCESS IS AN UNIMPROVED ROAD. THIS PLAN WILL ACCOMMODATE THE NEW 22' DRIVE AT THE SOUTHWEST CORNER OF THE PROPERTY ALONG HIGHWAY 150 AND LEVEL OFF AT THE EXISTING OFFICE BUILDING. A SERIES OF RETAINING WALLS ALONG THE NEW DRIVE WILL ASSIST IN ALLOWING FOR A CONSTANT SLOPE TO THE OFFICE BUILDING AND PARKING LOT. A NEW TEMPORARY ACCESS ROAD WILL BE GRADED IN AT THE WEST END TO ACCESS THE EXISTING LODGE AT THE NORTH END. PROPOSED, THERE WILL BE A NEW ACCESS ROAD ALONG THE EAST SIDE THAT WILL WRAP AROUND TO THE THE EXISTING LODGE ALLOWING FOR A MORE MANAGEABLE SLOPE.

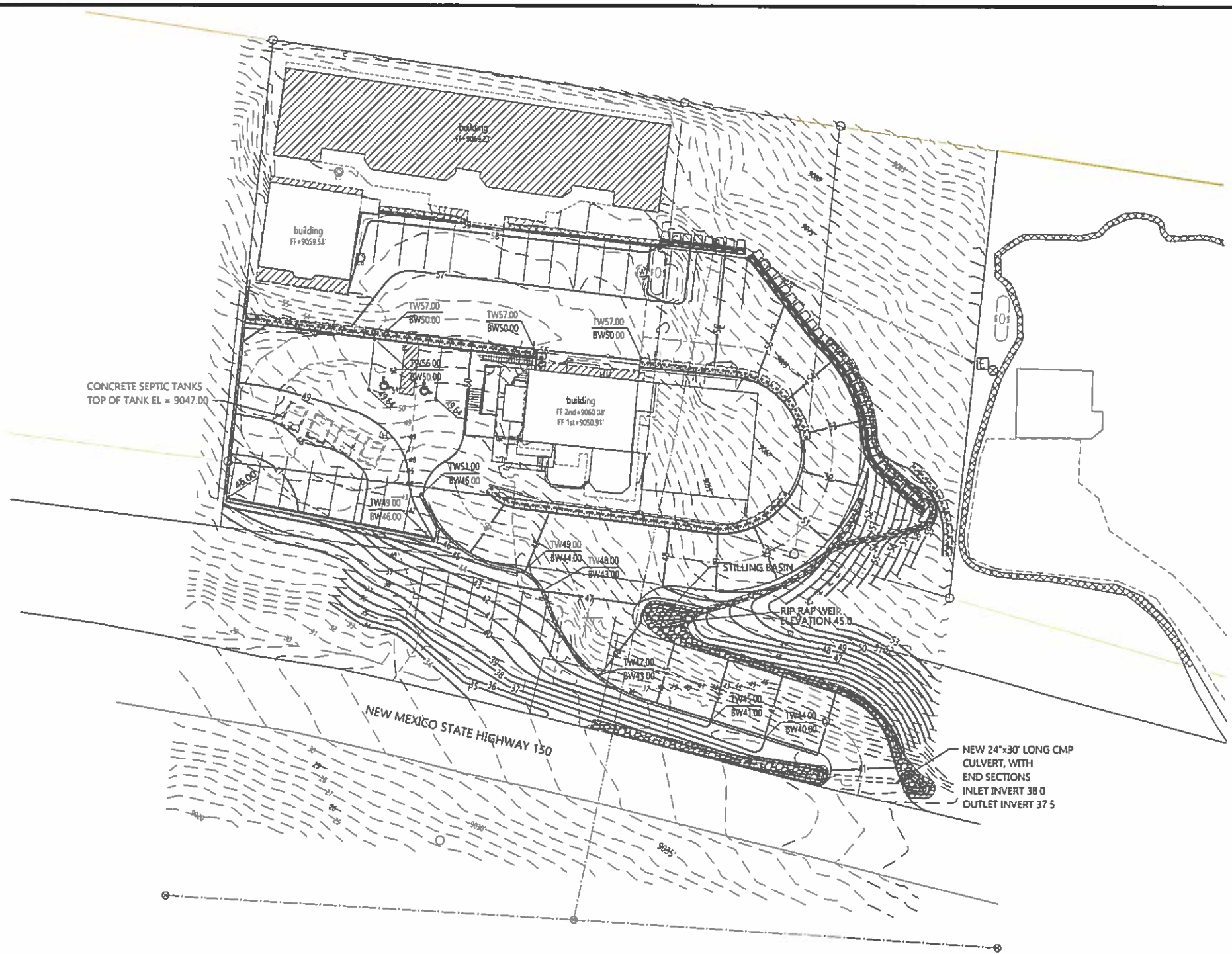
CURRENTLY THE SITE SLOPES FROM THE NORTH TO THE SOUTH, AND IS BOUND TO THE NORTH BY THE CARSON NATIONAL FOREST, THE WEST BY AN UNIMPROVED LOT, TO THE EAST BY AN EXISTING IMPROVED LOT AND TO THE SOUTH BY NEW MEXICO HIGHWAY 150. HISTORICALLY THE SITE DISCHARGES TO THE BARROW DITCH ALONG HIGHWAY 150, AND THE DESIGN INTENT IS TO CONTINUE TO DISCHARGE TO THE BARROW DITCH ALONG HIGHWAY 150.

THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS IS DESIGNATED AS ZONE "X" ON FEMA FLOOD INSURANCE RATE MAP NUMBER 35055CD675E, DATED OCTOBER 6, 2010.

Drainage Calculations

DRAINAGE CALCULATIONS (SCS Chapter 2 Method) No water harvesting VILLAGE OF TAOS SKI VALLEY			
PRE-DEVELOPMENT		POST-DEVELOPMENT	
Site Area:	1.2100 Ac	Site Area:	1.2100 Ac
Total Area:	58137 Sq. Ft.	Total Area:	58137 Sq. Ft.
Undisturbed Area:	40615 Sq. Ft.	Undisturbed Area:	9185 Sq. Ft.
% of total Area:	70%	% of total Area:	16%
CN of Undisturbed Area:	80	CN of Undisturbed Area:	80
Weighted CN:	56	Weighted CN:	13
Roof/Pave/Walks Area:	6723 Sq. Ft.	Roof/Pave/Walks Area:	31889 Sq. Ft.
% of total Area:	12%	% of total Area:	55%
CN of Roof/Pave/Walks:	96	CN of Roof/Pave/Walks:	96
Weighted CN:	11	Weighted CN:	56
Gravel Area:	10599 Sq. Ft.	Gravel Area:	17053 Sq. Ft.
% of total Area:	18%	% of total Area:	29%
CN Gravel:	87	CN Gravel:	87
Weighted CN:	16	Weighted CN:	26
Landscape:	0 Sq. Ft.	Landscape:	0 Sq. Ft.
% of total Area:	0%	% of total Area:	0%
CN Landscape Area:	60	CN Landscape Area:	60
Weighted CN:	0	Weighted CN:	0
Total Weighted CN:	83	Total Weighted CN:	92
Time of Concentration:	< 6 Min	Time of Concentration:	< 6 Min
Unit discharge:	2.3 CFS/Ac-in	Unit discharge:	2.3 CFS/Ac-in
100 Yr Rainfall:	3.8 in	100 Yr Rainfall:	3.8 in
Direct runoff:	2.14 in	Direct runoff:	2.82 in
Peak Discharge:	5.98 CFS	Peak Discharge:	8.12 CFS
Runoff volume:	10381 CF	Runoff volume:	14134 CF
		Detention Req:	3753 CF

CONCRETE SEPTIC TANKS
TOP OF TANK EL = 9047.00



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

Legend

- 45 — EXISTING CONTOUR
- EXISTING BUILDING
- 55 — NEW CONTOUR
- NEW PRECAST CONCRETE BLOCK
- NEW PRECAST BLOCK WALL
- NEW SEPTIC TANK
- TW TOP OF WALL
- BW BOTTOM OF WALL



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PROJECT NO.	DATE	REVISION
17-045	2.28.2018	
DRAWN BY:	F. PHILLIPS	
CHECKED BY:	M. GARCIA	
SCALE:	1" = 20'	

PROJECT TITLE	TAOS MOUNTAIN LODGE VILLAGE OF TAOS SKI VALLEY, NEW MEXICO
SHEET TITLE	GRADING AND DRAINAGE PLAN

PROJECT NO.	17-045
DATE	2.28.2018
DRAWN BY:	F. PHILLIPS
CHECKED BY:	M. GARCIA
SCALE:	1" = 20'

C1



REVISED SITE PLAN TAOS MOUNTAIN LODGE