



# STATE OF NEW MEXICO

ENVIRONMENTAL IMPROVEMENT AGENCY

REGION ONE

4159 Montgomery Blvd NE  
Albuquerque, New Mexico 87109

HEALTH and  
SOCIAL  
SERVICES  
department

December 21, 1976

Board of County Commissioners  
Torrance County  
PO Box 48  
Estancia, New Mexico 87016

ATTENTION: Richard Mutz, County Manager

Gentlemen:

RE: MOUNTAIN VALLEY SUBDIVISION

The original submittal for the Mountain Valley Subdivision was received at this office on November 5, 1976 and consisted of a plat for a type-two subdivision of 132 lots, 5 to 10.778 acres in size; a disclosure statement; and water quality, water supply, liquid waste disposal, solid waste disposal and terrain management plans plus miscellaneous supplemental information.

On December 9, 1976 a completely revised submittal for a type-four subdivision was received which consisted of the following:

1. Plat of Mountain Valley Subdivision, type-four with 73 lots ranging from 10 acres to 15.915 acres in size. 2 sheets.
2. Disclosure statement for Mountain Valley. 5 pages.
3. Water Quality Plan. 1 pg.
4. Liquid Waste Management Plan. 1 pg.
5. Solid Waste Management Plan. 1 pg.
6. Terrain Management Plan for Mountain Valley. 5 pgs.

7. Supplement to Disclosure Statement in compliance with Section 27 of Torrance County Subdivision Regulations. 3 pgs.
8. Exhibit B. Chemical and Physical Analysis for Water Samples. 1 pg.
9. Exhibit C. Witt-Wilcoxson-Turkey Springs Association Soil Survey. 2 pgs.
10. Exhibit D. Guidelines-Septic Tank System Design and Construction. 1 pg.
11. Exhibit E. Liquid Waste Disposal Requirement. 2 pgs.

The revised submittal has been reviewed on the basis of a type-four subdivision and the following comments and opinions are offered:

#### WATER QUALITY

The developer of Mountain Valley Subdivision has stated in item 21 of the disclosure statement that the proposed subdivision is intended for part time recreational occupancy and he is not supplying any information as to water availability. Therefore, an opinion on water quality is not pertinent. However, Exhibit A to the disclosure statement is a chemical physical analysis of a sample of water from the north stock watering well on the subdivision and shows that the water satisfactorily meets the applicable water quality parameters, Sec. 13 of the Land Subdivision Regulations for Torrance County.

#### LIQUID WASTE DISPOSAL

Items 15 and 27 of the disclosure statement make reference to a "permit from the EIA for liquid waste." These should be revised to indicate a permit to install the tank is to be obtained from the Mechanical Board and registration is to be with the EIA. Since the developer has recommended that the lot purchasers carry in their own water, it is suggested in the interests of water conservation that privies be approved for use as an alternate to the proposed septic tank systems.

It is noted that because of slopes exceeding 25 percent on some of the lots, it will be necessary to select the privy or septic tank drainfield

sites with care on an individual lot-by-lot basis. In either case, the liquid waste disposal system must be registered with the EIA.

It is this Agency's opinion that the proposed and suggested alternate liquid waste disposal system can be fulfilled and conforms with county subdivision regulations.

SOLID WASTE DISPOSAL

The solid waste disposal proposed for Mountain Valley consisting of 1/2 of Lot 27 of Unit 6 to be maintained by the developer as a modified land-fill according to EIA regulations until 50 percent occupancy is reached is considered satisfactory. It is this Agency's opinion that it can be fulfilled and conforms to county subdivision regulations.

Item 15 of the disclosure statement should be revised to indicate "1/2 Lot 27 of Unit 6" as the solid waste disposal site location. Item 29 says to "see plat" for site location but the plat does not indicate the site. It should be shown on the plat and further described according to subdivision regulations.

Item 5 of the disclosure statement lists the size of the largest parcel as 10.213 acres whereas it is 15.915 on the latest plat.

If you have any questions, please call me at 842-3355.

