

# LA CUEVA OESTE

## UNITS 2, 3a, 3b, 3c, & 4

### Site Development Plan

August, 1997

Prepared for:  
Development Services, Ltd.  
P.O. Box 30107  
Albuquerque, NM 87190-0107

Prepared by:  
Terry O. Brown, P.E.  
P.O. Box 92051  
Albuquerque, NM 87199

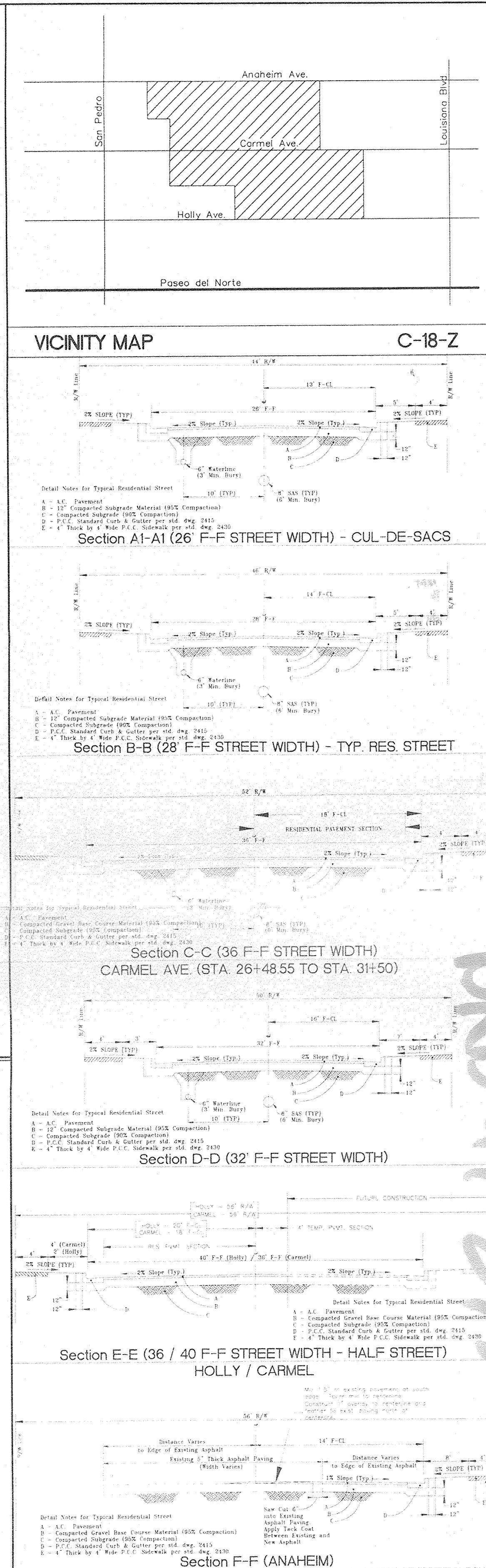
#### INDEX TO DRAWINGS

SHEET	DESCRIPTION
1.	COVER SHEET
2.	PLAT
3.	PLAT
4.	SITE PLAN, UNITS 2, 3a, 3b, 3c, & 4
5.	LA CUEVA OESTE, UNIT 2 GRADING & DRAINAGE PLAN
6.	LA CUEVA OESTE, UNIT 3 GRADING & DRAINAGE PLAN
7.	LA CUEVA OESTE, UNIT 2 TYPICAL LOT DRAINAGE
8.	LA CUEVA OESTE, UNITS 3a, 3b, 3c, & 4 ATTACHED DWELLING UNIT TYPICAL LOT DRAINAGE
9.	LA CUEVA OESTE, UNITS 2 & 3 - CARMEL AVE. SD PLAN/PROFILE
10.	LA CUEVA OESTE, UNITS 2 & 3 - CARMEL AVE. SD PLAN/PROFILE
11.	LA CUEVA OESTE, UNIT 2 INTERIM RETENTION POND DETAILS
12.	LA CUEVA OESTE, UNITS 2 & 3 ENTRANCE SIGNS / OPEN SPACE
13.	LA CUEVA OESTE, UNITS 2, 3a, 3b, 3c, & 4 OPEN SPACE CALCULATIONS
14.	LA CUEVA OESTE TRAILS LANDSCAPE PLAN
15.	LA CUEVA OESTE TRAILS LANDSCAPE PLAN
16.	LA CUEVA OESTE TRAILS LANDSCAPE PLAN

APPROVALS: DRB CASE NO. 97-293

<i>[Signature]</i>	10-6-97
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NM	DATE
<i>[Signature]</i>	9-25-97
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NM	DATE
<i>[Signature]</i>	10-6-97
CITY ENGINEER, CITY OF ALBUQUERQUE, NM	DATE
<i>[Signature]</i>	10-6-97
A.M.A.F.C.A.	DATE
<i>[Signature]</i>	8-26-97
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NM	DATE
<i>[Signature]</i>	8-26-97
PARKS DESIGN & DEVELOPMENT, CITY OF ALBUQUERQUE, NM	DATE

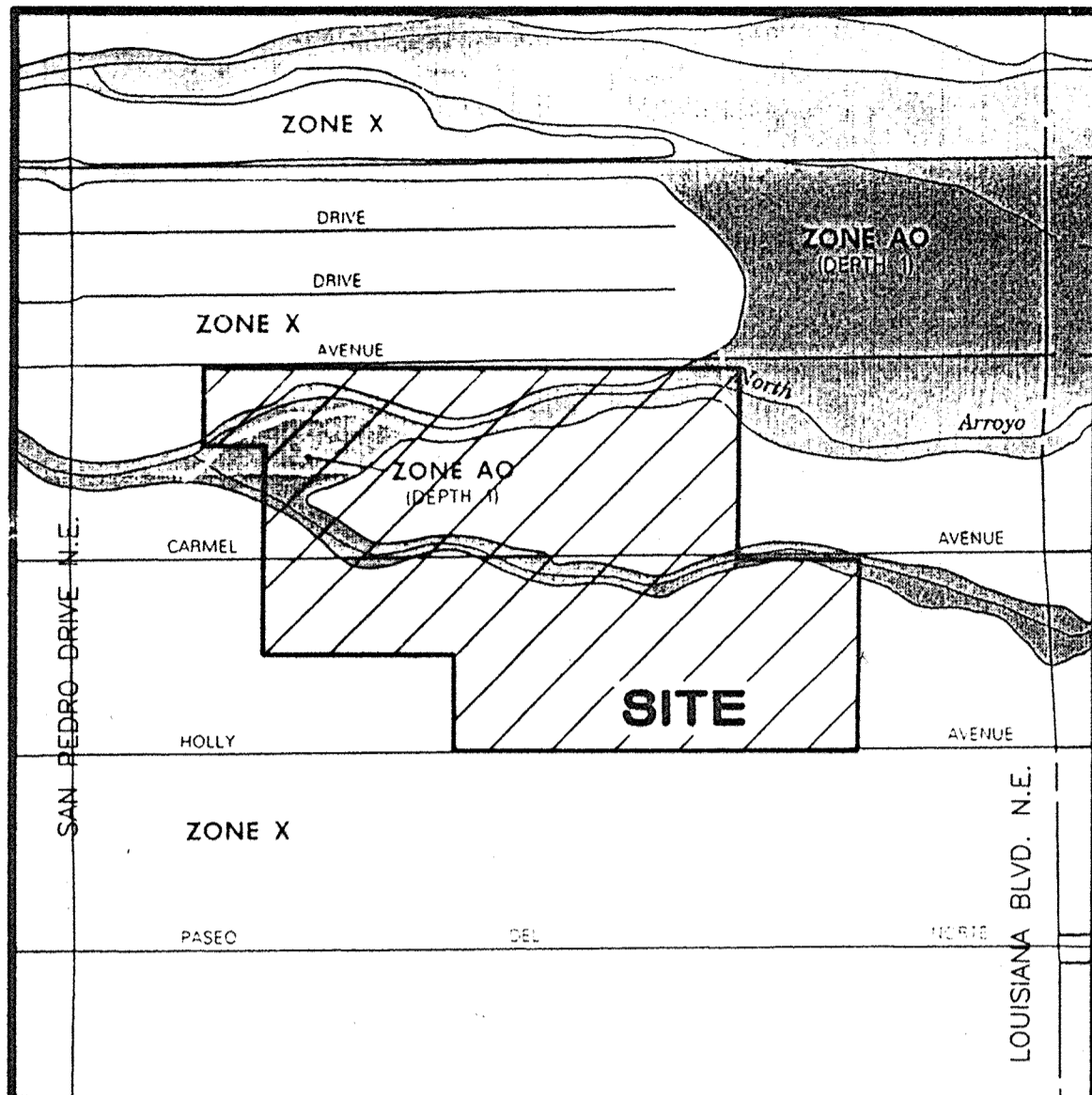
CIP/



DRB CASE #97-293

City Project No. 5232.91 Sheet 1 Of 16

DRB 97-293



F.I.R.M. MAP PANEL 137 OF 825  
SCALE: 1" = 500'

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 3-11, inclusive, Lots 22-29, inclusive, Block 33, and Lots 4-13, inclusive, Lots 20-26, inclusive, Block 34, Tract A, Unit B, North Albuquerque Acres as the same are shown on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1935, Book D, Page 130.

