

| THE LODGE & THE RESORT AT TAOS SKI VALLEY  
PRELIMINARY PLAT SUBMITTAL

OCTOBER 2019



# THE LODGE & THE RESORT AT TAOS SKI VALLEY

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40	EXISTING UTILITIES PLAN		





VILLAGE OF  
TAOS SKI VALLEY

BULL OF THE  
WOODS MTN.

TAOS SKI VALLEY  
PROJECT SITE (74.69 ACRES)

LOST  
LAKE

LA CAL  
BASIN



## SITE LOCATION





KACHINA ROAD

THE RESORT

THE RESORT VILLAS

THE LODGE

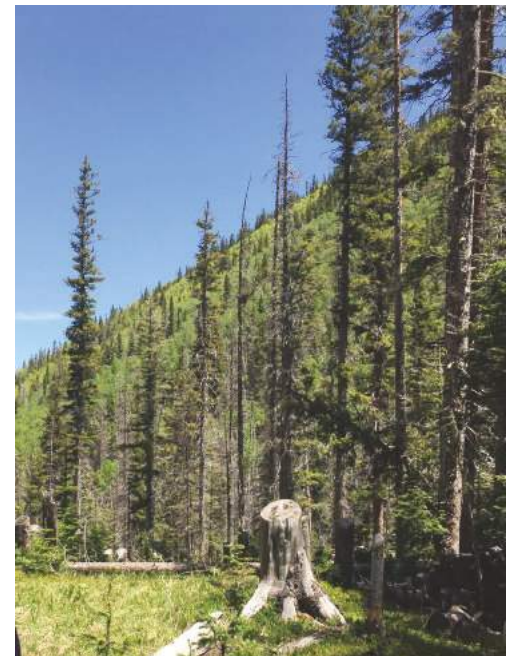
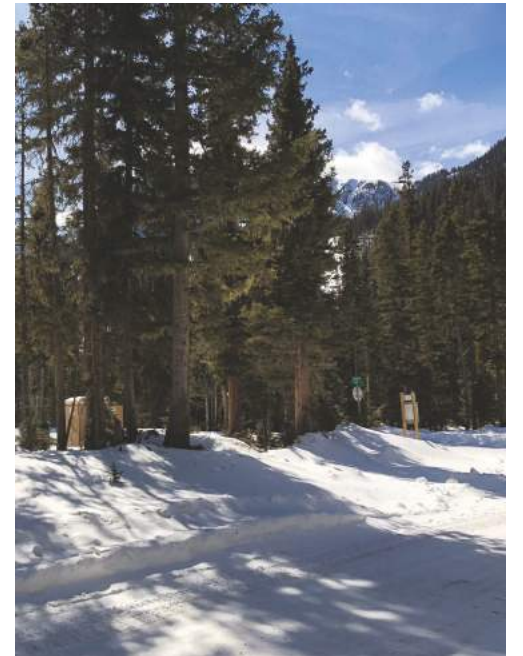
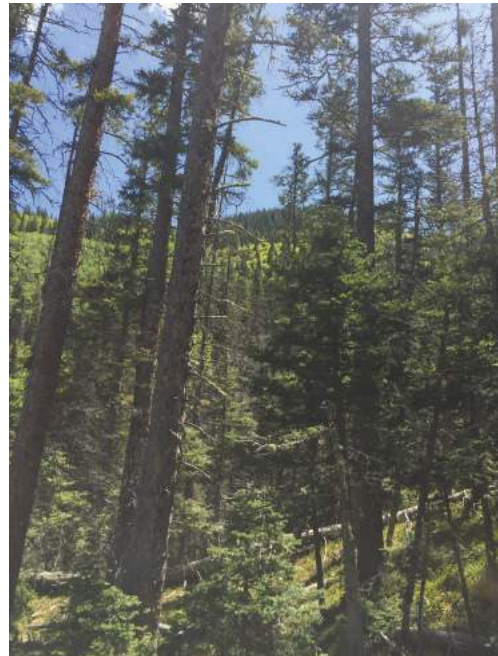
THE LODGE VILLAS NORTH

THE LODGE VILLAS SOUTH

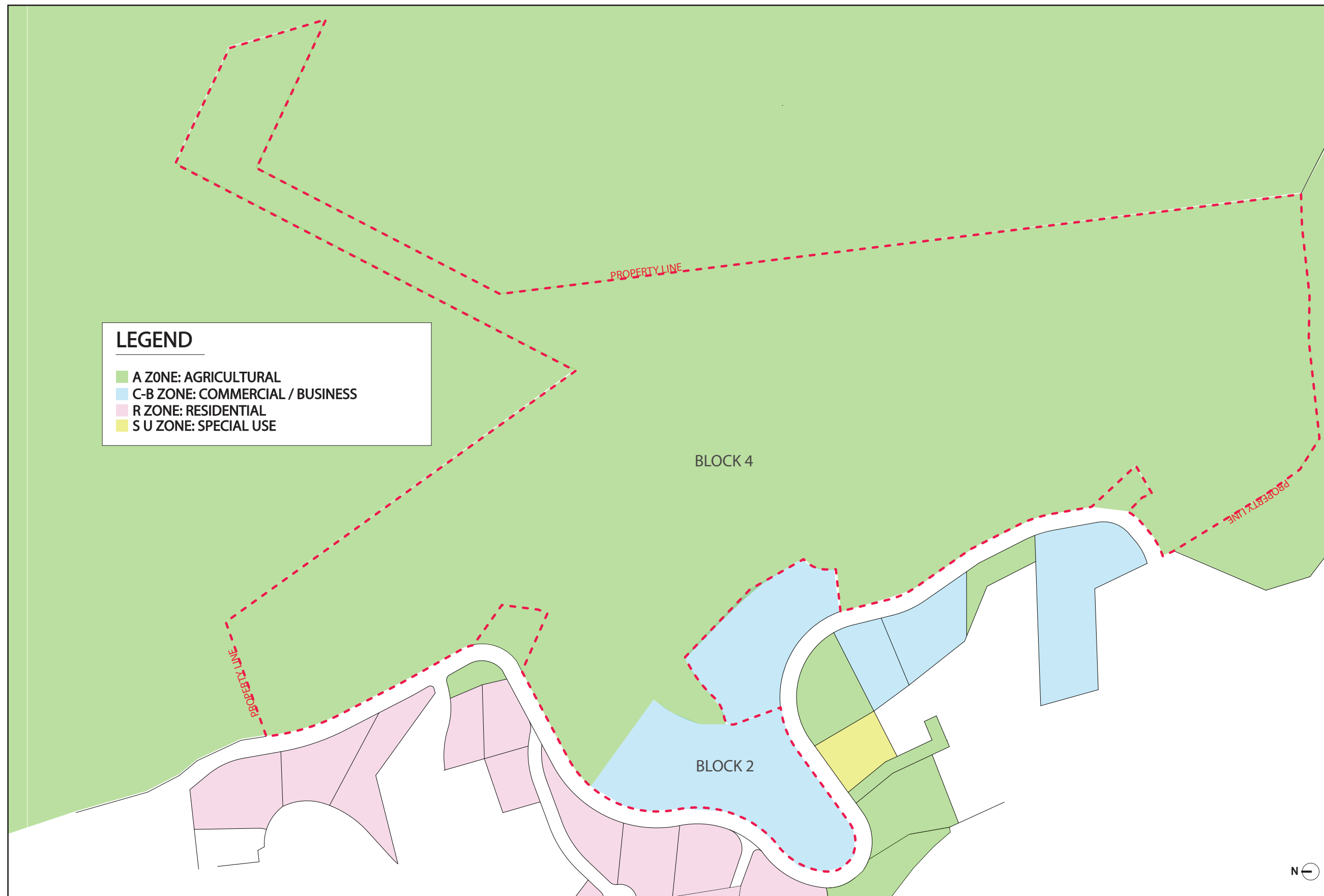
## EXISTING AERIAL WITH PROPOSED SITE PLAN

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THE RESORT AT TAOS SKI VALLEY -- LAND USE CHART					
	ACRE	% OF OVERALL ACREAGE	ZONING	# OF UNITS ( R )	# OF UNITS ( C )
OPEN SPACE	52.34	70.1%			
LOTS 1-9	22.35	29.9%	RESIDENTIAL-COMMERCIAL OVERLAY ZONE	84	90
TOTAL	74.69	TOTAL COMMERCIAL: 13% TOTAL RESIDENTIAL: 17%		84	90

\*THE OPEN SPACE PERCENTAGE DOES NOT INCLUDE THE OPEN SPACE WITHIN THE INDIVIDUAL LOTS

LEGEND

RESIDENTIAL-COMMERCIAL OVERLAY ZONE (PROPOSED LOTS)

A ZONE: RECREATION & AGRICULTURAL (EXISTING)

OS ZONE: IMPROVED OPEN SPACE

C-B ZONE: COMMERCIAL / BUSINESS

R ZONE: RESIDENTIAL

S U ZONE: SPECIAL USE

RECREATION & AGRICULTURE  
(EXISTING)