Sincerely,



Grover C. Hartman, P.E.  
Engineer II

jt

cc: Solomon Montano  
Mountain Resort Enterprises  
Phil Bishop, State Engineers Office  
Dan Vigil, Environmental Supervisor  
Joe Canepa, State Attorney General's Office

DISCLOSURE STATEMENT

FOR  
MOUNTAIN VALLEY

*Surveyor*  
*Geo. J. Marquez*

*#5216*

*Plat recorded*

*4/4/77*

*Plat Book 3*

*pages 4-5*

1. NAME OF SUBDIVISION:  
Mountain Valley
2. NAME AND ADDRESS OF SUBDIVIDER:  
Mountain Resort Enterprises  
P.O. Box 494  
Los Lunas, New Mexico 87031
3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES OR LEASING  
IN NEW MEXICO:  
Felix Gabaldon  
8609 Bellhaven NE  
Albuquerque, New Mexico
4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED:  
Size of subdivision both present and anticipated is  
132 Lots
5. SIZE OF LARGEST PARCEL OFFERED FOR SALE OR LEASE WITH IN THE  
SUBDIVISION:  
10.213 acres is largest parcel
6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE  
SUBDIVISION:  
5 acres smallest parcel
7. PROPOSED RANGE OF SELLING OR LEASING PRICES:  
\$5,000 an acre highest  
\$1,200 an acre lowest
8. FINANCING TERMS:
  - Interest will be set at 8½%
  - Closing costs will be paid by subdivider
  - Service charges will be at bank rates
9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE:  
Ernie Sichler  
General Delivery  
Los Lunas, New Mexico 87031
10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE:  
Mountain Resort Enterprises  
P. O. Box 494  
Los Lunas, New Mexico 87031
11. CONDITION OF TITLE:  
Merchantable
12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD  
SUBJECTING THE SUBDIVISION TO ANY UNUSUAL CONDITIONS AFFECTING  
ITS USE OR OCCUPANCY:  
None

13. ESCROW AGENT:

Valle Del Sol Bank  
2nd St. NW  
Albuquerque, New Mexico

Subdivider has no interest with escrow agents.

14. UTILITIES:

Liquid waste and water supply will be installed individually at owners expense whenever they feel that these utilities are needed.

Telephone service will have to be negotiated by the buyers and Mountain Bell Telephone Co. and electricity is available from Public Service Company of New Mexico. Easements are 10'. Utilities will be above ground.

No gas is available at this time.

15. INSTALLATION OF UTILITIES:

Liquid waste and water can be installed by the buyer at the time of his choosing with a permit from the EIA for liquid waste and a permit from the State Engineer for a well.

Telephone service is not available at this time but might be negotiated with Mountain Bell Telephone Co.

Electricity will be available from Public Service Company of New Mexico as building progresses.

Solid waste will be disposed by each owner at a landfill provided by subdivider at subdivision which will be kept up according to EIA regulations. *set 40 of Unit 6*

16. UTILITY LOCATION:

Ten (10) foot easements are available for utilities which will be located above ground.

17. WATER USE:

The State Engineer permits the use of well water for domestic use, for irrigation not to exceed one acre of trees or garden, and noncommercial use not to exceed three acre feet per year.

18. AMOUNT OF WATER:

Water will be provided by each owner at his own expense.

19. WATER DELIVERY:

Not applicable because owners will have to provide their own water from their own well.

20. WATER EXTENSION SYSTEM:

N/A

21. LIFE EXPECTANCY OF WATER SUPPLY:

Hydrogeology record of the area shows that there is enough water for domestic use. There are *two* wells in the subdivision which have been used for watering stock for many years.

There is limited data of the area on the long term potential of wells, but because of the high precipitation in the area it can be assumed that the recharge rate to be greater than the amount of water to be pumped by the subdivision, so taking this into consideration it would indicate a long term expectancy. The *two* wells in the subdivision are 25 to 30 years old and show no signs of decline in the water table. Life expectancy is estimated at 15 years or more.

22. WELLS: NOTE: PROSPECTIVE OWNERS MUST PROVIDE THEIR OWN WELLS.  
SEE HYDROGEOLOGY REPORT OF MOUNTAIN VALLEY

The two existing wells on the subdivision are 200 deep  
and 180 deep.

- a. Estimated water depth is 170 average.
- b. 180 feet is the estimated maximum depth to water
- c. 160 feet is the minimum estimated depth to water
- d. Wells should be completed to no less than 60 feet below water table.
- e. 10 gallons per minute is the estimated yield of wells.
- f. 4 inches is the recommended pump size.
- g. Domestic wells will be completed in basalt of Quartering Age and shales of Cretaceous Age.