KEYED NOTES

- (A) FOUND REBAR W/CAP STAMPED "LS 10042", TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR (NO I.D.), TAGGED WITH WASHER STAMPED "NMPS 11184"
- (C) FOUND REBAR W/CAP (NO I.D.), TAGGED WITH WASHER STAMPED "NMPS 11184"
- (D) FOUND REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (E) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (1) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (2) 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
- (3) 25' NON-VEHICULAR PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (4) PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (5) 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT
- (6) 25' NON-VEHICULAR PRIVATE ACCESS, PUBLIC STORM DRAINAGE, PUBLIC SANITARY SEWER AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (7) PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT
- (8) 4' VACATION OF A PORTION OF ANAHEIM AVENUE N.E. BY V-96-11
- (9) 2' VACATION OF A PORTION OF HOLLY AVENUE N.E. BY V-96-11
- (10) VACATION OF A PORTION OF CARMEL AVENUE N.E. BY V-96-11

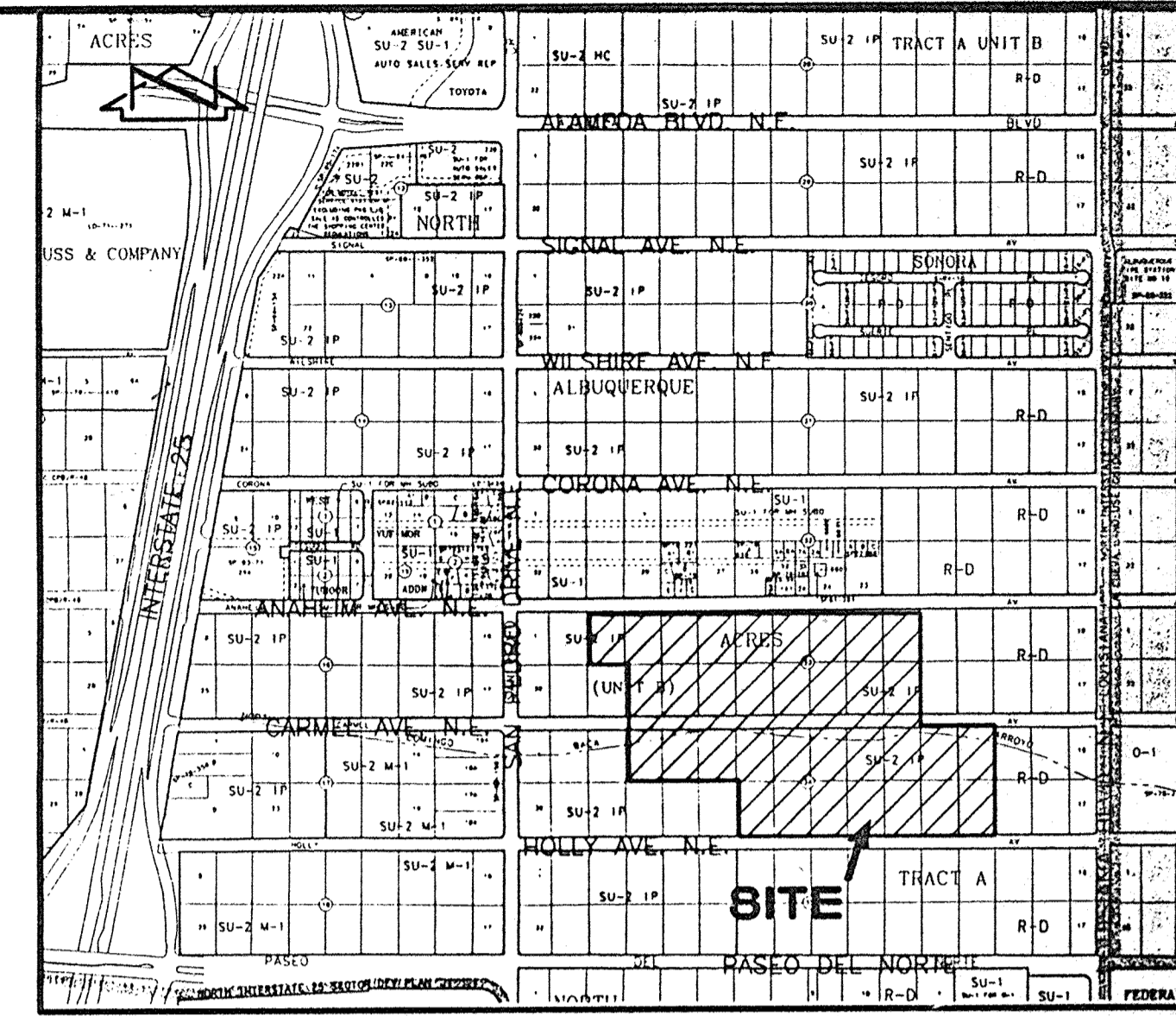
NOTES:

1. A boundary survey was performed in April, 1997 to determine the perimeter of the property to be platted. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 13, Township 11 North, Range 3 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Street mileage created by this plat = 1.26 miles (full-width) and 0.06 miles (half-width).
6. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
7. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.

APPROVED FOR STREET NAMES AND MONUMENTATION:

*Neil C. Calo* 052297  
City Surveyor, City of Albuquerque Date

DRAINAGE NOTE:  
A portion of this subdivision is within a 100-year flood plain as shown on the National Flood Insurance Program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.



VICINITY MAP SCALE: 1" = 750' C-18

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
BL1	N 01°17'27" W	60.00'
L1	N 89°39'54" W	11.05'
L2	S 89°39'30" E	49.87'
L3	S 89°40'12" E	13.70'
L4	N 89°39'30" W	13.12'
L5	S 89°39'30" E	13.12'
L6	N 00°20'29" E	11.00'
L7	S 89°39'31" E	9.18'
L8	N 00°20'29" E	1.11'
L9	S 00°20'29" W	1.48'
L10	N 00°20'29" E	5.14'
L11	N 60°25'07" E	20.73'
L12	N 00°20'29" E	26.00'
L13	S 89°39'31" E	7.04'
L14	N 00°21'54" E	39.00'
L15	N 00°09'02" E	26.19'
L16	S 89°47'47" E	3.24'
L17	N 00°21'55" E	31.16'
L18	N 89°39'31" W	2.18'
L19	S 00°20'29" W	13.00'
L20	N 00°13'14" W	16.25'
L21	N 00°13'14" W	21.63'
L22	S 01°17'27" E	6.48'
L23	N 00°05'29" E (NR)	14.44'
L24	S 00°13'14" E	23.12'
L25	S 00°07'42" W	22.78'
L26	N 00°07'42" E	29.46'
L27	N 89°40'06" W	19.82'
L28	N 00°07'42" E	4.54'
L29	N 00°13'14" W	15.76'
L30	N 01°17'27" W	7.51'
L31	N 00°20'29" E	6.33'
L32	N 88°40'52" E	34.51'
L33	S 89°39'31" E	16.09'
L34	N 00°20'29" E	1.48'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
CL1	NOT USED				
CL2	NOT USED				
CL3	378.75'	75.50'	75.37'	N 83°56'52" W	11°25'16"
CL4	378.75'	75.50'	75.37'	S 83°56'52" E	11°25'16"
CL5	378.72'	75.50'	75.37'	N 84°37'50" E	11°25'18"
CL6	378.72'	75.50'	75.37'	N 84°37'50" E	11°25'18"
CL7	75.00'	117.81'	106.07'	S 44°39'31" E	90°00'00"
CL8	279.02'	47.30'	47.25'	S 84°48'48" E	09°42'48"
CL9	279.02'	47.30'	47.25'	N 84°48'48" W	09°42'48"
CL10	75.00'	117.81'	106.07'	N 44°39'31" W	90°00'00"
C1	25.00'	0.68'	0.68'	N 88°53'58" W	01°32'56"
C2	45.00'	36.36'	35.38'	S 64°59'32" E	46°17'24"
C3	25.00'	20.19'	19.65'	S 64°59'04" E	46°16'24"
C4	45.00'	38.43'	37.27'	N 67°23'58" E	48°55'36"
C5	45.00'	38.49'	37.32'	N 18°26'07" E	49°00'05"
C6	45.00'	38.27'	37.13'	S 30°25'50" E	48°43'48"
C7	45.00'	43.29'	41.64'	N 82°21'15" W	55°07'03"
C8	45.00'	21.66'	21.45'	N 56°17'50" E	27°34'47"
C9	25.00'	20.87'	20.27'	S 66°25'07" W	47°49'21"
C10	25.00'	39.27'	35.36'	S 44°39'51" E	90°00'42"
C11	25.00'	39.27'	35.36'	N 45°20'09" E	90°00'00"
C12	25.00'	20.87'	20.27'	S 65°44'49" E	47°49'21"
C13	45.00'	22.27'	22.05'	N 56°00'59" W	28°21'41"
C14	45.00'	45.39'	43.49'	N 80°54'22" E	57°47'37"
C15	45.00'	40.58'	39.22'	N 26°10'32" E	51°40'04"
C16	45.00'	40.58'	39.22'	N 25°29'33" W	51°40'04"
C17	45.00'	45.39'	43.49'	S 80°13'23" E	57°47'36"
C18	45.00'	22.27'	22.05'	N 56°41'59" E	28°21'40"
C19	25.00'	20.87'	20.27'	S 66°25'49" W	47°49'21"
C20	25.00'	39.27'	35.36'	S 44°39'30" E	90°00'00"
C21	25.00'	39.27'	35.36'	N 45°20'47" E	90°00'35"
C22	25.00'	39.26'	35.35'	N 45°20'09" E	89°59'18"
C23	256.02'	36.87'	36.84'	S 85°32'40" E	08°15'04"
C24	52.00'	81.68'	73.54'	N 44°39'30" W	89°59'59"
C25	25.00'	39.27'	35.36'	N 45°20'29" E	90°00'00"
C26	25.00'	39.27'	35.36'	N 44°39'51" W	90°00'42"
C27	302.02'	51.20'	51.14'	S 84°48'48" E	09°42'48"
C28	256.02'	6.53'	6.53'	N 80°41'16" W	01°27'44"
C29	401.72'	14.82'	14.82'	N 89°17'04" E	02°06'51"
C30	40.00'	29.19'	28.55'	N 79°02'46" E	41°49'04"
C31	25.00'	14.05'	13.87'	N 74°14'22" E	32°12'15"
C32	40.00'	39.85'	38.22'	S 51°30'23" E	57°04'39"
C33	40.00'	38.78'	37.26'	N 04°47'21" E	55°30'48"
C34	25.00'	14.05'	13.87'	N 18°26'37" E	32°12'15"
C35	25.00'	39.27'	35.35'	S 44°39'13" E	89°59'25"
C36	25.00'	39.26'	35.35'	N 45°20'09" E	89°59'18"
C37	25.00'	42.91'	37.83'	S 48°49'52" E	98°20'43"
C38	355.72'	19.10'	19.10'	N 80°27'29" E	03°04'35"
C39	401.72'	23.40'	23.40'	N 80°35'19" E	03°20'14"
C40	NOT USED				
C41	NOT USED				
C42	25.00'	39.27'	35.36'	S 44°39'31" E	90°00'00"
C43	25.00'	39.27'	35.36'	N 45°20'29" E	90°00'00"
C44	25.00'	39.27'	35.36'	S 44°39'51" E	90°00'00"
C45	98.00'	51.92'	51.31'	N 14°50'06" W	30°21'11"
C46	98.00'	102.02'	97.48'	S 59°50'06" E	59°38'49"
C47	25.00'	39.27'	35.36'	S 44°39'31" E	90°00'00"