IMPROVED  
OPEN SPACE

IMPROVED  
OPEN SPACE

LOT 1

BLOCK 4

LOT 2

LOT 4

LOT 5

LOT 3

LOT 6

LOT 7

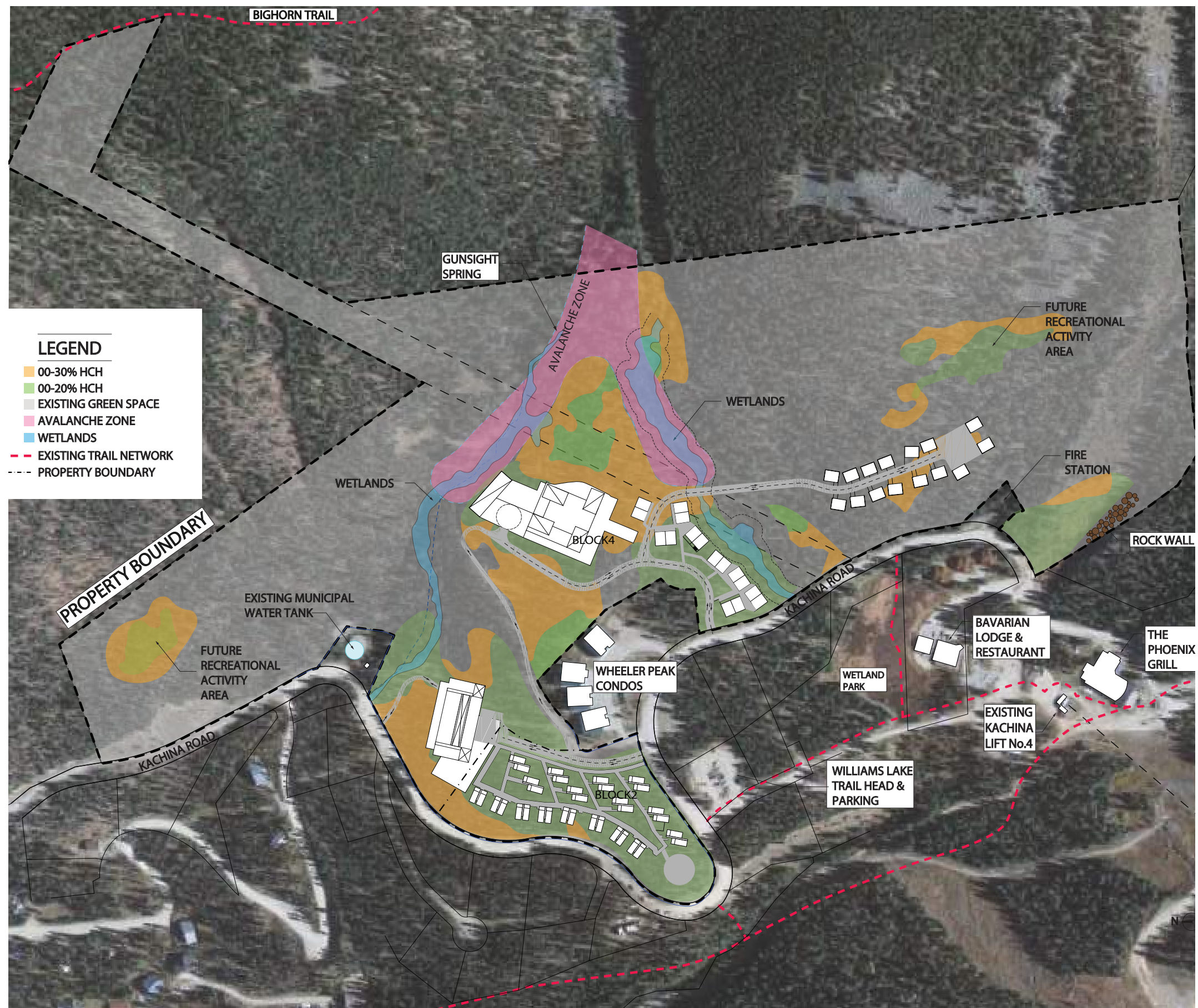
LOT 8

BLOCK 2

LOT 9



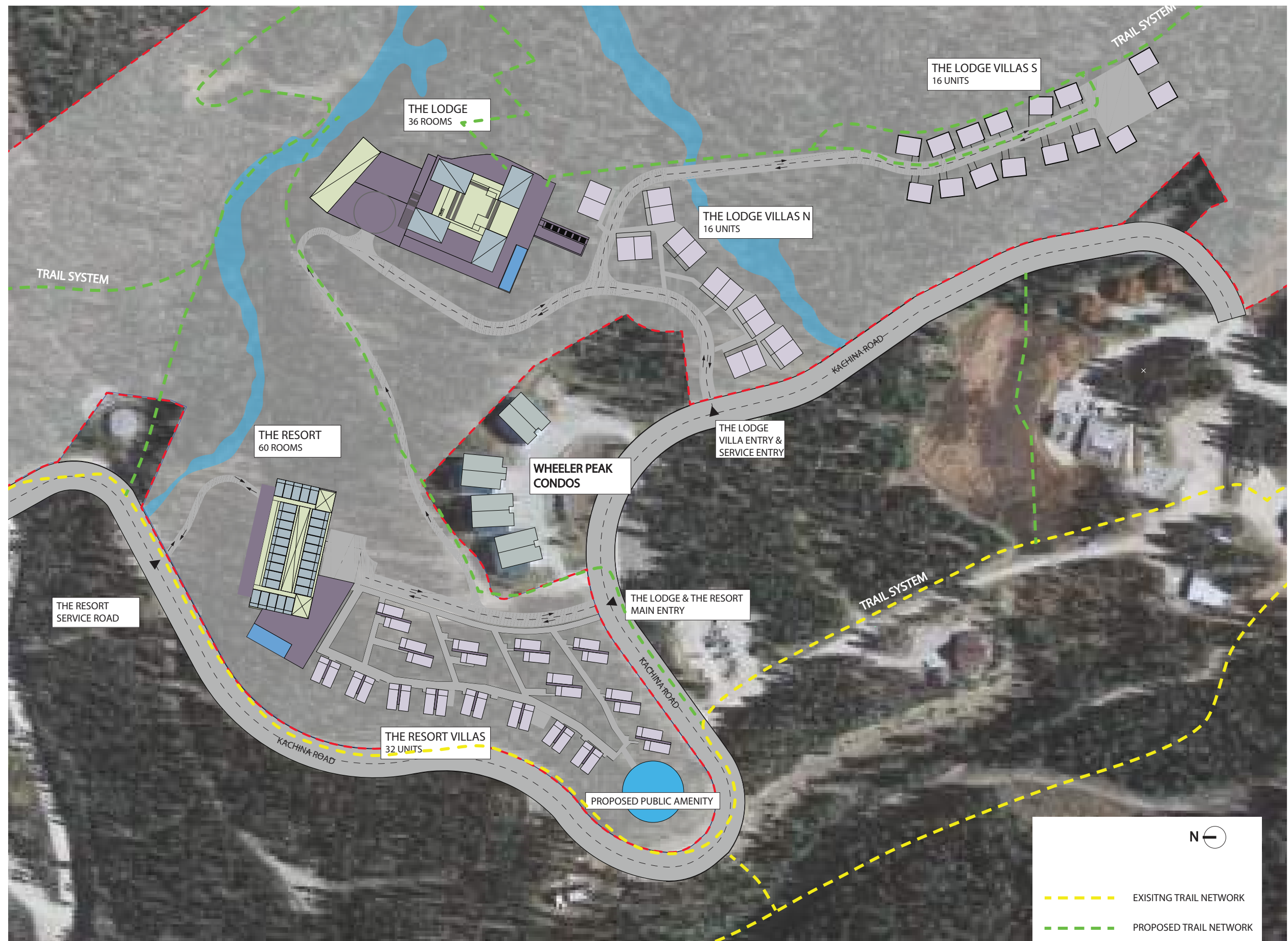




## VICINITY MAP

THE LODGE & THE RESORT AT TAOS SKI VALLEY  
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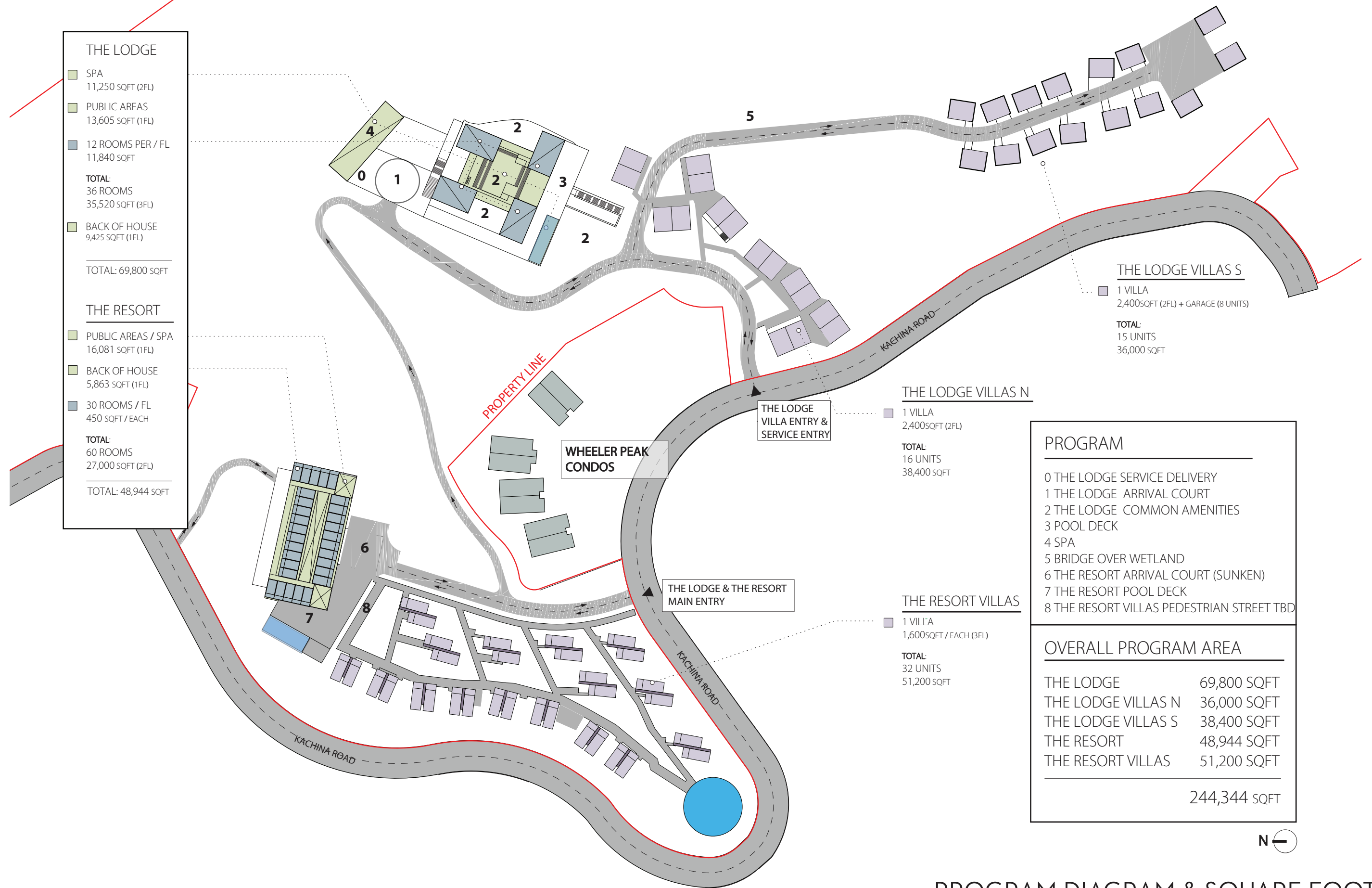




