NOTES:

1. CURRENTLY THE SITE IS UNDEVELOPED. VEGETATION ON THE SITE CONSIST OF SHRUBS SUCH AS BIG SAGE BRUSH AND SOME RUBBER RABBIT BRUSH. GRASSES SUCH AS GALLETA, BLUE GRAMMA, NEEDLE AND THREAD, WESTERN WHEAT GRASS, AND SOME FESCUE GRASSES, AND TREES SUCH AS PINON AND JUNIPER ARE FOUND. DRAINAGE IS GENTLY SLOPING TO THE NORTH.
2. THERE ARE TWO SOIL TYPES ENCOUNTERED IN THE ESTANCIAS ATALAYA PROJECT SITE; THE SEDILLO–SILVA ASSOCIATION (SED) AND THE SILVA–SEDILLO ASSOCIATION (SSC). THE SOIL UNIT TYPES ARE SUITABLE FOR CONSTRUCTION. SEE THE TERRAIN MANAGEMENT PLAN NARRATIVE FOR DETAILS.
3. THERE ARE NO ROCK OUTCROPS ON THE PROPERTY.
4. THERE ARE A FEW EXISTING RESIDENCES TO THE SOUTH OF THE PROPERTY. TO THE NORTH AND EAST OF THE PROPERTY IS VACANT SAGEBRUSH LAND. TO THE WEST IS EL MIRADOR SUBDIVISION, AND TO THE NORTH IS NM HIGHWAY 68.
5. PERCOLATION TESTS TAKEN ON SITE INDICATE THAT STANDARD SEPTIC LEACHFIELDS SHOULD BE ADEQUATE. EACH LOT BUYER SHALL BE RESPONSIBLE FOR APPROVAL AND CONSTRUCTION OF THEIR OWN PRIVATE SEPTIC TANK–LEACH FIELD SYSTEM AS APPROVED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT.
6. EACH LOT BUYER SHALL BE REQUIRED TO DISPOSE OF THEIR OWN SOLID WASTE AT THE TAOS COUNTY SOLID WASTE TRANSFER SITE (LOS CORDOVAS SITE), WHICH IS LOCATED APPROXIMATELY 6 MILES (BY ROAD) FROM THE SUBDIVISION.
7. THE AVERAGE SLOPE ACROSS THE SUBDIVISION (MEASURED BETWEEN THE LOW POINT OF LOT 5 TO THE HIGH POINT OF LOT 37) IS 4.5%.
8. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL EPA PERMITS INCLUDING SWPPP (STORM WATER POLLUTION PREVENTION PLAN) AND TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) IF REQUIRED.
9. INDIVIDUAL LOT BUYERS SHALL BE RESPONSIBLE FOR RETAINING ALL INCREASES IN STORMWATER RUNOFF ONSITE.