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C48	401.72'	60.44'	60.38'	N 83°55'03" E	08°37'11"
C49	401.72'	4.82'	4.82'	S 79°45'49" W	00°41'16"
C50	355.72'	43.71'	43.68'	N 82°26'24" E	07°02'25"
C51	355.72'	27.20'	27.19'	S 88°09'03" W	04°22'53"
C52	355.75'	42.92'	42.90'	S 86°12'07" E	06°54'47"
C53	355.75'	27.99'	27.98'	S 80°29'29" E	04°30'29"
C54	401.75'	17.65'	17.65'	S 79°29'46" E	02°31'03"
C55	401.75'	45.25'	45.22'	N 83°58'52" W	08°27'10"
C56	401.75'	17.19'	17.18'	N 88°25'59" W	02°27'03"
C57	NOT USED				
C58	NOT USED				
C59	NOT USED				
C60	401.72'	55.19'	55.14'	N 86°11'34" E	07°52'17"
C61	401.72'	1.49'	1.49'	S 89°45'54" E	00°12'47"
C62	401.75'	22.01'	22.01'	S 88°05'20" E	03°08'21"
C63	401.75'	50.38'	50.35'	S 82°55'37" E	07°11'06"
C64	401.75'	7.69'	7.69'	S 78°47'09" E	01°05'50"
C65	355.75'	19.10'	19.10'	S 79°46'32" E	03°04'36"
C66	25.00'	42.91'	37.83'	N 45°30'50" E	98°20'40"
C67	52.00'	81.68'	73.54'	S 44°39'31" E	90°00'00"
C68	25.00'	39.27'	35.36'	N 45°20'29" E	90°00'00"
C69	NOT USED				
C70	25.00'	19.06'	18.61'	S 21°30'14" E	43°41'27"
C71	40.00'	29.13'	28.49'	S 22°29'20" E	41°43'16"
C72	40.00'	32.10'	31.25'	S 21°21'51" W	45°59'06"
C73	40.00'	32.10'	31.25'	S 67°20'57" W	45°59'06"
C74	40.00'	33.65'	32.67'	N 65°33'25" W	48°12'11"
C75	40.00'	30.55'	29.82'	N 19°34'19" W	43°46'00"
C76	40.00'	29.13'	28.49'	N 23°10'19" E	41°43'16"
C77	25.00'	19.06'	18.61'	N 22°11'13" E	43°41'27"
C78	25.00'	39.27'	35.36'	N 44°39'51" W	90°00'42"
C79	25.00'	39.02'	35.18'	S 44°56'22" E	89°26'17"
C80	NOT USED				
C81	25.00'	39.52'	35.53'	S 45°03'38" W	90°33'43"
C82	25.00'	39.28'	35.36'	N 44°38'48" W	90°01'24"
C83	25.00'	2.17'	2.17'	N 02°51'13" E	04°58'37"
C84	25.00'	13.92'	13.74'	N 21°17'18" E	31°53'35"
C85	40.00'	35.00'	33.89'	N 12°10'15" E	50°07'42"
C86	40.00'	60.88'	47.52'	S 49°19'58" E	72°52'43"
C87	40.00'	56.30'	51.77'	S 53°54'19" W	80°38'42"
C88	40.00'	42.32'	40.37'	S 16°43'27" E	60°36'51"
C89	25.00'	9.29'	9.24'	S 35°25'11" E	21°18'03"
C90	25.00'	11.39'	11.29'	N 12°40'58" W	26°05'44"
C91	25.00'	39.26'	35.35'	N 45°21'12" E	89°58'35"
C92	25.00'	39.02'	35.18'	N 44°56'22" W	89°26'17"
C93	25.00'	39.36'	35.42'	S 45°14'06" W	90°12'48"
C94	25.00'	39.52'	35.53'	N 45°03'38" E	90°33'44"
C95	NOT USED				
C96	25.00'	39.18'	35.29'	N 44°45'54" W	89°47'12"
C97	25.00'	39.31'	35.38'	S 45°23'13" W	90°05'27"
C98	302.02'	22.39'	22.38'	S 87°32'47" E	04°14'50"
C99	302.02'	28.81'	28.80'	S 82°41'23" E	05°27'58"
C100	256.02'	31.61'	31.59'	N 83°29'39" W	07°04'30"
C101	256.02'	11.79'	11.79'	N 88°21'03" W	02°38'19"
C102	25.00'	39.26'	35.35'	N 45°20'09" E	89°59'18"
C103	25.00'	39.23'	35.33'	S 44°36'47" E	89°54'33"

The purpose of this plat is to:  
a. Dedicate public street rights-of-way as shown.  
b. Incorporate the vacated portions of Holly Avenue N.E., Anaheim Avenue N.E. and Carmel Avenue N.E. vacated by V-96-11.  
c. Grant the necessary easements as shown.  
d. Create 200 residential lots within Units 2, 3a, 3b, 3c and 4, La Cueva Oeste.

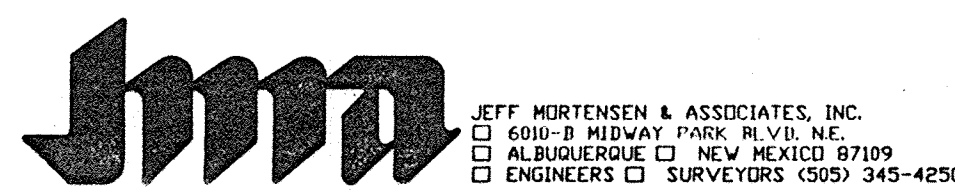
SURVEYORS CERTIFICATION  
I, Charles G. Calo, Jr., a registered Professional Surveyor under the laws of the State of New Mexico do hereby certify that I conducted and am responsible for this plat, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirement for Monumentation and surveys of the Albuquerque Subdivision Ordinance; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

*Charles G. Calo, Jr.*  
Charles G. Calo, Jr., N.M.P.S. 11184



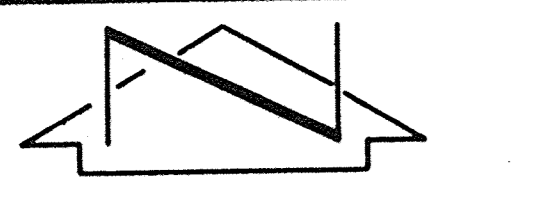
5-21-1997  
Date

SHT 2 OF 16 (SDP)

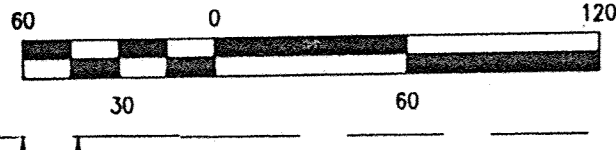


PRELIMINARY MASTER PLAN PLAT  
LA CUEVA OESTE UNITS 2, 3a, 3b, 3c AND 4

DESIGNED BY	T.O.B.	NO.	DATE	BY	REVISORS	JOB NO.
SURVEYED BY	R.J.E.					961193
DRAWN BY	T.N.T.					DATE
APPROVED BY	C.G.C.					05-1997
						SHEET

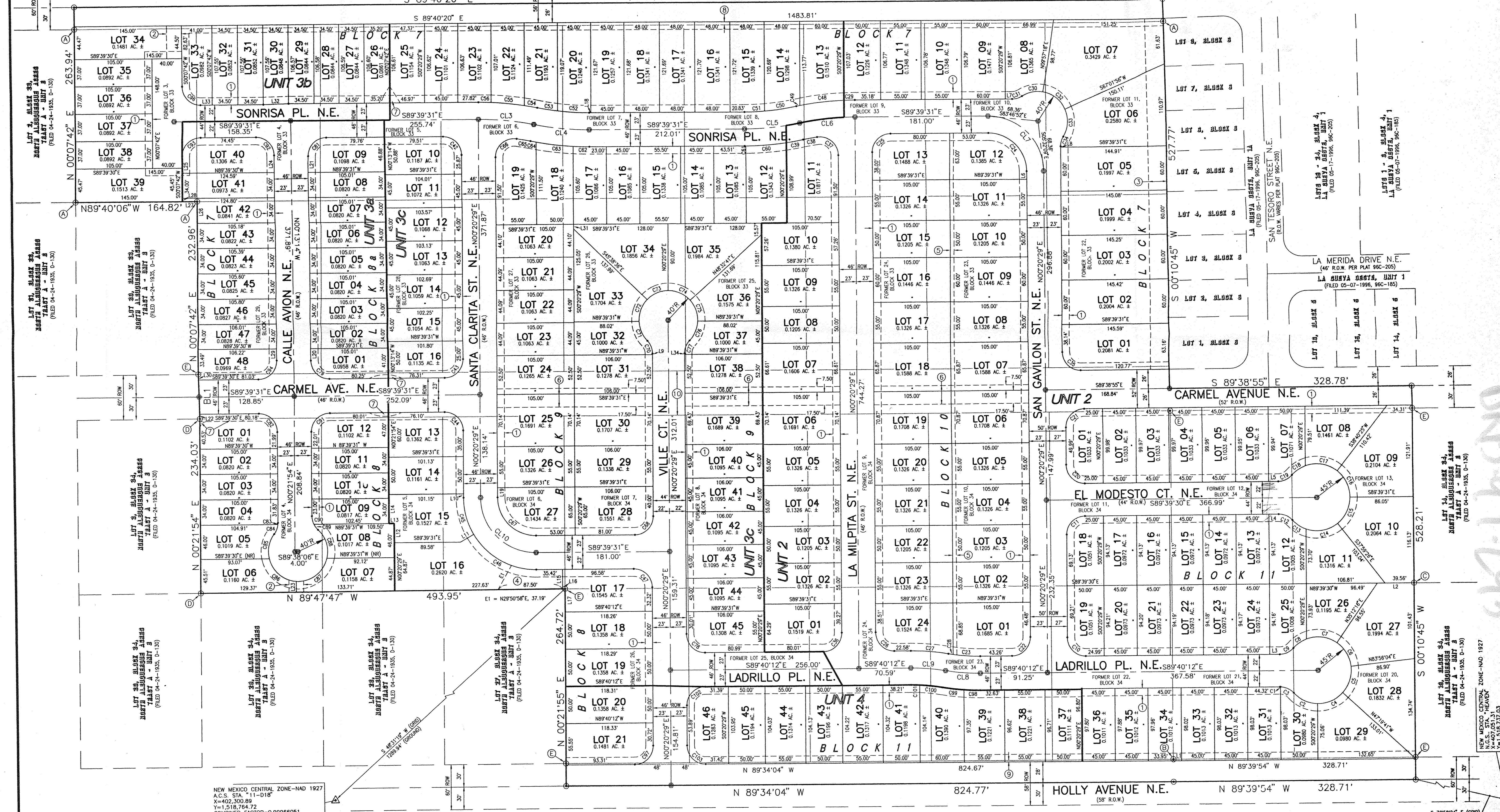


SCALE: 1" = 60'



ALL LOTS CREATED BY THIS PLAT SHALL HAVE A P1 DESIGNATION.