Envio Biochemists water analysis show the water to be fit for human consumption.

Aquifers of the area are in the arkosic limestone.

23. SURFACE WATER:

There is no surface water available in the development.

24. STATE ENGINEER'S OPINION ON WATER:

25. WATER QUALITY:

Environmental Bio-Chemists analysis of the water from the development shows that the water is satisfactory for domestic use and meets State of New Mexico EPA requirements. Exhibit B.

26. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON WATER QUALITY:

27. LIQUID WASTE DISPOSAL:

Septic tanks will be of the conventional type with drain fields as required by the EIA. Permits from EIA for septic tanks will be required prior to installation.

28. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON LIQUID WASTE DISPOSAL:

29. SOLID WASTE DISPOSAL:

Solid Waste will be disposed on a landfill which is provided by subdivider within subdivision. This landfill will meet all EIA regulations regarding solid waste disposal. See plat.

30. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON SOLID WASTE DISPOSAL:

31. TERRAIN MANAGEMENT:

(See terrain management plan)

32. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT:

33. SUBDIVISION ACCESS:

Subdivision access is on Interstate 40 east of Albuquerque 1/4 miles to Barton and south 4 1/2 miles to Lloyd Ranch and 1 mile east to subdivision. The subdivision is accessible by conventional vehicle under most weather conditions. (Excess amount of snow might hamper excess at times.) Roads within subdivision will be graveled and be established over present roads wherever feasible. Roads will be available for inspection to the County within two years, at which time the County can consider maintaining them.

34. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS:

The subdivision does not connect with any State Roads.

35. DEVELOPMENT:

Developer will not make any improvements to the subdivision other than roads as required by the County of Torrance.

36. MAINTENANCE:

Construction of roads will be done as the lots are sold to prevent any erosion from wind and water for the lack of use. After two years, roads will be available for inspection by the Torrance County Commission so that the County can decide on the acceptance of their maintenance.

Exhibit D

I. Water Supply Requirements:

- (1) All domestic water supply wells must be located at least 100 feet from all septic tanks and at least 100 feet from all seepage pits, drainfields, and/or cesspools.
- (2) The well casing or riser must extend above the ground (preferably at least one foot) and casing top fitted with a waterproof seal. Drained well pits may be accepted, but are not preferred.
- (3) A concrete pad (at least four feet square) must be provided around the well casing or riser.
- (4) A bacteriological water sample must be taken (after the above requirements have been met) by an official employee of this Agency. Chemical analysis may be required if indicated.
- (5) Final well approval cannot be given until the water sample report indicates that bacteriologic potability standards have been met. A drilled well, properly cased and sealed is preferable over a driven well.

II. Liquid Waste Disposal Requirements:

- (1) The septic tank size must comply with present Plumbing Code Requirements.
- (2) The septic tank must be water tight. It must have a reinforced top with clean-out openings over the inlet and outlet tees.
- (3) The septic tank must be pumped out if indicated at the time of inspection.
- (4) The drainfield or seepage pit must meet present Plumbing Code requirements.
- \* (5) In order to determine if septic tank, drainfield, and/or seepage pit requirements are met the following steps are necessary:
  - a. The septic tank outlet manhole must be removed for inspection purposes.
  - b. Provide a minimum of two percolation test holes in the drainfield area at least 25 feet from the drainfield and at least 50 feet apart. The holes must be dug to \_\_\_\_\_ feet depth with a diameter of 4 to 12 inches and filled with water one day prior to testing. The test will be supervised by an official of this Agency.
  - c. The drainfield line must be located so that the trench width and length can be determined.
  - d. In the case of seepage pits, the manhole cover must be removed for inspection purposes. Also, deep percolation tests may be indicated.

(more)



- (6) If modifications to the existing system are needed, a registration application must be completed before the system can be upgraded. The modification must be inspected before backfilling.