## PROPOSED SITE PLAN

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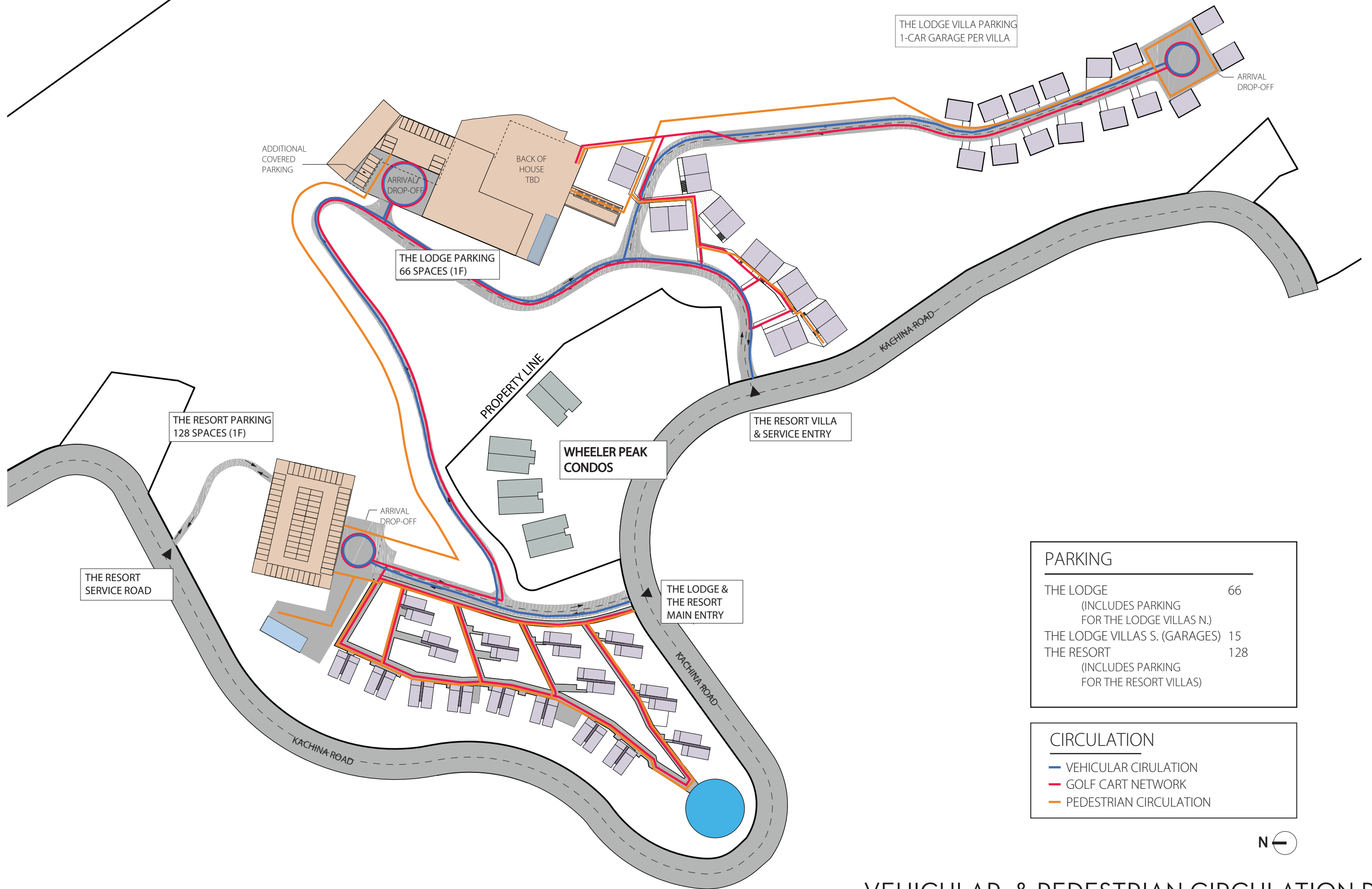




## PROGRAM DIAGRAM & SQUARE FOOTAGE

THE LODGE & THE RESORT AT TAOS SKI VALLEY  
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### PARKING

THE LODGE	66
(INCLUDES PARKING FOR THE LODGE VILLAS N.)	
THE LODGE VILLAS S. (GARAGES)	15
THE RESORT	128
(INCLUDES PARKING FOR THE RESORT VILLAS)	