ANAHEIM AVENUE N.E. 1483.83'



NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "11-018"  
X=402,300.89  
Y=1,518,754.72  
COMBINED FACTOR=0.99966051  
DELTA ALPHA=-00'10"18"

SHT 3 OF 16 (SDP)

# PRELIMINARY MASTER PLAN PLAT LA CUEVA OESTE UNITS 2, 3a, 3b, 3c AND 4



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (606) 345-4250

DESIGNED BY	NO.	DATE	BY	REVISIONS
T.O.B.				
SURVEYED BY				
R.J.E.				
DRAWN BY				
T.N.T.				
APPROVED BY				
C.G.C.				

961198  
DATE 05-1997  
SHEET



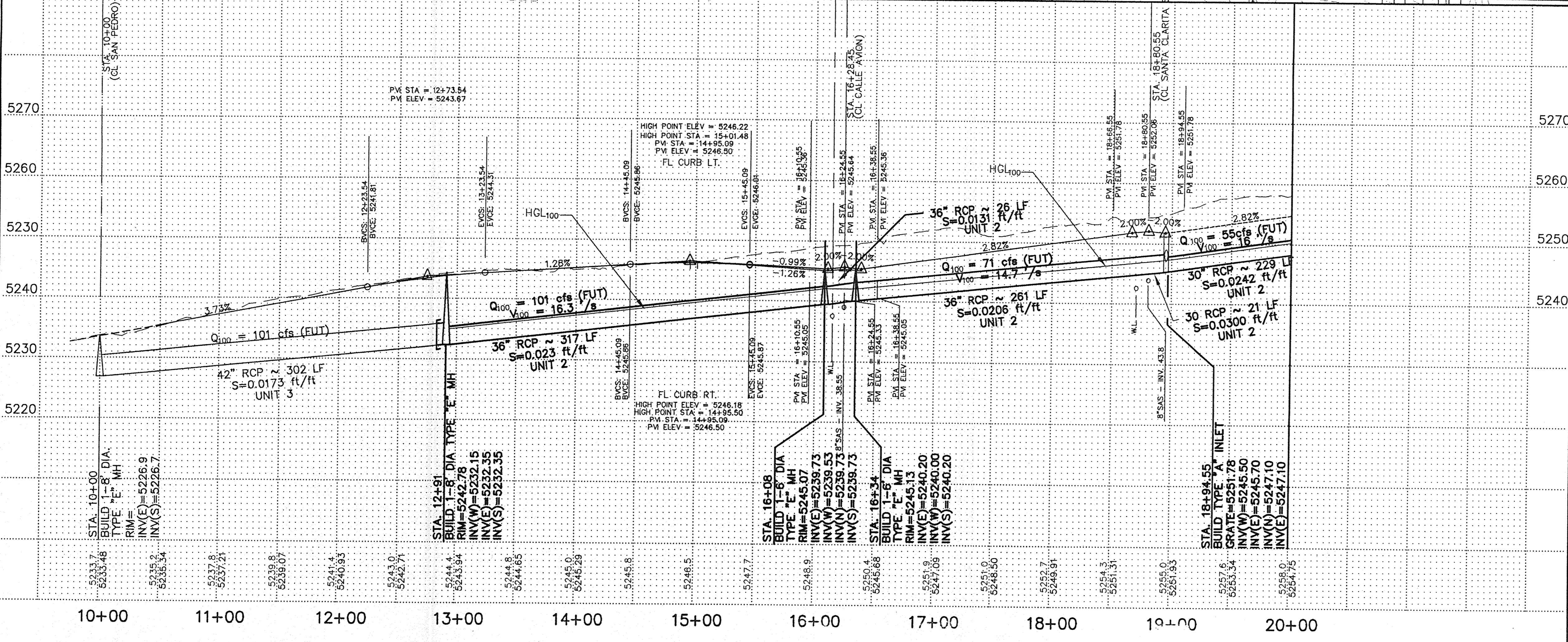
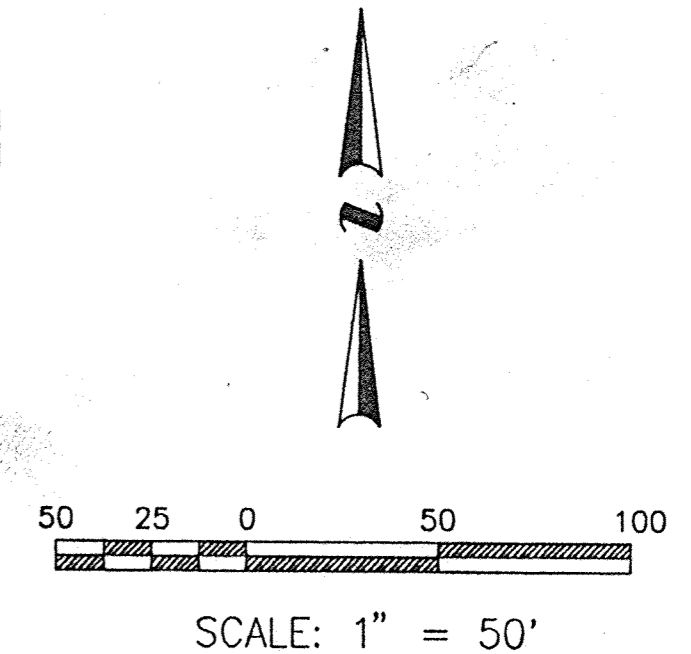
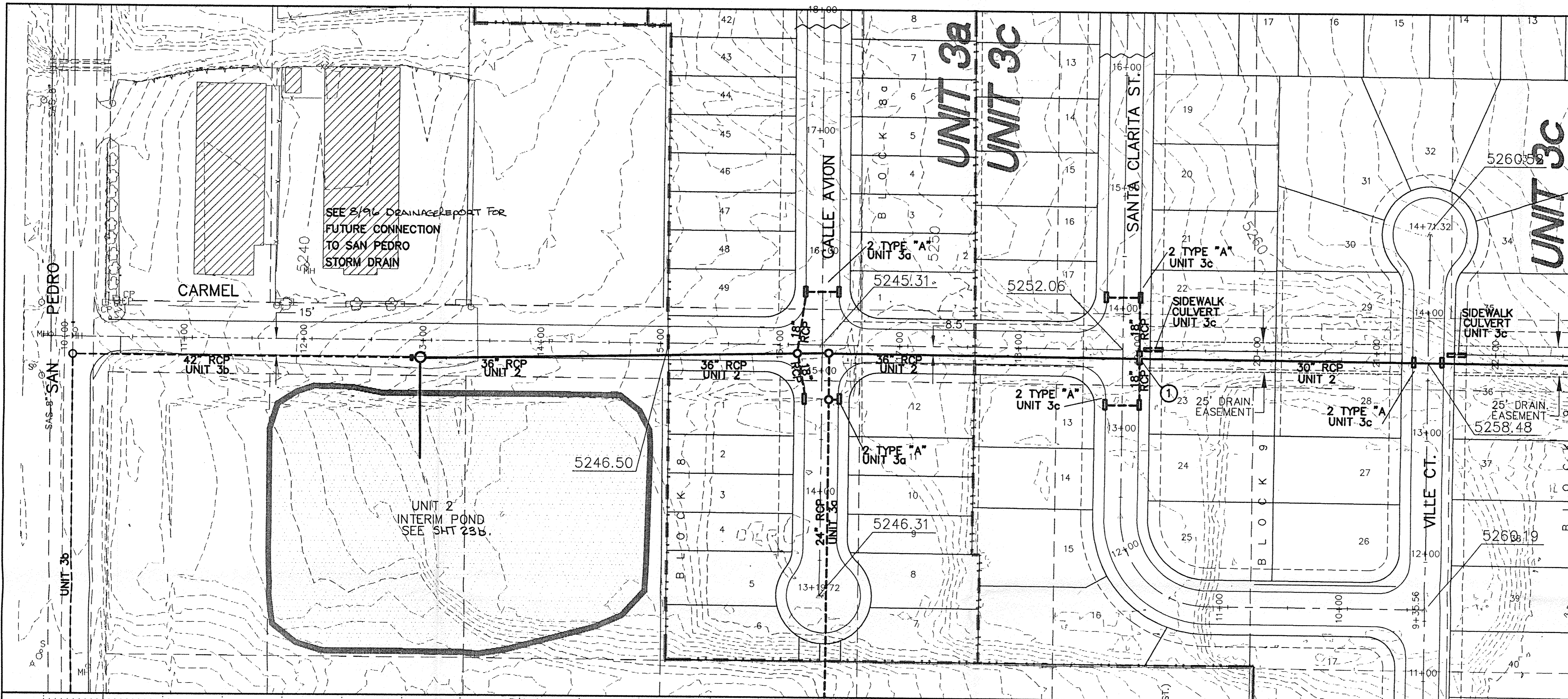












NOTES:  
 ① TYPE "A" INLETS TO BE BUILT OVER THE STORM DRAIN TRUNK LINE AT SANTA CLARITA AS PART OF UNIT 2 CONSTRUCTION

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKS BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION NAME:	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		DESIGN	
	MAY 1997		
	MAY 1997		

LEGEND

- UNIT 2 STORM DRAIN (solid line)
- UNIT 3 STORM DRAIN (dashed line)
- UNIT BOUNDARY (dotted line)

SCALE: 1" = 50' HORIZ.  
 1" = 10' VERT.