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\* This requirement may be waived if one of the following records or certificates is provided (although the Agency reserves the right to spot check any portion of the system for verification):

- (1) A previous Environmental Improvement Agency final inspection report (provided the system is still functioning satisfactorily).
- (2) A certified (notarized preferred) statement from the original owner or septic tank installer describing the system adequately so that the septic tank capacity and drainfield area can be determined. The system must still be functioning satisfactorily. Percolation tests must be performed under the supervision of an Environmental Improvement Agency official after the report or certificate has been issued to the Agency.

PLEASE READ THIS DISCLOSURE STATEMENT  
BEFORE YOU  
SIGN ANY DOCUMENTS OR AGREE TO ANYTHING  
DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT IS INTENDED TO PROVIDE YOU WITH ENOUGH INFORMATION TO PERMIT YOU TO MAKE AN INFORMED DECISION ON THE PURCHASE OR LEASE OF PROPERTY DESCRIBED IN THIS STATEMENT. YOU SHOULD READ CAREFULLY ALL OF THE INFORMATION CONTAINED IN THIS STATEMENT BEFORE YOU DECIDE TO BUY OR LEASE THE DESCRIBED PROPERTY. YOU SHOULD BE AWARE OF THE FACT THAT VARIOUS STATE AGENCIES HAVE ISSUED OPINIONS ON BOTH THE SUBDIVISION PROPOSAL AND WHAT IS SAID IN THE DISCLOSURE STATEMENT ABOUT THE PROPOSAL. THESE OPINIONS, WHETHER FAVORABLE OR UNFAVORABLE, ARE CONTAINED IN THIS DISCLOSURE STATEMENT AND SHOULD ALSO BE READ CAREFULLY.

THE BOARD OF COUNTY COMMISSIONERS HAS EXAMINED THIS DISCLOSURE STATEMENT TO DETERMINE WHETHER THE SUBDIVIDER CAN SATISFY WHAT HE HAS SAID IN THIS DISCLOSURE STATEMENT. HOWEVER, THE BOARD OF COUNTY COMMISSIONERS DOES NOT VOUCH FOR THE ACCURACY OF WHAT IS SAID IN THIS DISCLOSURE STATEMENT. FURTHER, THIS DISCLOSURE STATEMENT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION BY EITHER THE COUNTY OR THE STATE. IT IS INFORMATIVE ONLY.

IF YOU DO NOT SEE THE PROPERTY PRIOR TO PURCHASING OR LEASING IT, YOU HAVE SIX MONTHS FROM THE TIME OF PURCHASE OR LEASE TO INSPECT THE PROPERTY. UPON INSPECTING THE PROPERTY, YOU HAVE THREE DAYS FROM THE DATE OF INSPECTION TO RESCIND THE TRANSACTION AND RECEIVE ALL OF YOUR MONEY BACK FROM THE SUBDIVIDER. YOU MUST GIVE THE SUBDIVIDER NOTICE OF YOUR INTENT TO RESCIND WITHIN THREE DAYS OF YOUR INSPECTION OF THE PROPERTY.

SUPPLEMENT TO DISCLOSURE STATEMENT  
IN COMPLIANCE WITH SECTION 27 OF  
TORRANCE COUNTY SUBDIVISION REGULATIONS

1. All lots in the subdivision will have an area large enough to build one residence where the slopes will not be in excess of 8%, but lots that have slopes in excess of 8% are noted on the contour map.
2. Soil analysis show that the subdivision is well suited for permanent residential use.
3. This subdivision is not located in a flood plain area, but there are arroyos which will not disturb the home sites since there is more than enough area for a home site well, and septic to be able to meet EIA regulations.
4. The water table is no problem for building purposes since the water table is 170 at the highest point and there is no known erosion problems.
5. Surface drainage will constitute no problem to homes since the smallest lots are 5 acres and water is restricted to the arroyos which will carry all runoff.
6. Electricity will be available at such time as the buyer requests it from the Public Service Company. Ten (10) foot easements for utilities will be provided along all roads.
7. Storm drainage will be along all existing water ways. These natural water ways will not be disturbed so as not to endanger or disturb the natural terrain.
8. All roads will be established over existing roads and any new roads will be graded, graveled, and built so as not to disturb the natural terrain as property is sold.
9. There will be no parking facilities within the subdivision and roads will not be paved.
10. Utilities will be installed as needed by the buyer.
11. No recreation structures will be provided by the subdivider and homes will be built when desired by buyer.