### CIRCULATION

- VEHICULAR CIRCULATION
- GOLF CART NETWORK
- PEDESTRIAN CIRCULATION



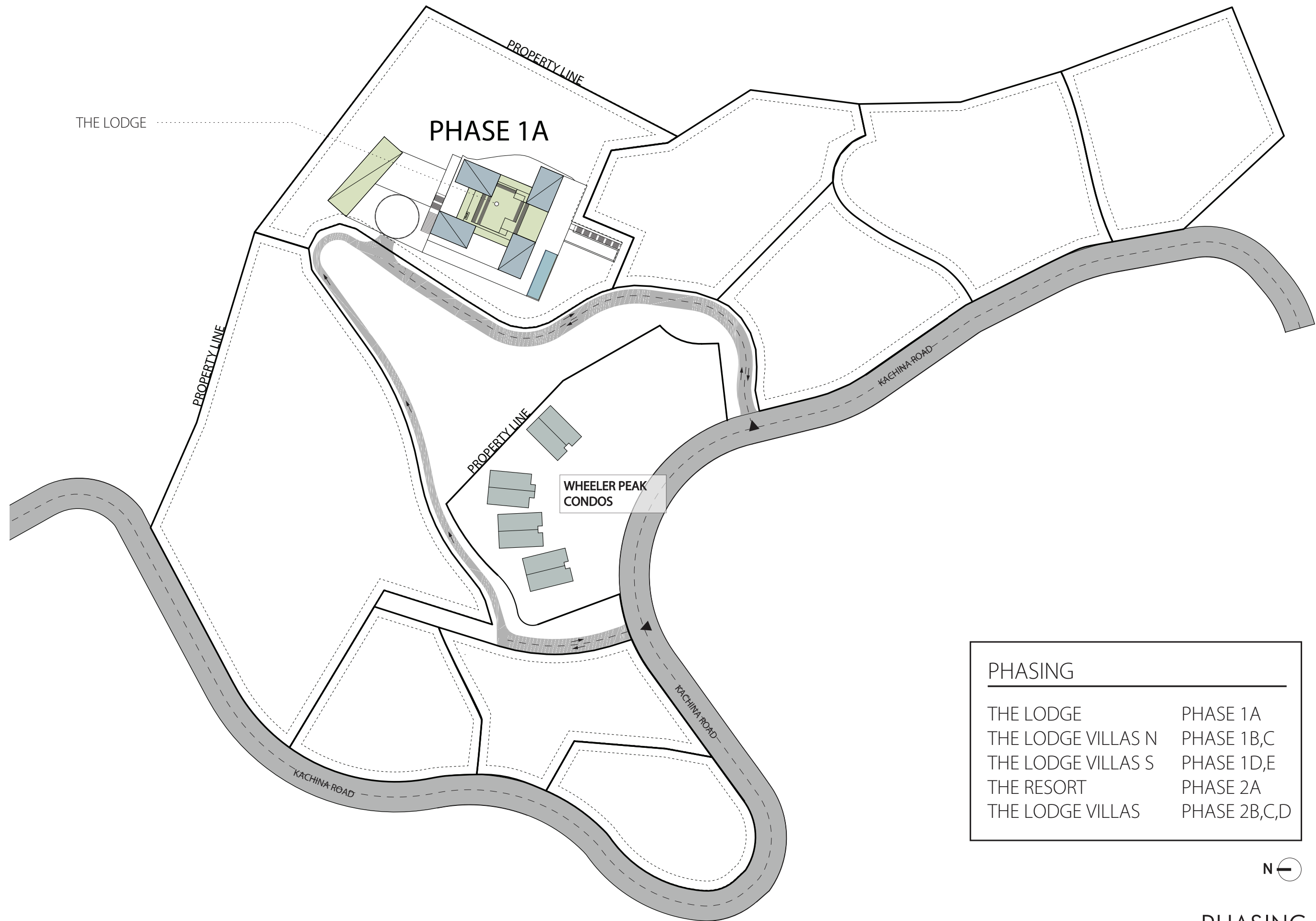
## VEHICULAR & PEDESTRIAN CIRCULATION PLAN

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VILLAGE OF TAOS SKI VALLEY PARKING TABULATION					
	AREA (SQFT)	AMT PROVIDED	CODE REFERENCE	NOTES	
THE LODGE PARKING TABULATION					
30 HOTEL ROOMS		30	2.2 Clubs: one space per three members plus one space for every five employees each shift.	Assumes some guests to be shuttled in from off-site parking.	
PUBLIC SPACE	10530	10	2.6 Hotels and Motels: one space per 300 square feet of public area plus one space per every five employees per shift.	Assumes public space is limited to guest use only. Assumes 25 staff max per shift (per Steven Scott)	
SPA	10500	5		Assumes spa is limited to guest use only.	
BOH/STAFF	9425	5	2.6 Hotels and Motels: one space per 300 square feet of public area plus one space per every five employees per shift.	BOH/Staff count covered in "Public Space"	
PHASE 1 VILLAS (16 TOTAL)		16	2.4.a In CVZ and CB zones (as delineated on Village Zoning Map): one space per dwelling unit plus one ADA parking space for every unit which is ADA accessible and/or fitted.		
PHASE 2 VILLAS (15 TOTAL)		15	2.4.a In CVZ and CB zones (as delineated on Village Zoning Map): one space per dwelling unit plus one ADA parking space for every unit which is ADA accessible and/or fitted.	Phase 2 Nama Villas to have 1-car garage / villa	
TOTAL:		81			
THE RESORT PARKING TABULATION					
60 HOTEL ROOMS		20	2.2 Clubs: one space per three members plus one space for every five employees each shift.	Assumes some guests to be shuttled in from off-site parking.	
PUBLIC SPACE	11011	43	2.6 Hotels and Motels: one space per 300 square feet of public area plus one space per every five employees per shift.	Assumes 30 staff max per shift (per Steven Scott)	
SPA	5070	10	2.7 Offices, retail, and service establishments: one space per 500 square feet		
BOH/STAFF	5863	23	2.6 Hotels and Motels: one space per 300 square feet of public area plus one space per every five employees per shift.	BOH/Staff count covered in "Public Space"	
VILLAS/APARTMENTS		32	2.4.a In CVZ and CB zones (as delineated on Village Zoning Map): one space per dwelling unit plus one ADA parking space for every unit which is ADA accessible and/or fitted.		
TOTAL:		128			





### PHASING

THE LODGE	PHASE 1A
THE LODGE VILLAS N	PHASE 1B,C
THE LODGE VILLAS S	PHASE 1D,E
THE RESORT	PHASE 2A
THE LODGE VILLAS	PHASE 2B,C,D



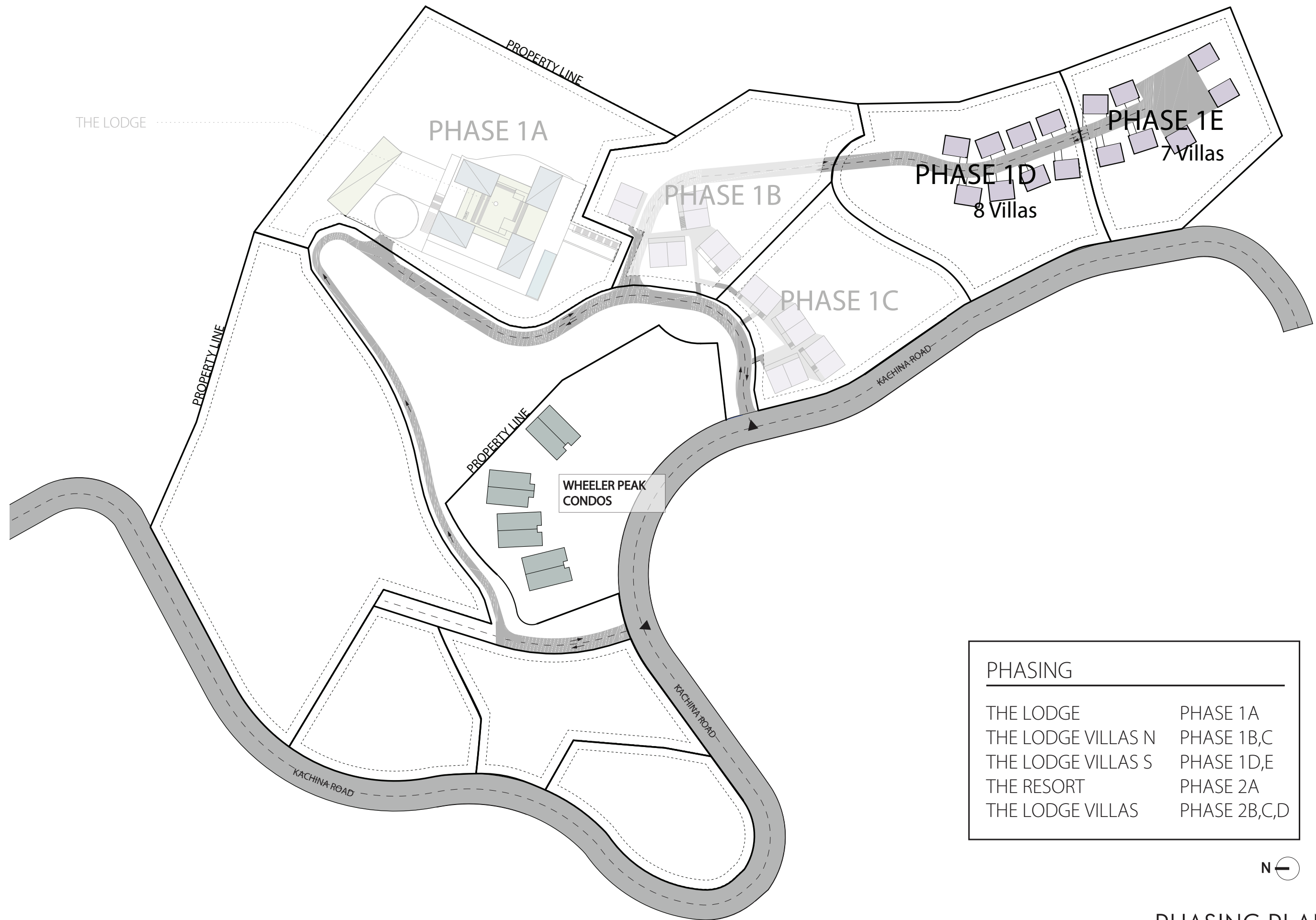
## PHASING PLAN - 1A

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PHASING	
THE LODGE	PHASE 1A
THE LODGE VILLAS N	PHASE 1B,C
THE LODGE VILLAS S	PHASE 1D,E
THE RESORT	PHASE 2A
THE LODGE VILLAS	PHASE 2B,C,D