**Resource Technology, Inc.**  
 ENGINEERS AND ENVIRONMENTAL SCIENTISTS  
 CIVIL, ENVIRONMENTAL, WATER RESOURCES, RECREATION, PLANNING  
 1720-B Randolph Rd. SE, Albuquerque, NM 87106  
 (505) 243-7300

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

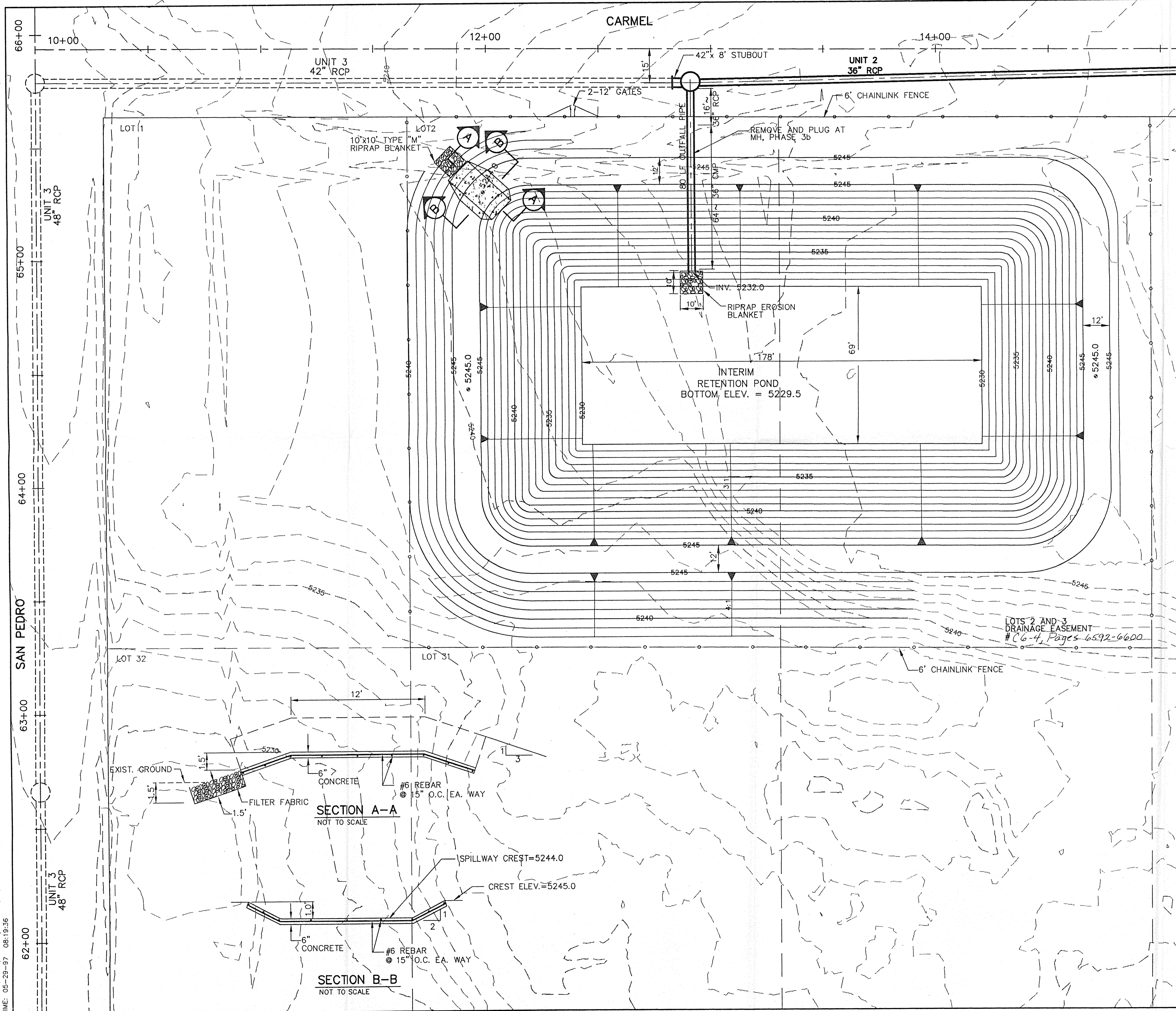
TITLE: **LA CUEVA OESTE UNIT 2 & 3  
 CARMEL AVE.  
 SD PLAN & PROFILE**

Design Review Committee City Engineer Approval

City Project No. Zono Map No. C-18

EXHIBIT 3 (REVISED)





**NOTES:**

RETENTION POND OPERATION DATA:  
 EMERGENCY SPILLWAY ELEV. 5244.0  
 CREST ELEVATION 5245.0

CAPACITY AT EMERG. SPILLWAY 7.38 Ac-Ft  
 100-YR W.S. ELEV. (6 HR.) = 5240.5  
 V10-DAY (PER DPM) = 7.30 Ac-Ft

CONSTRUCTION DATA:  
 CUT VOLUME 13052 CU. YDS  
 FILL VOLUME 2010 CU. YDS.

**NOTES:**

1. POND SIZED FOR INTERIM DEVELOPMENT OF UNITS 2 AND 3. CONSTRUCTION OF UNIT 3 WILL REQUIRE COMPLETION OF SAN PEDRO S.D. OR ENLARGEMENT OF POND.

2. EMBANKMENT TO BE PLACED OVER GROUND CLEARED OF ALL VEGETATION WITH MINIMUM 12" SUBGRADE PREP., 95% MODIFIED PROCTOR, MIN.

**LEGEND**

UNIT 2 STORM DRAIN	—————
UNIT 3 STORM DRAIN	- - - - -
ORIGINAL NAA LOT LINE	-----

**Resource Technology, Inc.**  
 ENGINEERS AND ENVIRONMENTAL SCIENTISTS  
 CIVIL - ENVIRONMENTAL - WATER RESOURCES - RECREATION - PLANNING  
 1720-B Roadside Rd. SE, Albuquerque, NM 87106  
 (505) 243-7300

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**TITLE: LA CUEVA OESTE UNIT 2  
 INTERIM RETENTION POND DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. \_\_\_\_\_ Zone Map No. C-18

AS-BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		STATION NAME	DATE
SURVEY INFORMATION		FIELD NOTES	DATE
ENGINEERS SEAL		NO.	BY
REVISIONS		NO.	DATE
DESIGN		DATE	DATE
DESIGNED BY DSD		DATE	MAY 1997
DRAWN BY PNT		DATE	MAY 1997
CHECKED BY DSD		DATE	MAY 1997
RECORDED BY		NORTHING	DATE
DATE		EASTING	DATE
NO.		ELEVATION	DATE

DWG: C:\PROJ\OESTE\95-330\C\PROJ\OESTE\95-330\REFPND1  
 TIME: 05-29-97 08:19:36

EXHIBIT 4A (NEW)



Summary of Kaufman & Broad Models: La Cueva Oeste

Minimum Lot Width	Model	1st Floor	Garage	Drive	Total % of Avg.
45	Florence	982	466	360	1808 86.71%
45	Venice	1203	480	360	2043 97.99%
45	Milan	1693	404	360	2457 117.84%
45	QT-1	1603	407	360	2370 113.67%
45	QT-2	1720	425	360	2505 120.14%
45	QT-3	926	446	360	1732 83.07%
45	QT-4	1034	492	360	1886 90.46%
45	QT-5	1037	482	360	1879 90.12%
<b>8-Model Average #1</b>					<b>1275 450 360 2085 100.00%</b>
50	MV-1	1724	440	360	2524 101.17%
50	MV-2	1557	420	360	2337 93.67%
50	MV-3	1311	458	360	2129 85.33%
50	MV-5	1920	404	360	2684 107.58%
50	KB-5	1463	447	360	2270 90.99%
50	SE-70	1799	472	360	2631 105.46%
50	SE-75	1999	446	360	2805 112.43%
50	SE-82	1706	464	360	2530 101.41%
50	SE-83	1683	501	360	2544 101.97%
<b>9-Model Average #2</b>					<b>1685 450 360 2495 100.00%</b>
52	SE-78	1749	504	360	2613 103.79%
52	SE-79	1566	496	360	2422 96.21%
<b>2-Model Average #3</b>					<b>1658 500 360 2518 100.00%</b>
55	SE-71	1996	464	360	2820 100.18%
55	SE-81	1695	755	360	2810 99.82%
<b>2-Model Average #4</b>					<b>1846 610 360 2815 100.00%</b>
59	MV-6A	1324	593	570	2487 82.84%
60	SE-74	2286	636	595	3517 117.16%
<b>2-Model Average #5</b>					<b>1805 615 583 3002 100.00%</b>
65	MV-15	2052	470	360	2882 100.00%

La Cueva Oeste Lot Size Tabulation

Unit	Block	Lot	Total SF	Standard	Garden	Duplex	Model	1st Floor	Garage	Drive	Total	Open Area	Net Open	Standard	Garden	Duplex	Shorage
2	7	1	9,005	9,005			Avg #5	1805	615	583	3003	6062	3662	3662			
2	7	2	8,729	8,729			Avg #5	1805	615	583	3003	5726	3336	3336			
3	7	3	8,721	8,721			Avg #5	1805	615	583	3003	5705	3305	3305			
4	7	4	8,708	8,708			Avg #5	1805	615	583	3003	5696	3296	3296			
5	7	5	8,699	8,699			Avg #5	1805	615	583	3003	5682	3282	3282			
6	7	6	11,238	11,238			MV-15	2052	470	360	2882	12055	9655	9655			
7	7	7	14,937	14,937			MV-15	2052	470	360	2882	12055	9655	9655			
8	7	8	5,946	5,946			Avg #5	1805	615	583	3003	3405	1005	1005			
9	7	9	6,408	6,408			Avg #5	1846	610	360	2816	3056	656	656			
10	7	10	5,872	5,872			Avg #4	1846	610	360	2816	3056	656	656			
11	7	11	5,872	5,872			Avg #4	1846	610	360	2816	3056	656	656			
12	7	12	5,340	5,340			Avg #2	1685	450	360	2495	2845	445	445			
13	7	13	6,578	6,578			Avg #5	1805	615	583	3003	3375	1175	1175			
14	7	14	5,654	5,654			Avg #1	1275	450	360	2085	3569	1169	1169			
15	7	15	5,833	5,833			Avg #1	1275	450	360	2085	3748	1348	1348			
16	7	16	5,841	5,841			Avg #1	1275	450	360	2085	3756	1356	1356			
17	7	17	5,841	5,841			Avg #1	1275	450	360	2085	3756	1356	1356			
18	7	18	5,841	5,841			Avg #1	1275	450	360	2085	3990	990	990			
19	7	19	5,475	5,475			Avg #1	1275	450	360	2085	3351	951	951			
20	7	20	5,475	5,475			Avg #1	1275	450	360	2085	3351	951	951			
21	7	21	5,197	5,197			Avg #1	1275	450	360	2085	2811	411	411			
22	7	22	4,896	4,896			Avg #1	1275	450	360	2085	2715	315	315			
23	7	23	4,896	4,896			Avg #1	1275	450	360	2085	2715	315	315			
24	7	24	4,796	4,796			Avg #1	1275	450	360	2085	2942	542	542			
25	7	25	5,027	5,027			Avg #1	1275	450	360	2085	1469	-911	-911			
26	7	26	3,751	3,751			A	1520	402	360	2282	1394	-1006	-1006			
27	7	27	3,676	3,676			A	1520	402	360	2282	1394	-1006	-1006			
28	7	28	3,676	3,676			A	1520	402	360	2282	1394	-1006	-1006			
29	7	29	3,676	3,676			A	1520	402	360	2282	1412	-988	-988			
30	7	30	3,694	3,694			A	1520	402	360	2282	1429	-971	-971			
31	7	31	3,711	3,711			A	1520	402	360	2282	1429	-971	-971			
32	7	32	3,711	3,711			A	1520	402	360	2282	1996	-404	-404			
33	7	33	4,278	4,278			A	1700	400	360	2460	1426	-974	-974			
34	7	34	4,451	4,451			C	1700	400	360	2460	1426	-974	-974			
35	7	35	3,886	3,886			C	1700	400	360	2460	1426	-974	-974			
36	7	36	3,886	3,886			C	1700	400	360	2460	1426	-974	-974			
37	7	37	3,886	3,886			C	1700	400	360	2460	1426	-974	-974			
38	7	38	3,886	3,886			C	1700	400	360	2460	1426	-974	-974			
39	7	39	6,591	6,591			D	1700	400	360	2460	1426	-974	-974			
40	7	40	5,689	5,689			D	1520	402	360	2282	1956	-444	-444			
41	7	41	4,238	4,238			A	1520	402	360	2282	1394	-1019	-1019			
42	7	42	3,663	3,663			A	1520	402	360	2282	1299	-1101	-1101			
43	7	43	3,581	3,581			A	1520	402	360	2282	1299	-1101	-1101			