12. *There are no* restrictions or reservations of record subjecting the subdivision to any unusual conditions affecting its use or occupancy.
13. Depths of wells for domestic use should be drilled to at least 50 feet below water table. The water table varies in depth in different parts of the subdivision from 160 feet to 180 feet. The two existing wells on the subdivision are 170 feet and 180 feet deep with water rising to 120 feet and 125 feet respectively.
14. The amount of water that can be pumped from the different wells will vary because of depths but the existing well can produce 10 gpm at this time.
15. Since there is little data on the use of wells in the area it is hard to tell the life expectancy of all wells to be drilled in subdivision, but the Ground Water Report No. 5 (State Bureau of Mines and Technology, 1957) indicates that the principal aquifer is arkosic limestone which shows a high permeability rate. The 19.54 inches of precipitation a year for the area is more than enough to replenish water pumped by buyers.
16. Recommended Pump Settings and sizes:

Recommendations are based on Ground Water Report No. 5 and on the existing wells on the property.

Pump recommended is a 1 hp. submersible pump with discharge rate of about 30 pounds of pressure.
17. Lithologic character of formation through which wells have to be completed are arkosic limestone shale, and sandstone.
18. No surface water will be utilized for domestic purposes.
19.
  - a. 3 acre feet of water is allowed by the State Engineer for domestic purposes.
  - b. Buyers will supply their own water at their convenience.
  - c. N/A
  - d. The subdivision is not on a designated water basin and since the recharge rate of the aquifer is good, it is estimated that the life expectancy to be no less than 10 years. There are two windmills in the subdivision that have been there for over 30 years with no loss to the water table.
  - e. Individual water wells.
20. Conventional septic system with drain fields as recommended by EIA is recommended for the subdivision on each lot. Every system for every lot should be registered by the EIA before installation to make sure that they comply with EIA regulations. Exhibit E.
21. Water analysis by Environmental Biochemists show the water to be satisfactory for domestic use.

22. The subdivision will provide a solid waste site that will meet EIA regulations and each buyer will dispose of their own solid waste at this site.
23. The purpose and intent of this subdivision is to provide weekend recreational retreats for the people and be able to keep the scenic beauty of the area. With this in mind there will be little terrain management required since there will be very little changes on the land, all old roads will be used and natural arroyos will not be changed. Existing roads will service most lots, this way vegetation will not be disturbed.

## HYDROLOGY REPORT

The subdivision is located east of the Manzanita Mountains, an outcrop of the Manzano Mountains to the south. The Manzano Mountains consist of steep gradient canyons that drain to the west and on the east side of the range slopes are much gentler and the land is cut by long, straight shallow valleys. A few low foothills lie to the east of the main part of the Manzano Mountains, but, in general, the mountains area merges gradually with the very gentle sloping western part of Estancia Valley.

Elevations within the subdivision are 7100 feet at the highest level and 6800 feet at the lowest level.

### Geology

The highest part of the subdivision is on the Northwest part at 7100 feet with a gradual decline to 6800 feet. These areas consist of granite schist, and Madera limestone on the Lower parts. The arkosic limestone member of the Madera limestone is exposed over a lot of the area.

### Principle Aquifers

The arkosic limestone members of the Madera limestone is the aquifer yielding water to all well for which date is available in the Manzano Mountains proper and the area included to the east. As far as is known, no wells in the Manzano Mountains derive their water from the Sandia formations or from Precambian rocks.

### Recharge

The average annual rain fall for the 7,100 feet elevations is 19.54 inches. On the average approximately two-thirds of the annual precipitation in the area occurs in the period of April-September. It is probable that most of the recharge to the ground water bodies in the area occurs during the winter and early spring months. This is because the evapotranspiration rate is great in the summer months, and only exceptional rains can be expected to furnish recharge to the ground water at that time of the year. The average evaporation rate for the period October-March is about 25 percent of average annual rate, and the October-March transpiration rate probably is only a fraction of the annual transpiration rate. Thus, because of lower evapotranspiration rate and lower rate of runoff which results from the slow melting of snow, a larger percentage of the precipitation, in the form of snow melt, probably reaches the groundwater body during October to March than during March to October even though precipitation is greater in the summer.