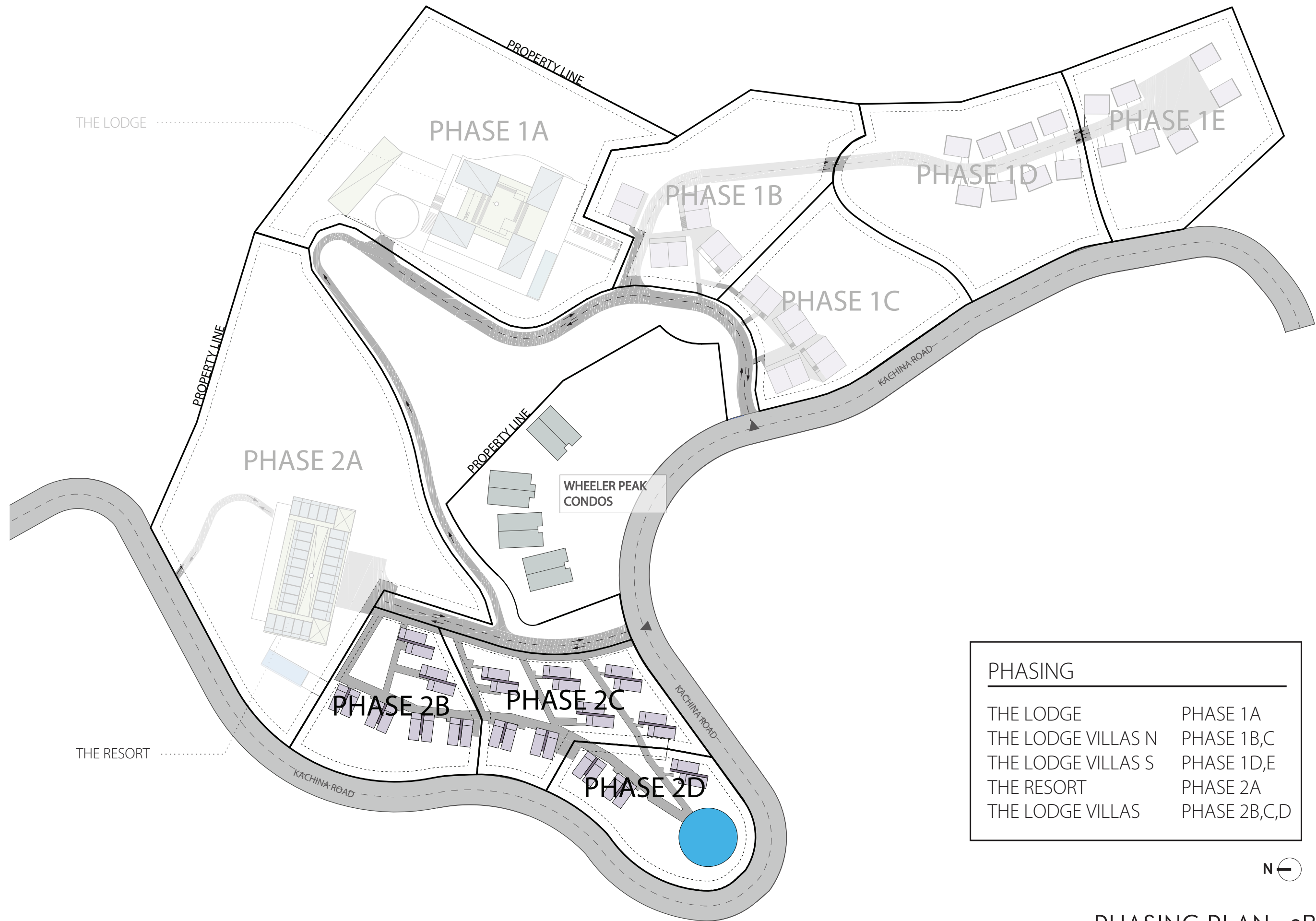
## PHASING PLAN - 1D + 1E

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PHASING	
THE LODGE	PHASE 1A
THE LODGE VILLAS N	PHASE 1B,C
THE LODGE VILLAS S	PHASE 1D,E
THE RESORT	PHASE 2A
THE LODGE VILLAS	PHASE 2B,C,D