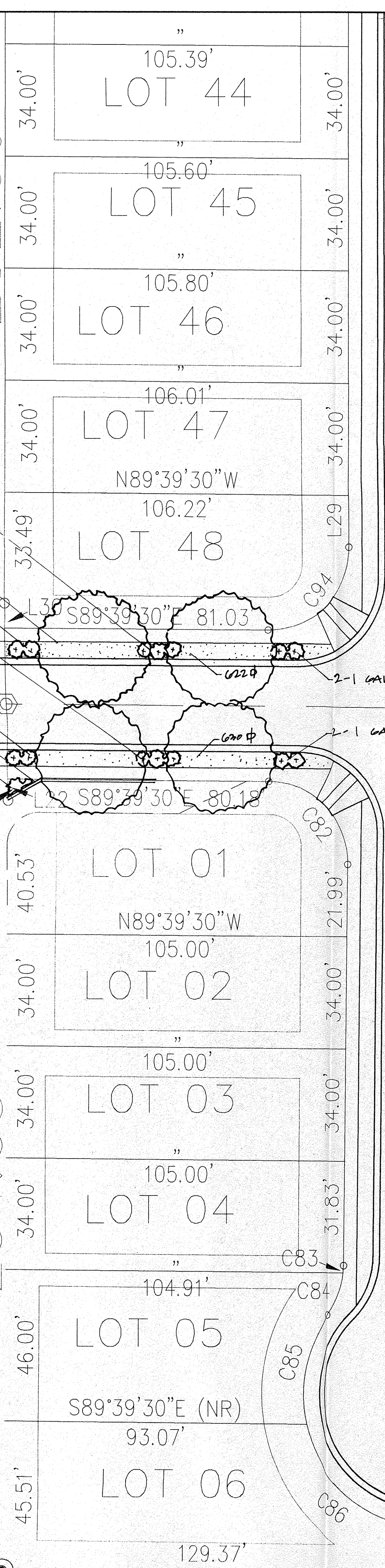
La Cueva Oeste Lot Size Tabulation

Unit	Block	Lot	Total SF	Standard	Garden	Duplex	Model	1st Floor	Garage	Drive	Total	Open Area	Net Open	Standard	Garden	Duplex	Shorage
44	7	44	3,585	3,585			A	1520	402	360	2282	1303	-1097	-1097			
45	7	45	3,594	3,594			A	1520	402	360	2282	1312	-1088	-1088			
46	7	46	3,602	3,602			A	1520	402	360	2282	1320	-1080	-1080			
47	7	47	3,607	3,607			A	1520	402	360	2282	1325	-1075	-1075			
48	7	48	4,221	4,221			A	1520	402	360	2282	1939	-461	-461			
49	7	49	4,800	4,800			A	1520	402	360	2282	2518	-118	-118			
50	7	50	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
51	7	51	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
52	7	52	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
53	7	53	4,439	4,439			B	1650	400	360	2410	2029	-371	-371			
54	7	54	5,064	5,064			B	1650	400	360	2410	2634	-234	-234			
55	7	55	4,430	4,430			B	1650	400	360	2410	2029	-371	-371			
56	7	56	3,559	3,559			A	1520	402	360	2282	1277	-1123	-1123			
57	7	57	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
58	7	58	4,800	4,800			A	1520	402	360	2282	2518	-118	-118			
59	7	59	5,933	5,933			Avg #4	1846	610	360	2816	3117	717	717			
60	7	60	5,957	5,957			Avg #2	1685	450	360	2495	2562	162	162			
61	7	61	6,652	6,652			MV-15	2052	470	360	2882	3770	1370	1370			
62	7	62	11,439	11,439			MV-15	2052	470	360	2882	8557	6157	6157			
63	7	63	6,730	6,730			Avg #4	1846	610	360	2816	2914	2514	2514			
64	7	64	5,915	5,915			Avg #2	1685	450	360	2495	3420	1020	1020			
65	7	65	5,915	5,915			Avg #2	1685	450	360	2495	3420	1020	1020			
66	7	66	6,451	6,451			Avg #4	1846	610	360	2816	3635	1235	1235			
67	7	67	4,173	4,173			A	1520	402	360	2282	1290	-1110	-1110			
68	7	68	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
69	7	69	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
70	7	70	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
71	7	71	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
72	7	72	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
73	7	73	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
74	7	74	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
75	7	75	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
76	7	76	3,572	3,572			A	1520	402	360	2282	1290	-1110	-1110			
77	7	77	3														

N 00°07'42" E  
232.96'

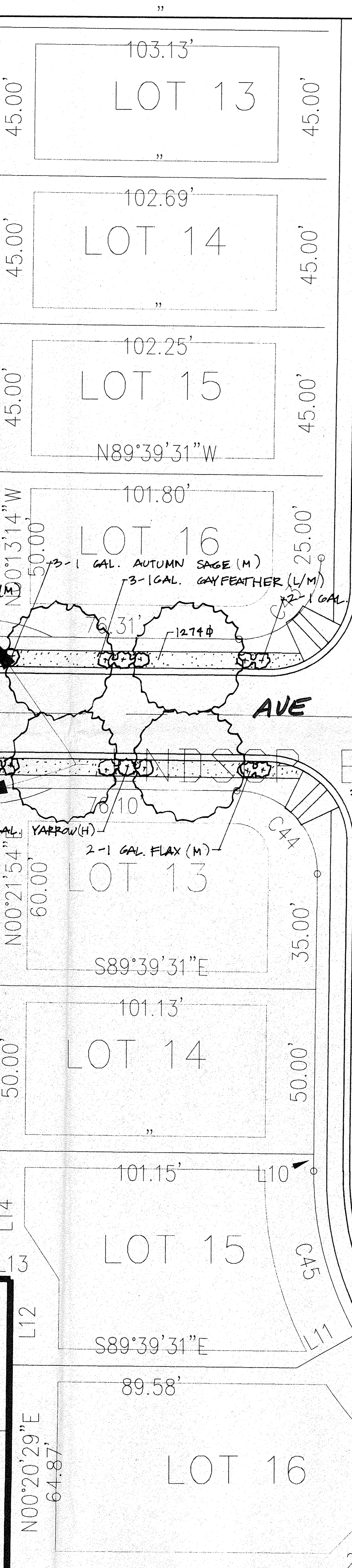
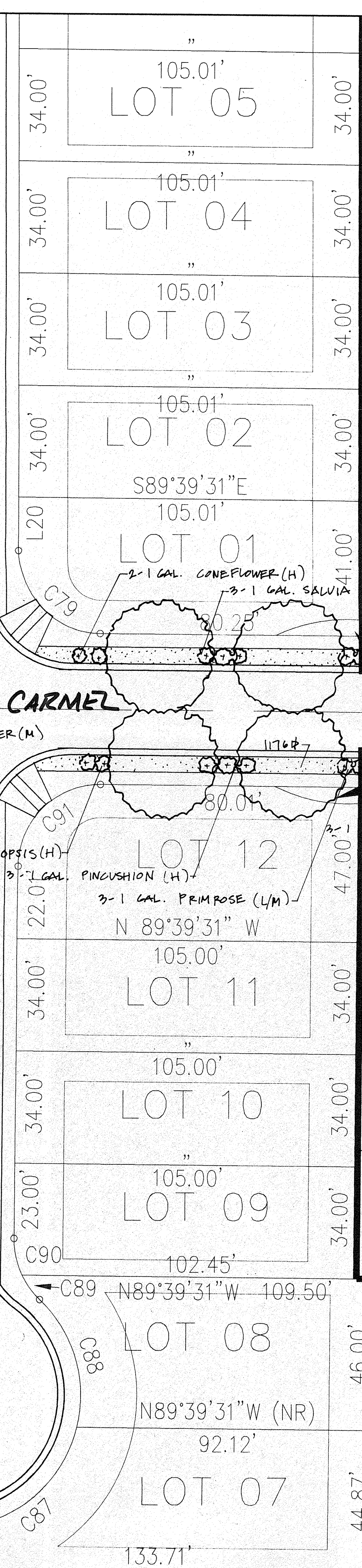
N 00°21'54" E  
234.03'

- 3-1 GAL. COREOPSIS (H)
- 13-2 1/2 GAL. ASH (H)
- 2-1 GAL. GAYFEATHER (LM)
- 3-1 GAL. SALVIA (M)
- 2-1 GAL. AUT. SAGE (M)
- TILE SIGN
- 3-5 GAL. RAPH. (M)