During the warmer months of the year, when precipitation is in the form of rainfall, the forest cover on the mountains helps to retard runoff and allows more of this to sink into the soil. If the precipitation has been heavy, some of the water may run into arroyos and reach Estancia Valley on the east side of the Manzano Mountains. However, most of the flow of the arroyos sinks into the ground or is lost by evaporation before reaching the center of the valley. For the most part precipitation returns to the atmosphere by evapotranspiration and the rest enters the ground and recharges the aquifer.

For its movement to the lower lands the ground water passes between impervious beds of varying extent and in most cases holds the water under hydrostatic pressure. Wells in this area have been reported to yield at least 20 gpm.

#### Quality and Use

Water from wells on the east slope of the Manzano Mountains is suitable for stock and domestic use. The waters in some areas are hard but the chemical quality indicates that it is good for domestic purposes.

Most of the information on this report was obtained from a survey of wells on the property and from:

Ground-Water Report #5  
Geology and Ground Water  
Resources of Torrance County, New Mexico by  
R.E. Smith, Geologist, U.S. Geological Survey

Plats show water tables, water levels, soil and rock formations, and principal aquifers of the area.

These plats were supplied by New Mexico Bureau of Mines and Mineral Resources and U. S. Geological Survey.

SOLID WASTE MANAGEMENT PLAN

1. SUBDIVIDER'S NAME AND ADDRESS:  
Felix Gabaldon  
8609 Bellhaven NE  
Albuquerque, New Mexico
2. DATE OF PLAN SUBMISSION:  
November 4, 1976
3. DISCLOSURE STATEMENT:  
Enclosed.
4. SCHEDULE OF COMPLIANCE:  
Solid waste site will be established on the subdivision and will be in operation according to EIA regulations when first residents move into subdivision. Residents will have to transport solid waste to site at their own expense.
5. DESCRIPTION OF DISPOSAL SITE:  
Five acres are being set aside for solid waste, refer to plat for location. This sanitary landfill will be operated according to EIA regulations. *Lot 40 of Unit 6*
6. SUBDIVIDER will comply with EIA regulations as to operation of a sanitary landfill.
7. Depth of Water Table on subdivision varies, but at the landfill, it is approximately 170 feet.
8. The landfill is accessible from all parts of the subdivision, refer to plat.
9. The projected population of the subdivision is 528 persons based on 4 persons per household.
10. Prevailing wind directions are from the Northwest.
11. The subdivision will contain 132 parcels of which 5 acres is the smallest.



LIQUID WASTE MANAGEMENT PLAN

1. SUBDIVIDER'S NAME AND MAILING ADDRESS:  
Felix Gabaldon  
8609 Bellhaven NE  
Albuquerque, New Mexico
2. DATE OF PLAN SUBMISSION:  
November 4, 1976
3. DISCLOSURE STATEMENT IS INCLUDED.
4. There are no known existing, solid waste, streams or lakes within 200' from subdivision. A solid waste site will be provided but will follow EIA regulations.  
  
Individual owners will provide their own septic system according to EIA regulations.  
  
There are no community water or liquid waste systems within the subdivision or within 500'.
5. There are no bodies of water in subdivision or within 500' of subdivision.
6. Soils are at least 20' deep in most areas except in the existing rocky areas. Soils are
7. Percolation rates and soil condition are favorable for on site disposal units. Percolation on the average is 25 min. per inch.
8. All lots have more than enough space for building and for wells to be at least 100 feet from any liquid septic system.
9. Building sites or lots will have enough area to build and have water and liquid waste facilities where slopes will not exceed 8%.
10. DRAINAGE PLAN  
See Exhibit 4.
11. The favorable soils in the area will allow owners to build septic systems without any contamination hazards.  
  
Drain field should be built based on the formula supplied on the number of bedrooms supplied by EIA.
12. Occupancy for subdivision based on 4 persons per household should be 528 persons.
13. Number of parcels in subdivision is 132 the smallest being 5 acres.
14. Soils in subdivision are classified as shown in exhibit C.  
See exhibit D.
15. See guidelines for Septic, Exhibit E.

TERRAIN MANAGEMENT PLAN  
FOR MOUNTAIN VALLEY

It is the subdivider's intent to comply and meet all Torrance County and New Mexico Subdivision regulations pertaining to Terrain Management. This subdivision is for the purpose of recreation and weekend retreats.