## PHASING PLAN - 2B + 2C + 2D

THE LODGE & THE RESORT AT TAOS SKI VALLEY  
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▼ HP ROOF +332

▼ LOBBY +296

▼ TERRACE +284

▼ AUTOCOURT +274

PARKING

AUTOCOURT

## SECTION A - THE LODGE

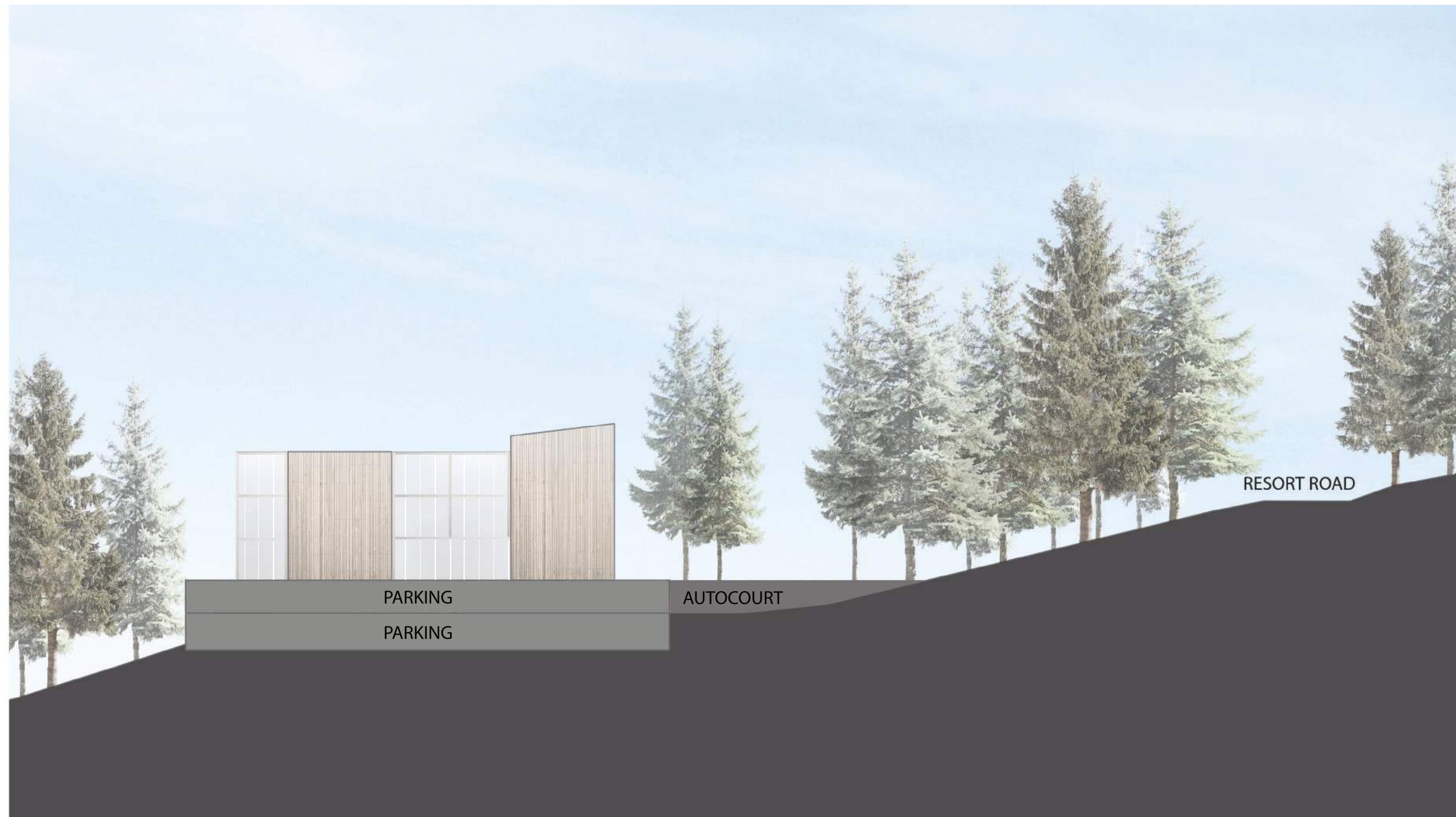


HP ROOF +231 ▼

HOTEL MAIN LEVEL +195 ▼

AUTOCOURT +185 ▼

LOWER LEVEL PARKING +175 ▼



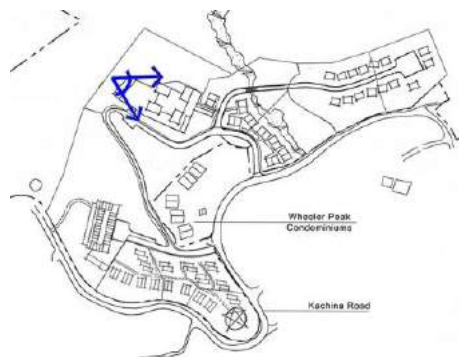
## SECTION B - THE RESORT



ARTIST IMPRESSIONS

- 1 THE LODGE
- 2 THE RESORT
- 3 THE LODGE VILLAS
- 4 THE RESORT VILLAS



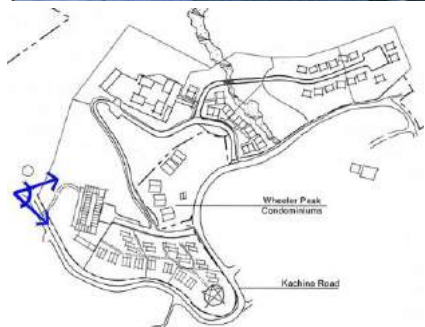


## THE LODGE





WENJIE  
18



## THE RESORT





## THE LODGE VILLAS

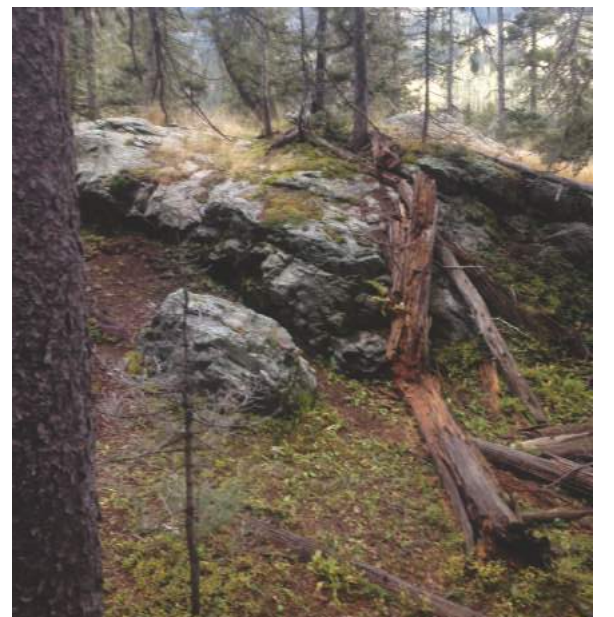
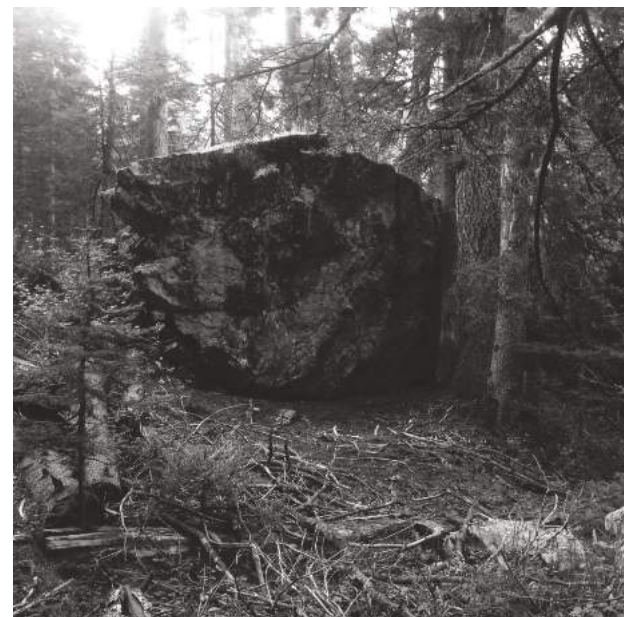
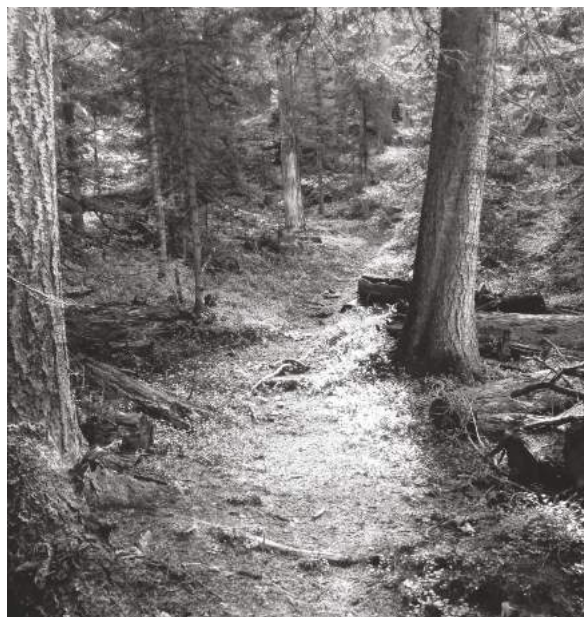
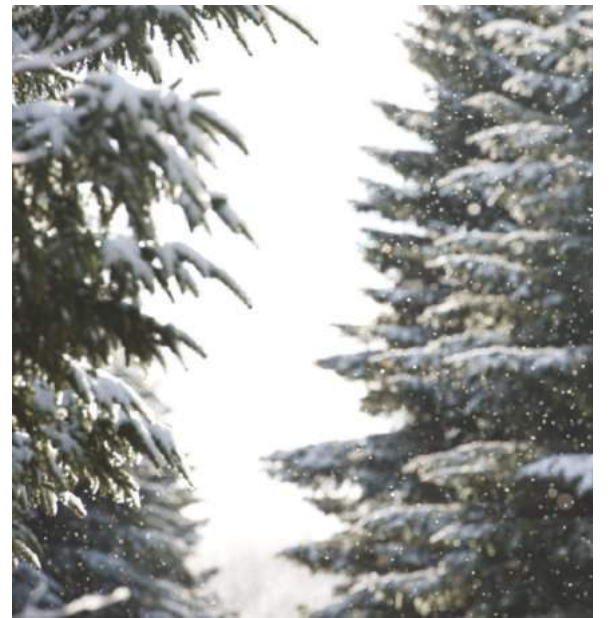