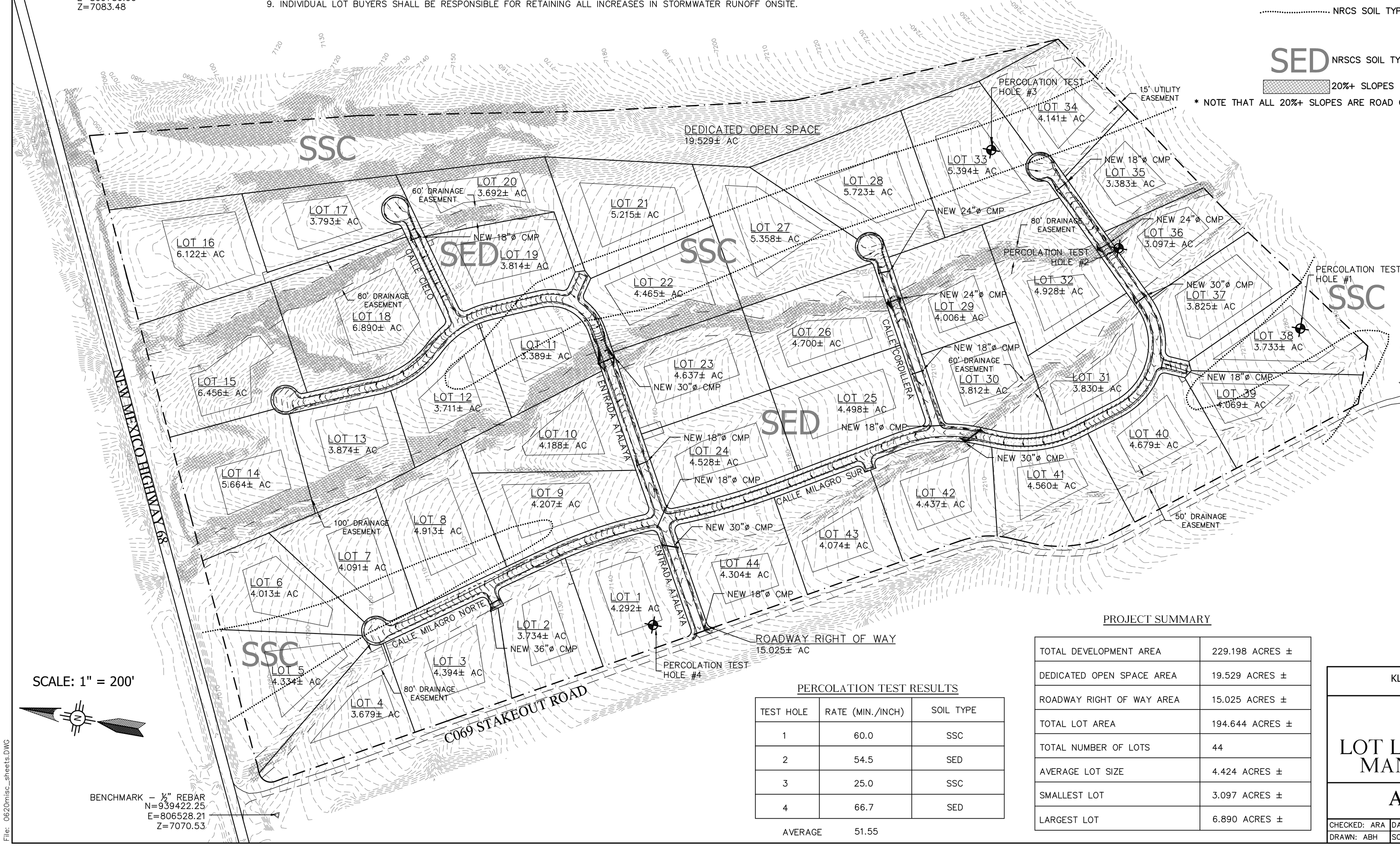
LEGEND

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- DRAINAGE OR UTILITY EASEMENT (PER PLAT)
- BUILDING & LEACHFIELD ENVELOPE
- EXISTING CONTOUR, 2'
- EXISTING CONTOUR, 10'
- DESIGN CONTOUR
- NRCS SOIL TYPE BOUNDARY

SED NRSCS SOIL TYPE CLASSIFICATION

20%+ SLOPES

* NOTE THAT ALL 20%+ SLOPES ARE ROAD CUTS & FILLS OR ARROYO BANKS.



File: 0620misc_sheets.DWG

PERCOLATION TEST RESULTS

TEST HOLE	RATE (MIN./INCH)	SOIL TYPE
1	60.0	SSC
2	54.5	SED
3	25.0	SSC
4	66.7	SED
AVERAGE	51.55	

PROJECT SUMMARY

TOTAL DEVELOPMENT AREA	229.198 ACRES ±
DEDICATED OPEN SPACE AREA	19.529 ACRES ±
ROADWAY RIGHT OF WAY AREA	15.025 ACRES ±
TOTAL LOT AREA	194.644 ACRES ±
TOTAL NUMBER OF LOTS	44
AVERAGE LOT SIZE	4.424 ACRES ±
SMALLEST LOT	3.097 ACRES ±
LARGEST LOT	6.890 ACRES ±

KLAUER MANUFACTURING CO., INC.

ESTANCIAS ATALAYA

TAOS COUNTY, NEW MEXICO

LOT LAYOUT & TERRAIN MANAGEMENT PLAN

Abeyta Engineering, Inc.

CHECKED: ARA	DATE: JAN, 2007	ENGR'S. FILE NO. 0620	SHEET NO. 4
DRAWN: ABH	SCALE: 1"=200'		