All the soils within subdivision are well suited for home construction and will be built in areas where the slope is less than 8% so as not to create excess runoff. No natural water ways will be disturbed or rerouted. No flooding has ever occurred in the area, the only water will be in the arroyos. Every lot will have an area which is less than 8% in slope.

Drainage is no problem in the area and the added population will cause no problem because no homes will be built in the arroyo areas. All natural vegetation will be preserved except in areas where homes are to be built, but developer recommends that building should be built in areas without vegetation.

The developer will try to use only existing roads and take necessary measures where roads are to cross arroyos in order to prevent excess erosion.

SECTION II TERRAIN MANAGEMENT

Subsection B

1. USGS Map is included  
Edgewood, New Mexico N3500-W1067.5/7.5
  - a. Vicinity map included
  - b. Subdivision plat is included.
    1. Boundaries are shown
    2. Countours of 20' intervals shown
    3. The location of all proposed lots and roads are shown. No change on erosion and water is expected since no natural vegetation will be disturbed or water ways changed.
    4. No contours will be changed.
    5. No cuts or fill planned
    6. All drainage channels and water sourses shown on USGS map.
    7. Contours shown.
    8. No revegetation need since no natural vegetation is being disturbed.
    9. All vegetation is being preserved except building site

Subsection B

2. Soils survey map is included.

Subsection B

3. Surface drainage is shown on the USGS map. No change in the estimated runoff is computed.

Subsection B

4. All seasonal water tables within the subdivision are over 100 feet.

Subsection B

5. Electricity will be at the edge of subdivision which will be above ground. Buyers will install at their expense. No natural gas is available; butane will have to be used or wood stoves.

Subsection B

6. No grading is planned other than cuts and fills involved in the normal installation of roads. Slope stabilization will be accomplished by complying with Torrance County road specifications.

Subsection B

7. No areas will be disturbed except for the areas where cabins and roads are to be built and graded. All vegetation will remain to keep the subdivision in its natural state. Roads will be graded when subdivision is approved.

There is no parking or recreational areas planned.

Subsection B

8. Legal description is shown on the plat.

Subsection B

9. There are 132 lots in subdivision.

WATER QUALITY PLAN

1. SUBDIVIDERS NAME AND MAILING ADDRESS:  
Felix Gabaldon  
8609 Bellhaven NE  
Albuquerque, New Mexico
2. DATE OF PLAN SUBMISSION:  
November 4, 1976
3. DISCLOSURE STATEMENT:  
Included.
4. SCHEDULE OF COMPLIANCE:  
N/A
5. LEGAL DESCRIPTION OF WATER SUPPLY SYSTEM:  
N/A
6. PLAN AND SPECIFICATIONS:  
N/A
7. CONNECTION TO EXISTING WATER SUPPLY:  
N/A
8. WATER QUALITY ANALYSIS:  
Refer to Exhibit B which is analysis by Environmental Biochemists, that shows water to be satisfactory for human consumption.
9. OTHER WATER QUALITY POROMETERS:  
N/A
10. SOURCE OF WATER SUPPLY:  
Water to be used by buyers will be from subterranean sources which are in the Madera limestone and arkosic limestone formations. The wells will be drilled at owners expense.
11. LOCATION OF ALL PROPOSED AND EXISTING WELLS, SEWAGE DISPOSAL SYSTEMS AND OTHER CONTAMINANT SOURCES:  
There are two wells located on the property -- refer to plat for location. All other wells to be drilled will be drilled according to EIA and State Engineer's regulations.
12. LOCATION OF WATER COURSES IN REGARD TO WATER SUPPLY SOURCE:  
N/A because wells will be in areas above water courses.
13. NUMBER OF PARCELS AND SIZE OF THE SMALLEST PARCEL:  
There are 122 parcels and the smallest is 5 acres.
14. OTHER RELEVANT INFORMATION:  
See disclosure statement.

WATER SUPPLY PLAN

1. SUBDIVIDER'S NAME AND MAILING ADDRESS:

Felix Gabaldon  
8609 Bellhaven NE  
Albuquerque, New Mexico

2. DATE OF PLAN SUBMISSION:

November 4, 1976

3. DISCLOSURE STATEMENT:

Disclosure statement is enclosed.  
See Hydrogeology Report, and Exhibit D.