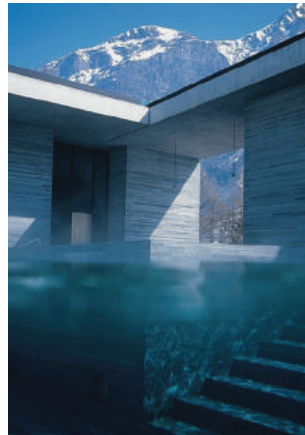






## MOODBOARDS : ARCHITECTURE & SITE MATERIALITY





## ARCHITECTURE & MATERIALITY : THE LODGE





## ARCHITECTURE & MATERIALITY : THE LODGE VILLAS





# ARCHITECTURE & MATERIALITY : THE RESORT





## ARCHITECTURE & MATERIALITY : THE RESORT VILLAS



GENERAL NOTES

1. SOUDER, MILLER AND ASSOCIATES SHALL HEREINAFTER BE KNOWN AS THE ENGINEER. THERE WILL BE A PERSON WHO WILL BE THE CONTACT FOR QUESTIONS FROM THE CONTRACTOR TO THE ENGINEER.
2. THERE WILL BE A PERSON OR PERSONS (HEREINAFTER KNOWN AS THE OWNER'S REPRESENTATIVE) CHOSEN BY OWNER (HEREINAFTER KNOWN AS THE OWNER) TO ACT AS A CONTACT PERSON BETWEEN THE OWNER AND THE ENGINEER. THE OWNER'S REPRESENTATIVE WILL OBSERVE AND PROVIDE INFORMATION, AND PROVIDE CRITICAL LOCATIONS THROUGH THE ENGINEER TO THE CONTRACTOR IN THE FIELD.
3. THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND IS NOT LIABLE FOR PROBLEMS THAT MAY ARISE FROM THE CONTRACTOR'S FAILURE TO FOLLOW THESE DRAWINGS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS ARISING FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS.
4. CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS TO THE LIMITS OF THE PROJECT EASEMENTS DEFINED IN THESE DRAWINGS, AND IN NO WAY ENCROACH ONTO ADJACENT PROPERTIES, UNLESS LEGAL EASEMENTS ARE PROVIDED. CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AGREEMENTS NEEDED, OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING THE PROJECT ACCORDING TO CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (NMSSPWC) APWA SPECS AND STANDARDS, INCLUDING WHERE PARTICULAR WORK ITEMS ARE NOT SPECIFIED HEREIN.
6. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER REGARDING ANY QUESTION ARISING FROM ANY ASPECT OF THIS PROJECT NOT SPECIFICALLY COVERED IN THE PLANS AND TECHNICAL SPECIFICATIONS, OR ANY CHANGES OR CORRECTIONS TO THE PLANS AND SPECS.
7. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR CONSTRUCTION FOR APPROVAL BY COUNTY AND ENGINEER.
8. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL (OSHA), STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P - EXCAVATIONS.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING BUILDING PERMITS, ROAD CROSSING PERMITS AND ANY OTHER PERMITS, WHICH HAVE NOT ALREADY BEEN OBTAINED BY THE OWNER OR ENGINEER.
10. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH SPECIFICATIONS FOR ROAD AND ANY APPLICABLE SPECIAL PROVISION AND/OR SUPPLEMENTAL SPECIFICATION, AS WELL AS THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE SPECIFIED HEREIN.
11. AS PART OF THE TRAFFIC CONTROL PLAN AND TRAFFIC CONTROL MANAGEMENT, THE CONTRACTOR SHALL HAVE PERSONNEL AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, TO INSPECT AND MAINTAIN DETOURS AND TRAFFIC CONTROL DEVICES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED BY THE PLANS WHETHER SPECIFICALLY LISTED OR NOT TO COMPLETE THE PROJECT. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND THE CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR UNLISTED REMOVALS.
13. OBSTRUCTIONS REMOVED FROM THE WORK AREAS SHALL BE DISPOSED OF BY THE CONTRACTOR. DISPOSAL OF USABLE MATERIALS (E.G. EXCESS DIRT, GRAVEL, ETC.) SHALL BE AT A SITE DESIGNATED BY THE OWNER DURING CONSTRUCTION. ALL OTHER WASTE SHALL BE DISPOSED OF AT AN APPROVED LANDFILL. ALL DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO DISPOSAL OF ANY WASTE.
14. THE CONTRACTOR SHALL SALVAGE ANY OBSTRUCTIONS NOTED ON THE CONTRACT DRAWINGS AS WELL AS REUSABLE ITEMS FOUND DURING CONSTRUCTION. SUCH ITEMS, IF ANY, SHALL BE DELIVERED TO THE PROPERTY OWNER AS DIRECTED BY THE ENGINEER AND/OR OWNER DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE FOR CONSTRUCTION UNLESS OTHERWISE PROVIDED. NO DIRECT PAYMENT WILL BE MADE FOR WATER. ALL PERMITS, FEES, EQUIPMENT, HAUL, ETC. RELATIVE TO OBTAINING WATER SHALL BE CONSIDERED INCIDENTAL.
16. THE CONTRACTOR SHALL TAKE ANY NECESSARY MEASURES TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION. IF DURING EXECUTION OF THE PROJECT, THE CONTRACTOR'S ACTIVITIES DISTURB OR DESTROY SUCH MONUMENTS, THE CONTRACTOR SHALL RE-ESTABLISH THEM IN ACCORDANCE WITH ESTABLISHED STANDARDS AND PROCEDURES.
17. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING DRAINAGE STRUCTURES FREE OF DUST AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. ALL EXISTING AND NEW DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ALL COSTS RELATED TO THIS ITEM SHALL BE INCIDENTAL TO THE WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR.
18. CONTRACTOR SHALL REPAIR ANY EXISTING STRUCTURE OR UTILITY DAMAGED DURING THE EXECUTION OF THE PROJECT, AT NO ADDITIONAL COSTS TO THE OWNER.
19. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF MATERIALS AND EQUIPMENT PRIOR TO AND AFTER THEIR INSTALLATION AS APPLICABLE, UNTIL THE PROJECT'S FINAL ACCEPTANCE BY THE OWNER.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES.
21. THE CONTRACTOR SHALL PREPARE AND MAINTAIN UP-TO-DATE "AS-BUILT" DRAWINGS AS PER THE CONTRACT DOCUMENTS. UPDATING SUCH DRAWINGS SHALL BE DONE NOT LESS THAN ONCE EVERY WEEK. THE OWNER AND ENGINEER'S PROJECT REPRESENTATIVES SHALL BE ALLOWED TO REVIEW THESE DRAWINGS AT ANY TIME DURING CONSTRUCTION. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER COMPLETE AS-BUILT DRAWINGS AS PER CONTRACT DOCUMENTS. TWO SETS OF "AS-BUILT DRAWINGS" WILL BE SUBMITTED, UNLESS NOTED OTHERWISE IN CONTRACT DOCUMENTS. ANY EXISTING UTILITIES NOT SHOWN IN THESE DRAWINGS SHALL BE LOCATED AND SHOWN IN AS-BUILT DRAWINGS.
22. CONTRACTOR SHALL SUBMIT ASTM OR AASHTO CERTIFICATES OF MATERIAL'S COMPLIANCE TO THE OWNER'S PROJECT REPRESENTATIVE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
23. ANY EXCEPTIONS TO PLACEMENT OR DEPTH OF MATERIALS AND EQUIPMENT MUST BE AUTHORIZED BY THE ENGINEER.

24. TESTING SHALL BE PERFORMED BY THE CONTRACTOR AS PER CONTRACT SPECIFICATIONS.
25. ALL FINISHED SLOPES SHALL BE 4:1 OR SHALLOWER.
26. IMPORTED PADDING AND BACK FILL MATERIAL, IF REQUIRED, SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE. SEPARATE PAYMENT WILL NOT BE MADE FOR PADDING AND BACK FILL MATERIAL OR HAUL. ALL PADDING AND BACK FILL MATERIAL OR HAUL SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS WORK ITEMS. THE CONTRACTOR SHALL SECURE A SUITABLE PADDING AND BACK FILL MATERIAL PIT IF MATERIAL IS REQUIRED TO COMPLETE THE PROJECT.
27. BACK FILL DENSITY TESTS SHALL BE PERFORMED AS PER SPECIFICATIONS. MINIMUM REQUIREMENTS ARE HORIZONTALLY FOR EACH 100 LINEAR FEET OF PIPELINE, OR ANY STRUCTURE THAT REQUIRES COMPACTED FOUNDATION OR CONTROLLED BACK FILL. ADDITIONAL COMPACTION TESTS SHALL ALSO BE TAKEN EVERY 3 VERTICAL FEET OF BACK FILL
28. CONTRACTOR SHALL WARRANTEE ALL MATERIALS AND LABOR FOR A PERIOD OF NOT LESS THAN 12 MONTHS FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
29. CONTRACTOR SHALL PROVIDE NATIVE SEEDING FOR PERMANENT SOIL STABILIZATION; CONTRACTOR TO SUBMIT A SEEDING MIX THAT CONFORMS TO LOCAL NATIVE VEGETATION FOR APPROVAL BY THE COUNTY AND ENGINEER.

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE GENERAL LOCATION OF KNOWN EXISTING UTILITIES HAS BEEN SHOWN ON THE CONSTRUCTION DRAWINGS TO INDICATE THAT CAUTION MUST BE EXERCISED WHEN WORKING IN THESE AREAS. IN MANY CASES THE EXACT LOCATION OF THE FACILITIES IS NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL OVERHEAD AND UNDERGROUND UTILITIES WITHIN THE VICINITY OF THE NEW CONSTRUCTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR, WORKING WITH THE RESPECTIVE UTILITY COMPANIES, SHALL ACCURATELY LOCATE AND MARK ALL BURIED FACILITIES, INCLUDING SERVICE LINES, ALL EQUIPMENT LABOR, ETC. NECESSARY TO PROPERLY LOCATE THE EXISTING UTILITIES SHALL BE FURNISHED BY THE CONTRACTOR, THE COST OF WHICH SHALL BE INCLUDED IN THE UNIT PRICES ON VARIOUS BID ITEMS.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR UTILITY LOCATION, PROTECTION, AND VERIFICATION. CONTRACTOR MUST NOTIFY NEW MEXICO ONE CALL SYSTEM, INC. AT 811 OR 1-800-321-2537 AND ALL LOCAL UTILITY PROVIDERS THREE (3) DAYS BEFORE STARTING UTILITY CONSTRUCTION.
3. THROUGHOUT THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE EXISTING UTILITY SYSTEMS OPERATING. THE CONTRACTOR SHALL REPORT SHUTOFFS OF ANY OR ALL CONNECTIONS TO THE OWNER AND ENGINEER AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE SHUT-OFFS. ALL LOCAL RESIDENTS AND BUSINESSES SHALL BE CONTACTED BEFORE ANY DISCONNECTION OF ANY SERVICE. ANY INTERRUPTION OF SERVICE SHALL BE KEPT TO THE MINIMUM LENGTH OF TIME POSSIBLE.
4. ANY UTILITIES FOR THIS PROJECT SHALL BE INSTALLED TO THE MINIMUM COVER AS SHOWN ON THE CONSTRUCTION DRAWINGS. THIS INCLUDES ANY CROSSING SERVICES OR LATERALS INSTALLED. EXCEPTIONS MUST BE AUTHORIZED BY THE ENGINEER IN WRITING.
5. ALL INSTALLED UTILITY MAINS, LATERALS, AND SERVICES SHALL BE MARKED WITH TRACER WIRE TAPED TO TOP OF PIPE AND DETECTABLE WARNING TAPE WHERE APPLICABLE AT LEAST EIGHTEEN (18) INCHES ABOVE BURIED PIPE, AS PER SPECIFICATIONS AND THESE DRAWINGS.
6. ALL INSTALLED OR OPENED WATERLINES & MATERIALS SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE AS PER CONTRACT DOCUMENTS.
7. THE CONTRACTOR MAY DEFLECT SANITARY AND WATER MAINS TO THE ALLOWABLE LONGITUDINAL BENDING FOR THE PIPE SPECIFIED.
8. CARE SHALL BE TAKEN TO MAINTAIN PROPER SEPARATION BETWEEN THE VARIOUS UNDERGROUND UTILITIES. NO UTILITY INSTALLATIONS WILL BE ALLOWED WITHIN 10 FEET OF WATER OR SEWER STUB OUTS. NO UTILITY INSTALLATIONS WILL BE ALLOWED WITHIN 10' OF PLANNED OR INSTALLED WATER METERS. UNDERGROUND UTILITIES INSTALLED AT AN IMPROPER LOCATION AS DETERMINED BY THE ENGINEER SHALL BE REPLACED AT THE INSTALLERS EXPENSE.
9. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH NM GAS COMPANY (GAS), COMCAST (CABLE), AND CENTURY LINK (PHONE). CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILL FOR ALL UTILITIES.