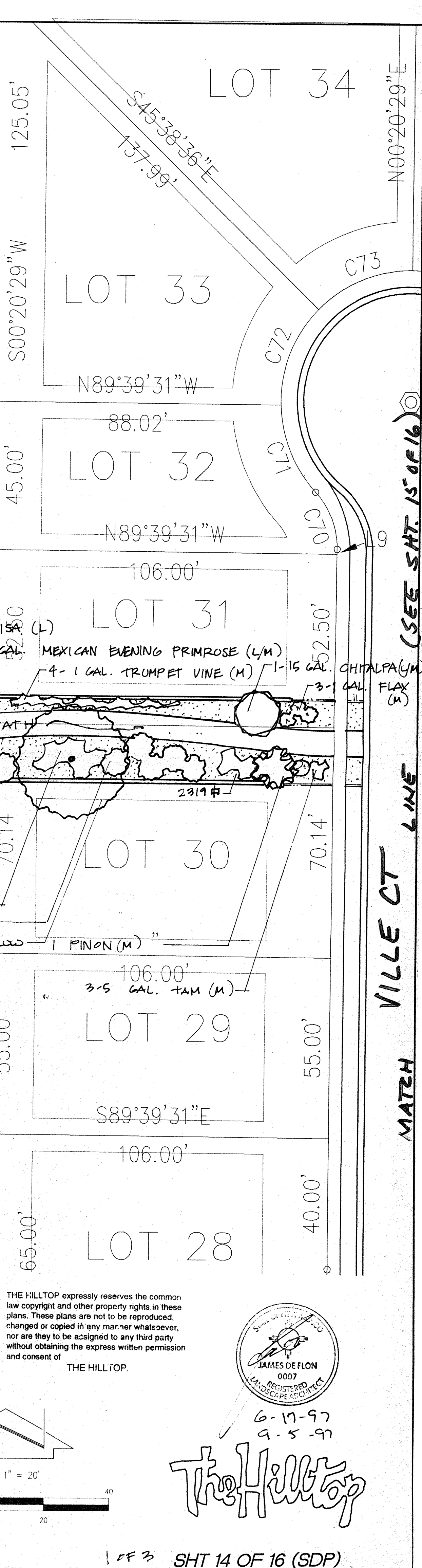
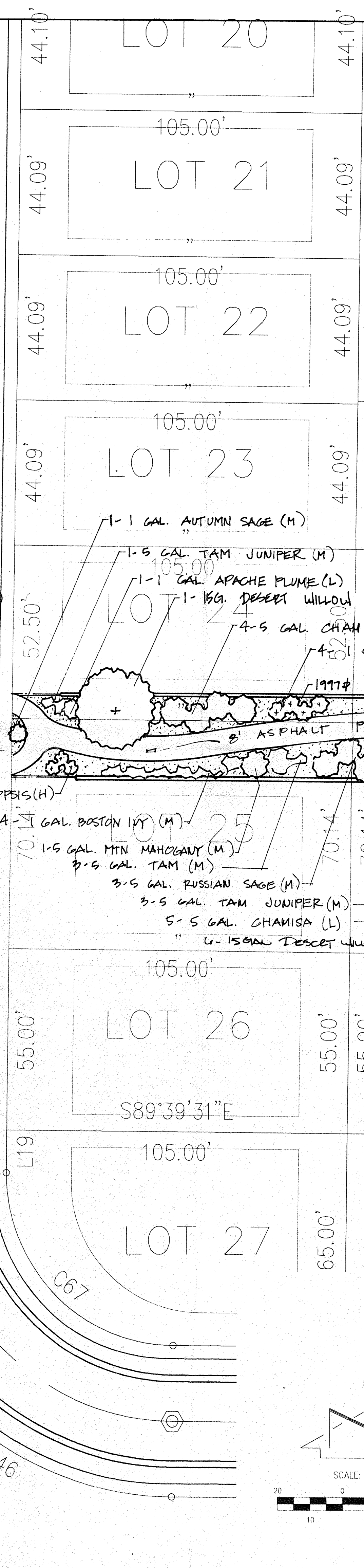
CALLE AVION

CARMEL AVE



CLARITA ST.

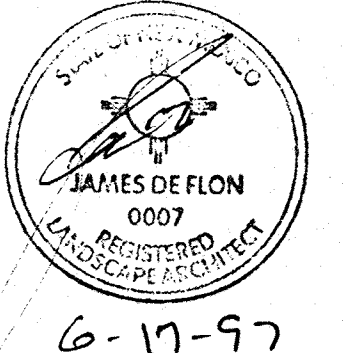
SAUTA



(SEE SHT. 15 OF 16)

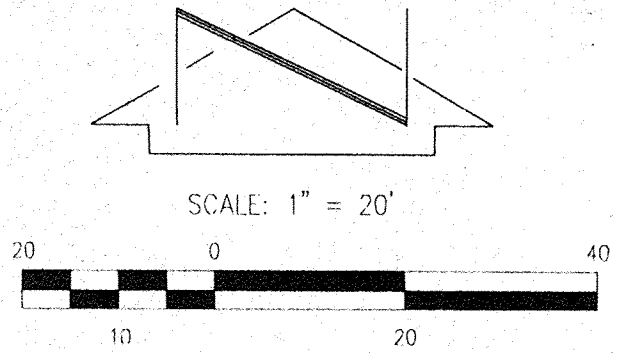
MATCH VILLE CT LINE

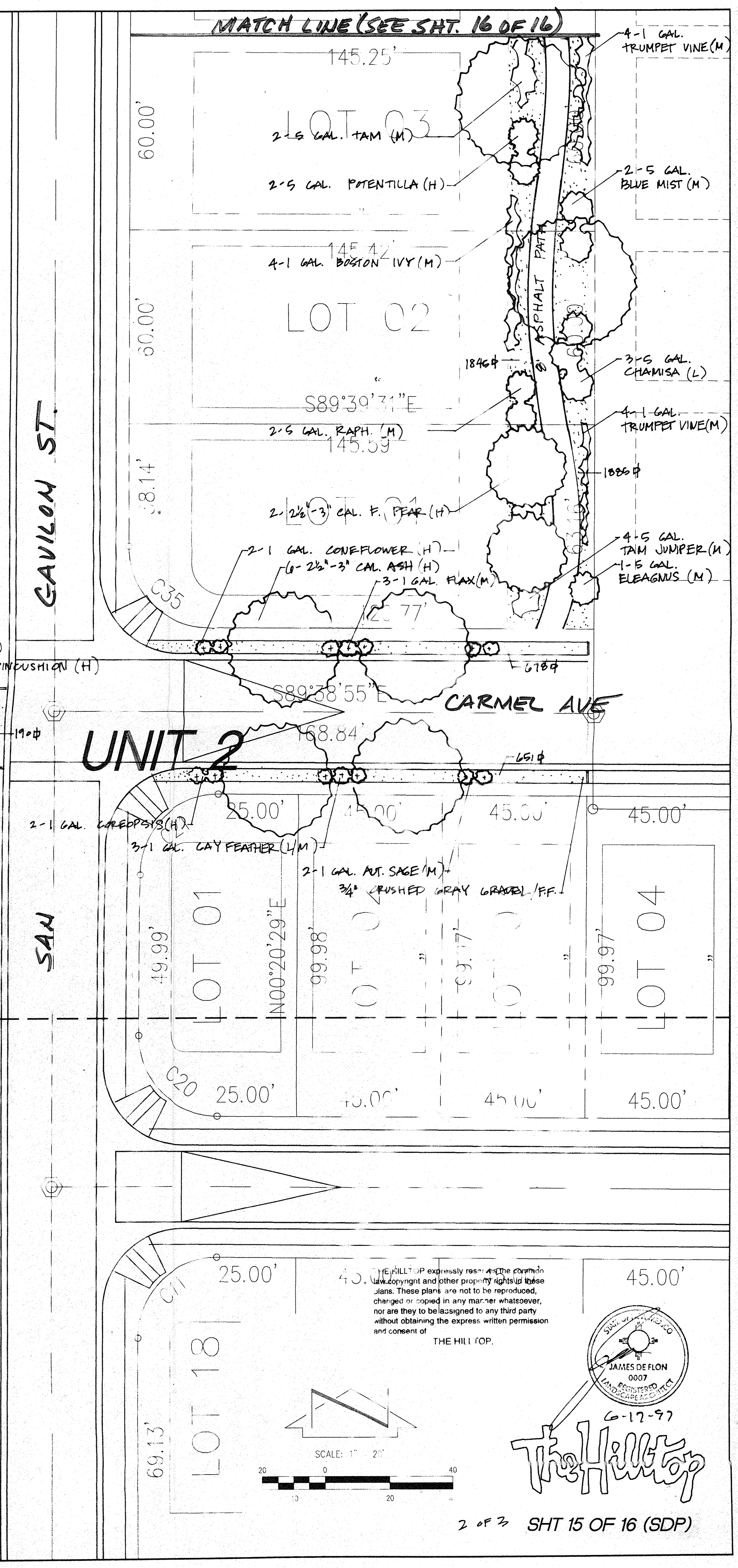
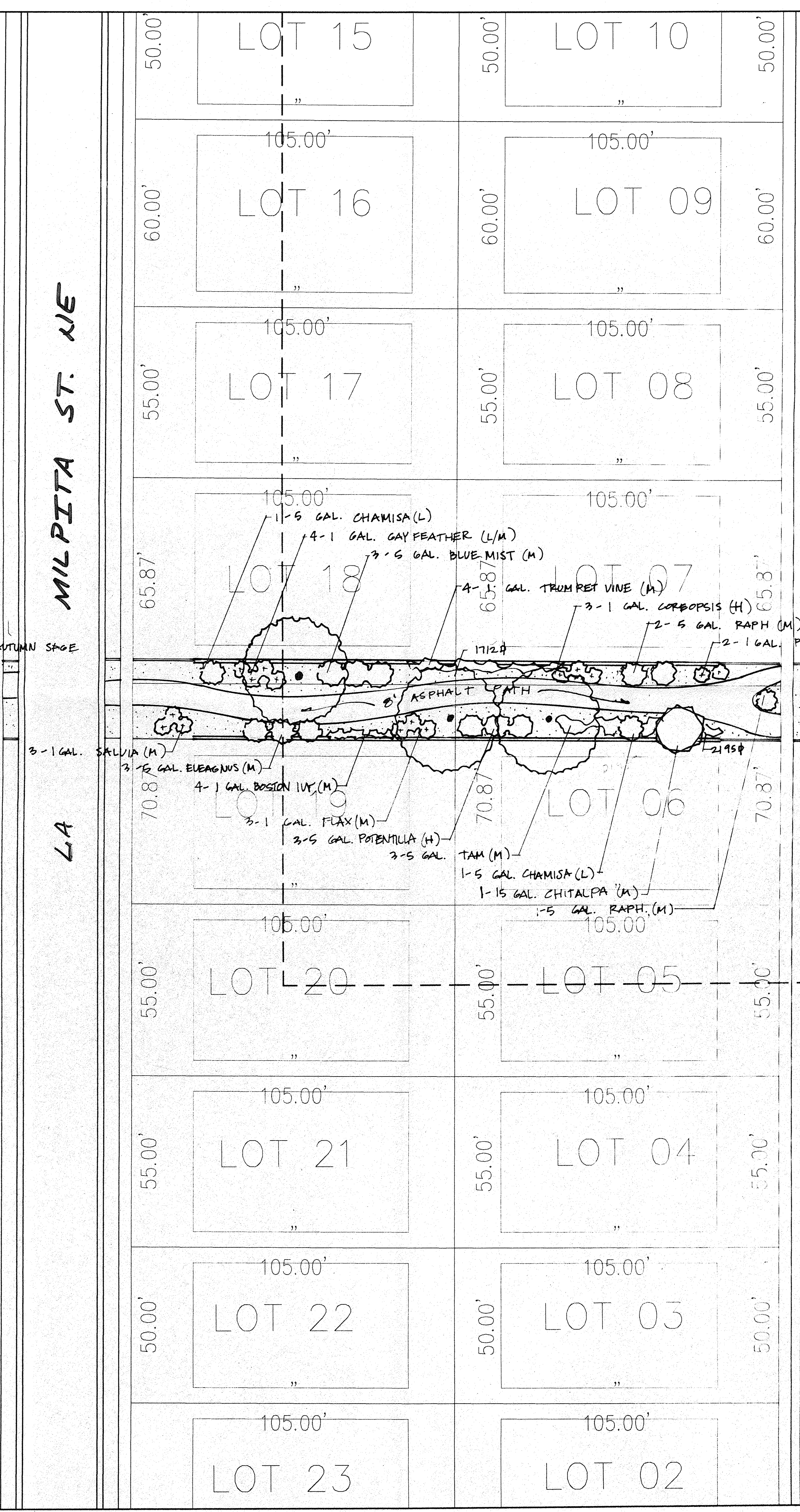
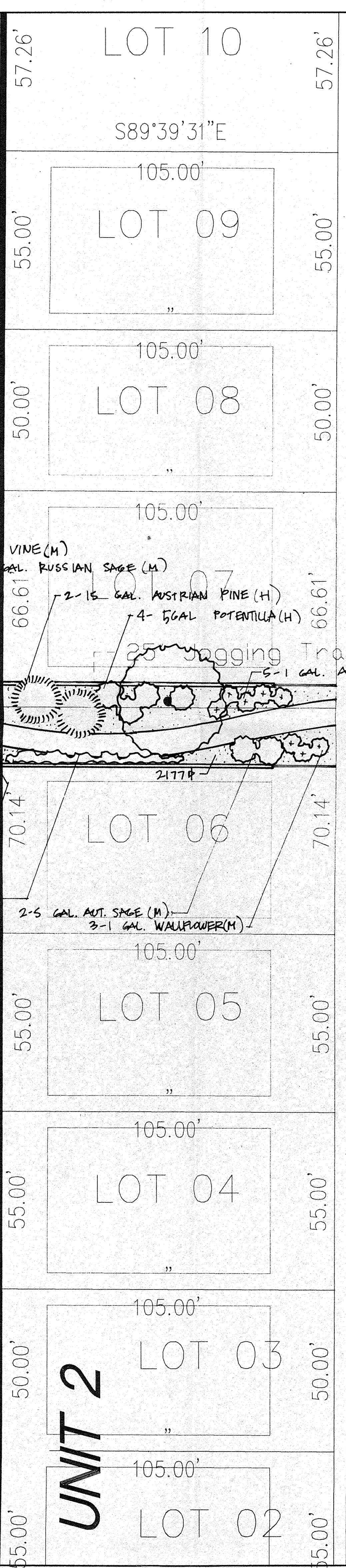
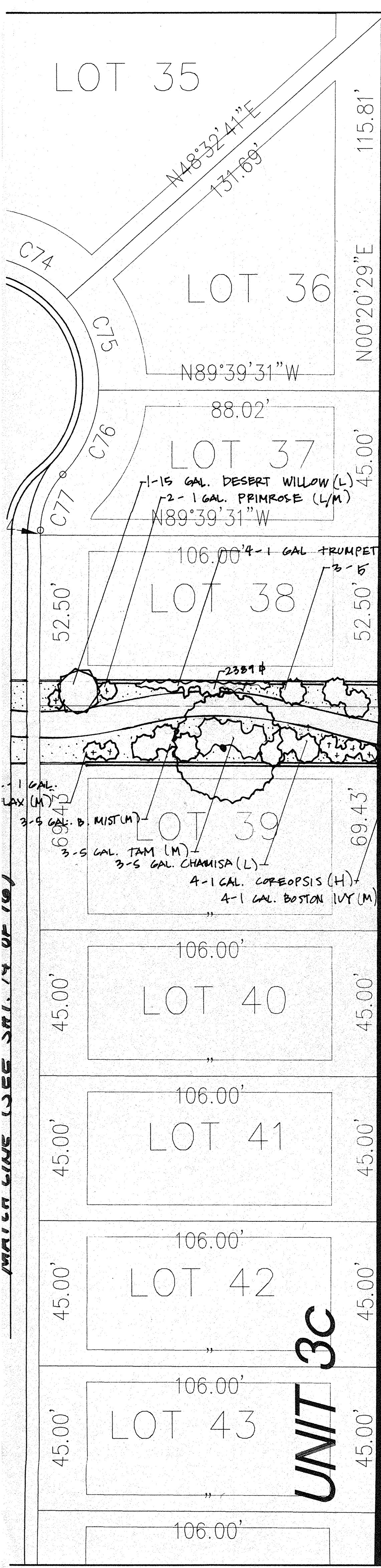
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



6-17-97  
9-5-97

The Hilltop



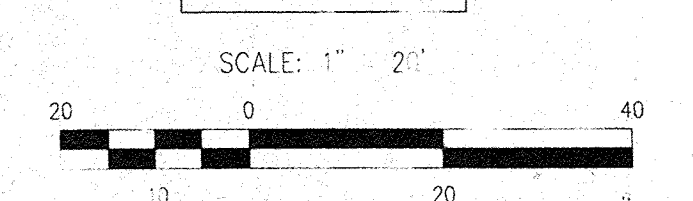
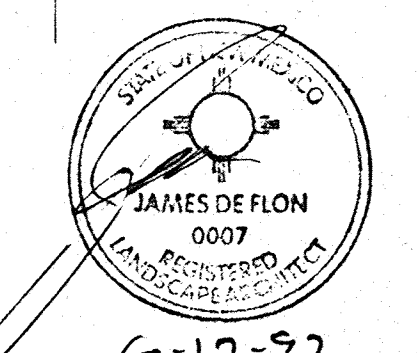


**UNIT 3C**

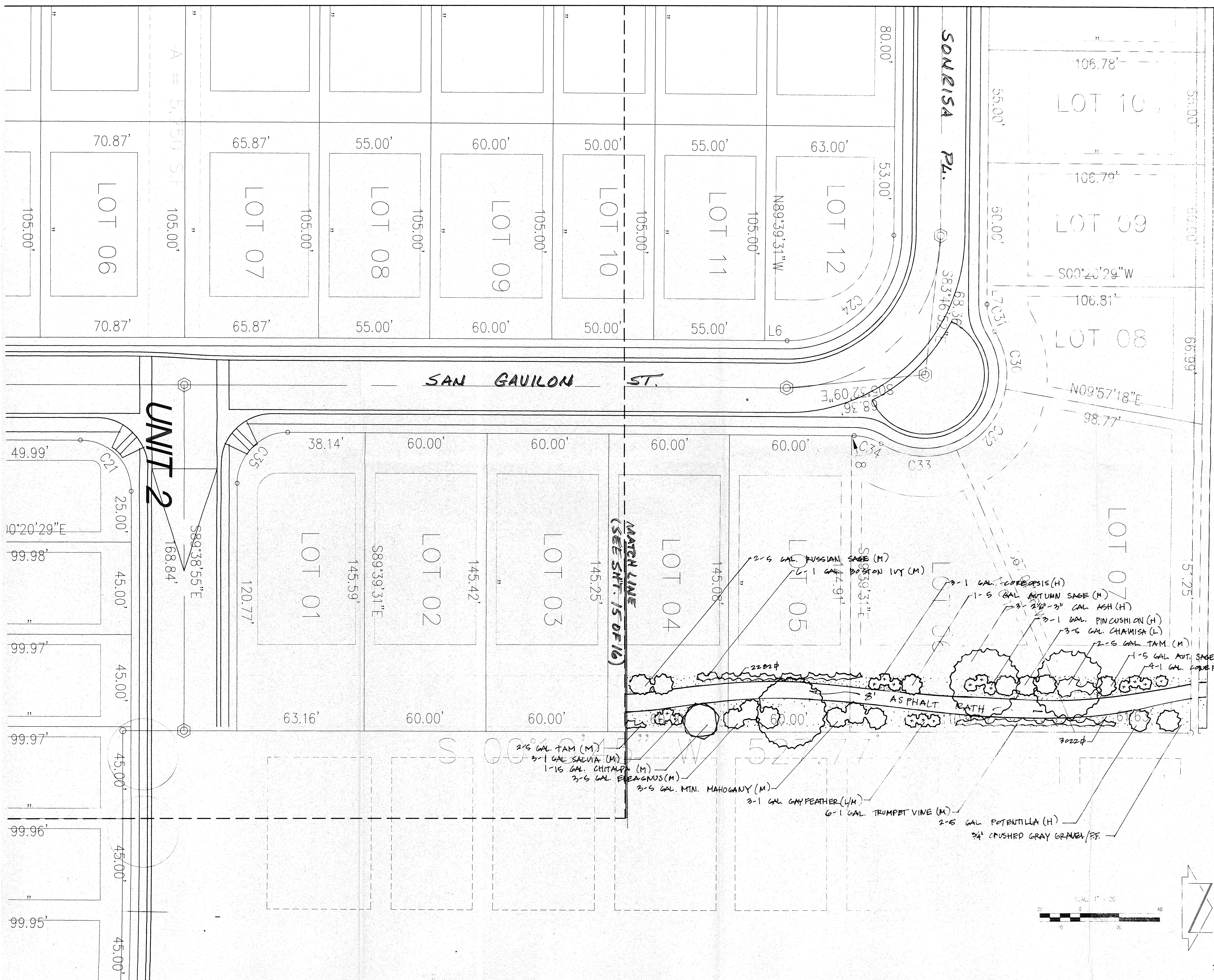
**UNIT 2**

**UNIT 2**

THE HILLTOP expressly reserves the common law copyright and other proprietary rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



**The Hilltop**



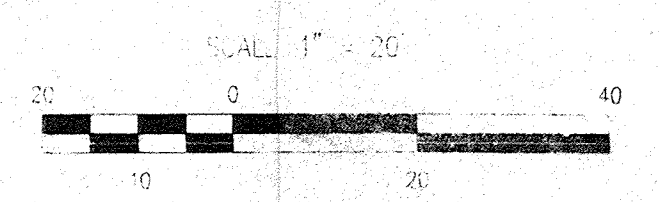
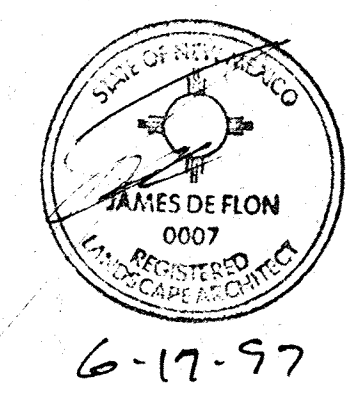
ALL LANDSCAPES SHALL BE IRRIGATED BY A COMPLETE UNDER GROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. DRIP IRRIGATION TO SHRUBS & TREES. COMMON AREA LANDSCAPING TO BE IRRIGATED BY SEPARATE IRRIGATION METER. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING & WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



The Hilltop