UTILITY CONTACT INFORMATION:

PNM	(888)-342-5766
NEW MEXICO GAS COMPANY	(888)-664-2726

EROSION CONTROL NOTES:

1. STORM WATER POLLUTION PREVENTION PLANS AND EROSION CONTROL SHALL BE IMPLEMENTED BY CONTRACTOR TO PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND SHALL BE KEPT IN PLACE UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT IS REQUIRED ONCE SILT AND SEDIMENT HAS REACHED HALF THE HEIGHT OF THE SILT FENCE.
3. EROSION CONTROL DEVICES SHALL BE CHECKED AND MAINTAINED PER USEPA REQUIREMENTS AND THE GENERAL CONSTRUCTION PERMIT.

ENVIRONMENTAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL ENVIRONMENTAL REQUIREMENTS IMPOSED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT (NMED) AND ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT AREA.
2. ALL WORK IN THE VICINITY OF LIVE STREAMS, WATER IMPOUNDMENTS, WETLANDS OR IRRIGATION SUPPLIES SHALL BE EFFECTED IN SUCH A MANNER AS TO MINIMIZE VEGETATION REMOVAL, SOIL DISTURBANCE AND EROSION. CROSSINGS OF LIVE STREAMS WITH HEAVY EQUIPMENT SHALL BE MINIMIZED, AS DETERMINED BY THE PROJECT MANAGER. EQUIPMENT REFUELING, MAINTENANCE AND CEMENT DUMPING IN THE VICINITY OF WATER COURSES IS STRICTLY PROHIBITED AND SHALL BE PERFORMED IN PROPER CONTAINMENT AREAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEANUP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY BE A THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING PAST SPILLS ENCOUNTERED DURING CONSTRUCTION AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY TO THE NM ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-4308 OR (505) 470-3657 AND TO THE PROJECT ENGINEER. ANY UNREPORTED SPILLS IDENTIFIED AFTER CONSTRUCTION AND THE ASSOCIATED CLEANUP COSTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IN THE EVENT THAT THE CONTRACTOR ENCOUNTERS ITEMS OF HISTORICAL IMPORTANCE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND WORK IN THE AREA SHALL IMMEDIATELY CEASE UNTIL THE SITE CAN BE PROPERLY CLEARED.
5. ARCHAEOLOGICAL DISCOVERY: NO ARCHAEOLOGICAL SITES ARE TO BE EXCAVATED OR OTHERWISE DISTURBED. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION-RELATED ACTIVITIES TO AREAS THAT HAVE RECEIVED PRIOR ARCHAEOLOGICAL CLEARANCE, AS INDICATED BY THE ENGINEER. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS DISCOVERED WITHIN THE APPROVED CONSTRUCTION RIGHT-OF-WAY, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THAT AREA AND NOTIFY THE ENGINEER. THE CONTRACTOR SHOULD BE AWARE OF HIS/HER RESPONSIBILITIES UNDER THE HISTORIC PRESERVATION ACT OF 1966.

DEFINITIONS

THE FOLLOWING DEFINITIONS SHALL APPLY TO THE PROJECT

- |               |   |
|---------------|---|
| 1. OWNER      | SHOPOFF REALTY INVESTMENTS  |
| 2. ARCHITECT  | MASASTUDIO  |
| 3. ENGINEER   | SOUDER, MILLER & ASSOCIATES   |
| 4. CONTRACTOR | THE CONTRACTOR OR GENERAL CONTRACTOR NAMED IN THE CONSTRUCTION CONTRACT WITH OWNER. |

COMPACTION REQUIREMENTS

1. PER THE "GEOTECHNICAL ENGINEERING REPORT" BY TERRACON CONSULTANTS, INC., DATED SEPTEMBER 8, 2017.

LEGEND

EXISTING IMPROVEMENTS

SIZ. IN. REBAR FND. (EXCEPT AS NOTED)	-O
TELEPHONE DROP BOX	TD
EASEMENT BOUNDARY (AS NOTED)	---
EXISTING ROAD	---
PRIOR SURVEY LINE	---
SUBJECT PROPERTY SURVEY LINE	---
POWER TRANSFORMER BOX	PT
TEL-COM PEDESTAL	TCOM
ELECTRIC METER	PM
BURIED POWER LINE	---
BURIED PHONE/COMM LINE	---
BURIED WATER LINE	---
BURIED SEWER LINE	---
FIRE HYDRANT	FH
MAN HOLE COVER	NF
"NOW OR FORMERLY OWNED BY"	NF
WATER COURSE	---
WITNESS CORNER	WC

PROPOSED IMPROVEMENTS

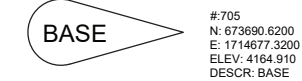
	DRAINAGE FLOW DIRECTION
	PROPOSED TOPO MAJOR, 1' INTERVAL
	PROPOSED TOPO MINOR, 1' INTERVAL
	PROPOSED FIRE HYDRANT

ABBREVIATIONS

ADS	ADVANCE DRAINAGE SYSTEM	NTS	NOT TO SCALE
BOS	BOTTOM OF SWALE	PB	POND BOTTOM
BW	BOTTOM WALL	PC	POINT OF CURVATURE
CONC	CONCRETE	PT	POINT OF TANGENT
C/L	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
EL	ELEVATION	RT	RIGHT
EOA	EDGE OF ASPHALT	ROW	RIGHT OF WAY
EOC	EDGE OF CONCRETE	SD	STORM DRAIN
EXST	EXISTING	SF	SEPTIC FIELD
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	ST	SEPTIC TANK
FL	FLOWLINE	STCMP	STORMWATER CMP
GB	GRADE BREAK	SW	SIDEWALK
GV	GATE VALVE	TA	TOP ASPHALT
HDPE	HIGH DENSITY POLYETHYLENE	TBC	TOP BACK CURB
HP	HIGH POINT	TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP OF RAMP
LF	LINEAR FEET	TOS	TOP OF SWALE
LT	LEFT	TOP	TOP OF PIPE
ME	MATCH EXISTING	TW	TOP WALL
MIN	MINIMUM	VG	VALLEY GUTTER

BENCHMARK

HORIZONTAL AND VERTICAL CONTROL IS BASED ON NAD 83 CENTRAL ZONE. SEE SHEET C-103 FOR LOCATION OF CONTROL POINT.



CONTROL

THE CONTRACTOR SHALL ESTABLISH AND PRESERVE SECONDARY HORIZONTAL AND VERTICAL CONTROL.

INCIDENTAL NOTES

1. MEETINGS TO COORDINATE WITH UTILITY COMPANIES.

SPECIFICATIONS

- 1.

ENGINEER

RAYMOND J. SMITH P.E.  
SOUDER, MILLER & ASSOCIATES  
5454 VENICE AVE. NE, SUITE D  
ALBUQUERQUE, NM 87113  
(505) 299-0942

OWNER

FACILITY

EMERGENCY CONTACT NUMBERS

FIRE/POLICE/AMBULANCE 911

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TAOS

SHOPOFF

SHOPOFF TAOS SKI VALLEY  
TAOS, NEW MEXICO

PRELIMINARY  
NOT FOR CONSTRUCTION  
10/2019  
THIS DRAWING IS INCOMPLETE  
AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED  
Designed JMC Drawn SAT Checked RJS  
Date: October 2019  
Scale: Horiz: Vert:  
Project No:  
Sheet:



