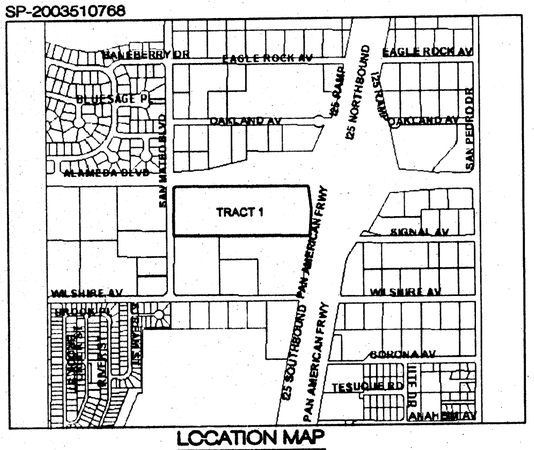
SP-2003510768



LOCATION MAP

ZONE ATLAS INDEX MAP No. C-18-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. ZONE ATLAS INDEX NO. C-18-Z.
3. GROSS SUBDIVISION ACREAGE: 12.1507 ACRES.
4. TOTAL NUMBER OF TRACTS CREATED: TWO (2) TRACTS.
5. TOTAL MILEAGE OF PUBLIC R-O-W CREATED: 0 MILE
7. DATE OF SURVEY: DECEMBER, 2003.
8. PLAT IS LOCATED WITHIN THE ELENA GALLEGOS GRANT, WITHIN PROJECTED SECTION 13, T11N, R3E, NMPM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ALL OF TRACT 1 OF THE PLAT OF TRACTS 1 & 2, LEVI STRAUSS & CO. ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 1998 IN BOOK 98C, PAGE 249 AS DOCUMENT NO. 1998104730, INTO TWO (2) TRACTS AND TO GRANT EASEMENTS.

NOTES

1. BASIS OF BEARINGS: NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 DATUM.
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( )

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET(10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, WITHIN THE NORTHWEST ONE-QUARTER (NW1/4) OF PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 1 OF THE PLAT OF TRACTS 1 & 2, LEVI STRAUSS & CO., ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 1998 IN BOOK 98C, PAGE 249 AS DOCUMENT NUMBER 1998104730 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1, A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (I-25) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMEDA BOULEVARD NE WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "10-C18", A STANDARD ACS ALUMINUM CAP, RIVETED TO A 2 1/2 INCH ALUMINUM TUBE, HAVING NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE NAD 1927) OF X=402,319.45 AND Y=1,524,061.42 BEARS N43°24'15"E, A DISTANCE OF 2166.72 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 1 AND ALSO ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 25 (I-25),
S06°18'23"E, A DISTANCE OF 217.97 FEET TO A POINT, THENCE,
S03°34'35"W, A DISTANCE OF 233.40 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 1,
N89°32'00"W, A DISTANCE OF 175.53 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD NE, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 1 AND ALSO ALONG SAID RIGHT-OF-WAY LINE,
N00°21'12"E, A DISTANCE OF 623.40 FEET TO A POINT OF CURVATURE; THENCE,
39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N45°23'00"E, A DISTANCE OF 35.37 FEET TO A POINT OF TANGENCY ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 1 AND ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMEDA BOULEVARD NE, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 1 AND ALSO ALONG SAID RIGHT-OF-WAY LINE,
S89°35'13"E, A DISTANCE OF 38.38 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 12.507 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver

A. DWAIN WEAVER
NEW MEXICO PROFESSIONAL SURVEYOR 6544

DATE: DECEMBER 22, 2003

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, WITHIN THE NORTHWEST ONE-QUARTER (NW1/4) OF PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 1 OF THE PLAT OF TRACTS 1 & 2, LEVI STRAUSS & CO., ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 1998 IN BOOK 98C, PAGE 249 AS DOCUMENT NO. 1998104730, NOW COMPRISING TRACTS 1-A AND 1-B, LEVI STRAUSS & CO., ALBUQUERQUE, NEW MEXICO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS HEREON, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEES PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK EFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH THE FREE ACT AND DEED.

PAN AM 25 PHASE II MANUFACTURING, LLC

BY: BEN SPENCER, MANAGER
PAN AM 25 PHASE II MANUFACTURING, LLC

OFFICIAL SEAL
Stacy R. Pearson
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/25/07

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd DAY OF December, 2003 BY BEN SPENCER, MANAGER OF PAN AM 25 PHASE II MANUFACTURING.

MY COMMISSION EXPIRES: 07/25/07

Stacy R. Pearson
NOTARY PUBLIC

PLAT OF
TRACTS 1-A & 1-B
LEVI STRAUSS & CO
(A REPLAT OF TRACT 1, LEVI STRAUSS & CO)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2003

PROJECT NUMBER _____

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE

CITY APPROVALS:

CITY SURVEYOR	12-22-03 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
N/A REAL PROPERTY DIVISION	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE	DATE

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

SHEET 1 OF 2

Bohannan Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

File No. 040217.009

PLAT OF
TRACTS 1-A & 1-B
LEVI STRAUSS & CO
(A REPLAT OF TRACT 1, LEVI STRAUSS & CO)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2003

LEGEND

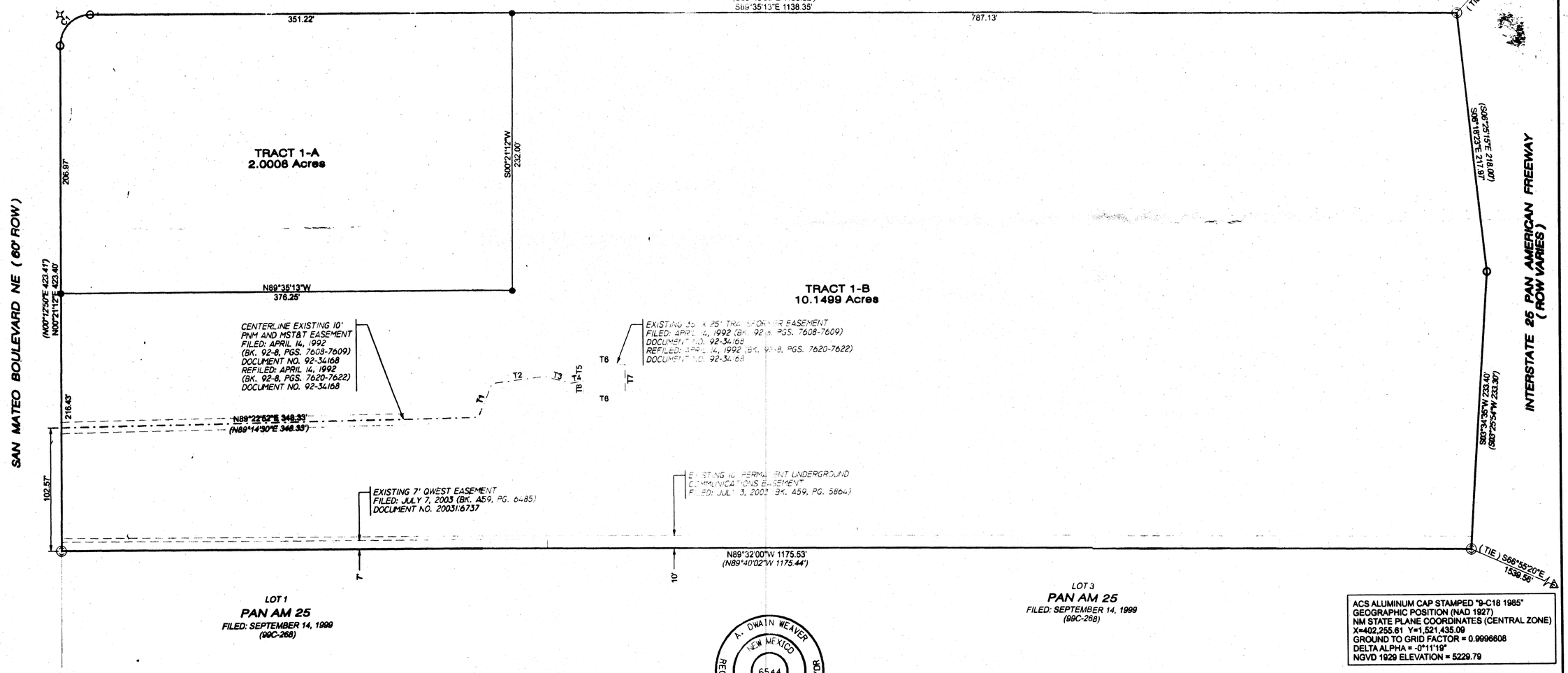
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH PLASTIC CAP STAMPED "NMPLS 10042"
- FOUND CHISELED "X" IN CONCRETE
- FOUND #5 REBAR WITH PLASTIC CAP STAMPED "URS CORP PS 3794"
- SET #5 REBAR WITH 1 ¼" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°03'35" (90°04'10")	25.03' (25.03')	39.30' (39.30')	25.00' (25.00')	35.37' (35.38')	N45°23'00"E (N45°14'55"E)

TANGENT DATA

ID	BEARING	DISTANCE
T1	N20°43'01"E (N20°34'39"E)	31.27' (31.27')
T2	N82°41'48"E (N82°33'26"E)	44.03' (44.03')
T3	S74°56'17"E (S75°04'38"E)	22.46' (22.46')
T4	N80°44'29"E (N80°36'07"E)	10.68' (10.68')
T5	N00°21'38"E (N00°13'16"E)	14.19' (14.19')
T6	S89°38'22"E (S89°46'44"E)	35.00' (35.00')
T7	S00°21'38"W (S00°13'16"W)	25.00' (25.00')
T8	N00°21'38"E (N00°13'16"E)	10.81' (10.81')



ACS ALUMINUM CAP STAMPED "10-C18 1985"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=402,319.45 Y=1,524,061.42
GROUND TO GRID FACTOR = 0.9996613
DELTA ALPHA = -0°11'18"
NGVD 1929 ELEVATION = 5219.41

ACS ALUMINUM CAP STAMPED "9-C18 1985"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=402,255.61 Y=1,521,435.09
GROUND TO GRID FACTOR = 0.9996608
DELTA ALPHA = -0°11'19"
NGVD 1929 ELEVATION = 5229.79

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

DATE: DECEMBER 22, 2003

SHEET 2 OF 2

Bohannan Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

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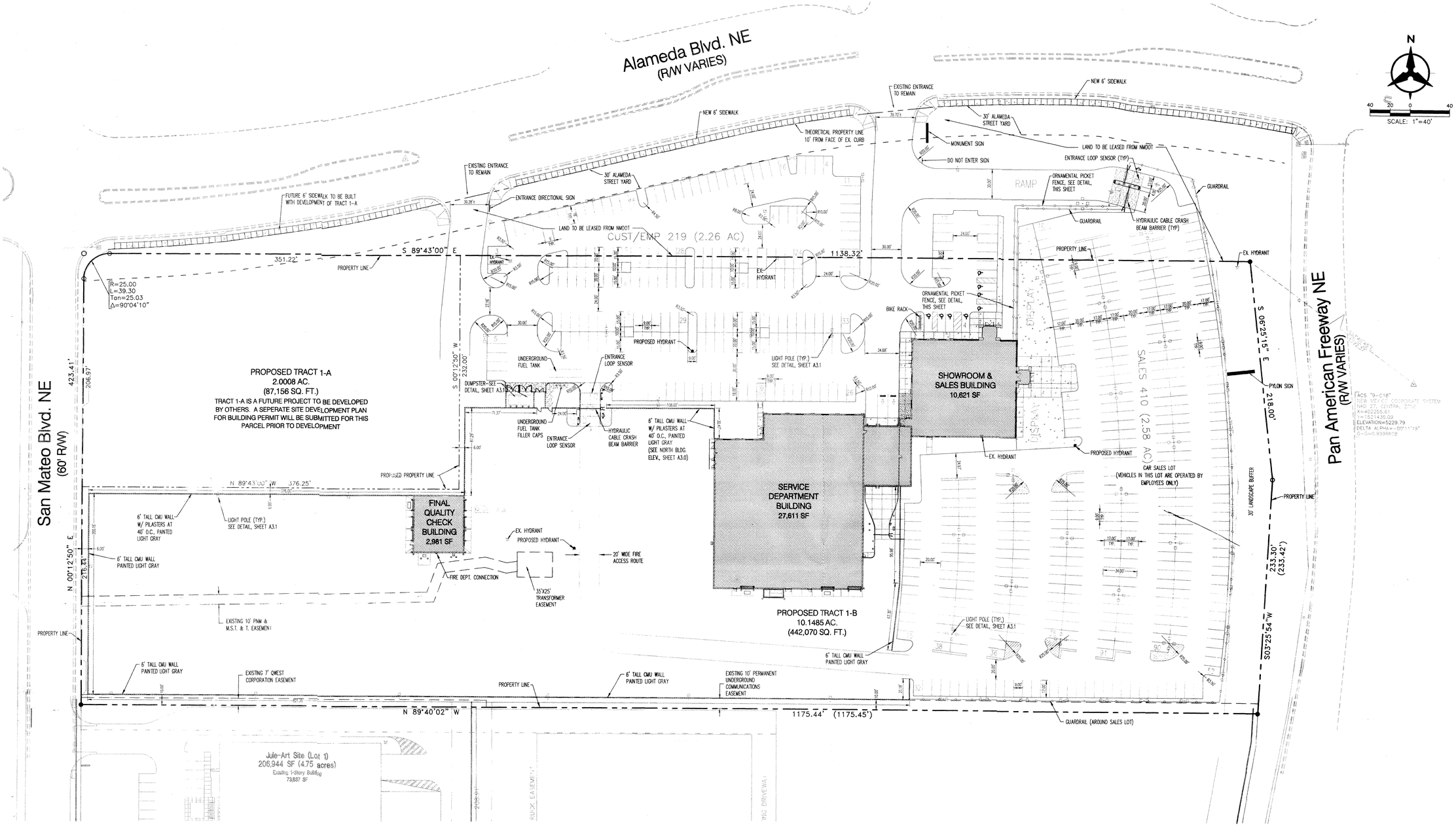


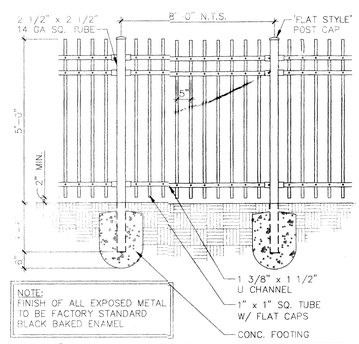
Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO	DATE	DESCRIPTION



X / CX.X **ORNAMENTAL PICKET FENCE**
SCALE : 1/2" = 1'-0"

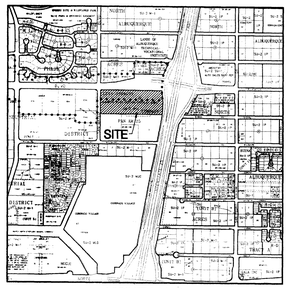
PROJECT DATA	
Zoning	= SU-2, M-1
Site Area	= 12.1494 Acres +/-
Building Area	= 41,208 sf ±
Parking Required	= 206 (1 / 200 sf)
Parking Provided	= 219 (1.1 / 200 sf)
Compact Standard Handicap	= 8 = 203 = 8
Total	= 219
Bicycle Parking Required	= 10 (1 / 20 spaces)
Bicycle Parking Provided	= 10 (1 / 20 spaces)

PROJECT NUMBER: 1003120

Application Number: 03DRB-02021

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Michael Holton	12-12-03
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP
ZONE ATLAS MAP No. C-18-Z

LEGAL DESCRIPTION

TRACT 1
LEVI STRAUS & CO.
BOOK 98C, PAGE 249
FILED 08/20/1998
529226 sq. ft. or 12.1494 ac.

RECEIVED
DEC 12 2003
HYDROLOGY SECTION

CARmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
4900 COX RD. RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHEET NO	C1.0

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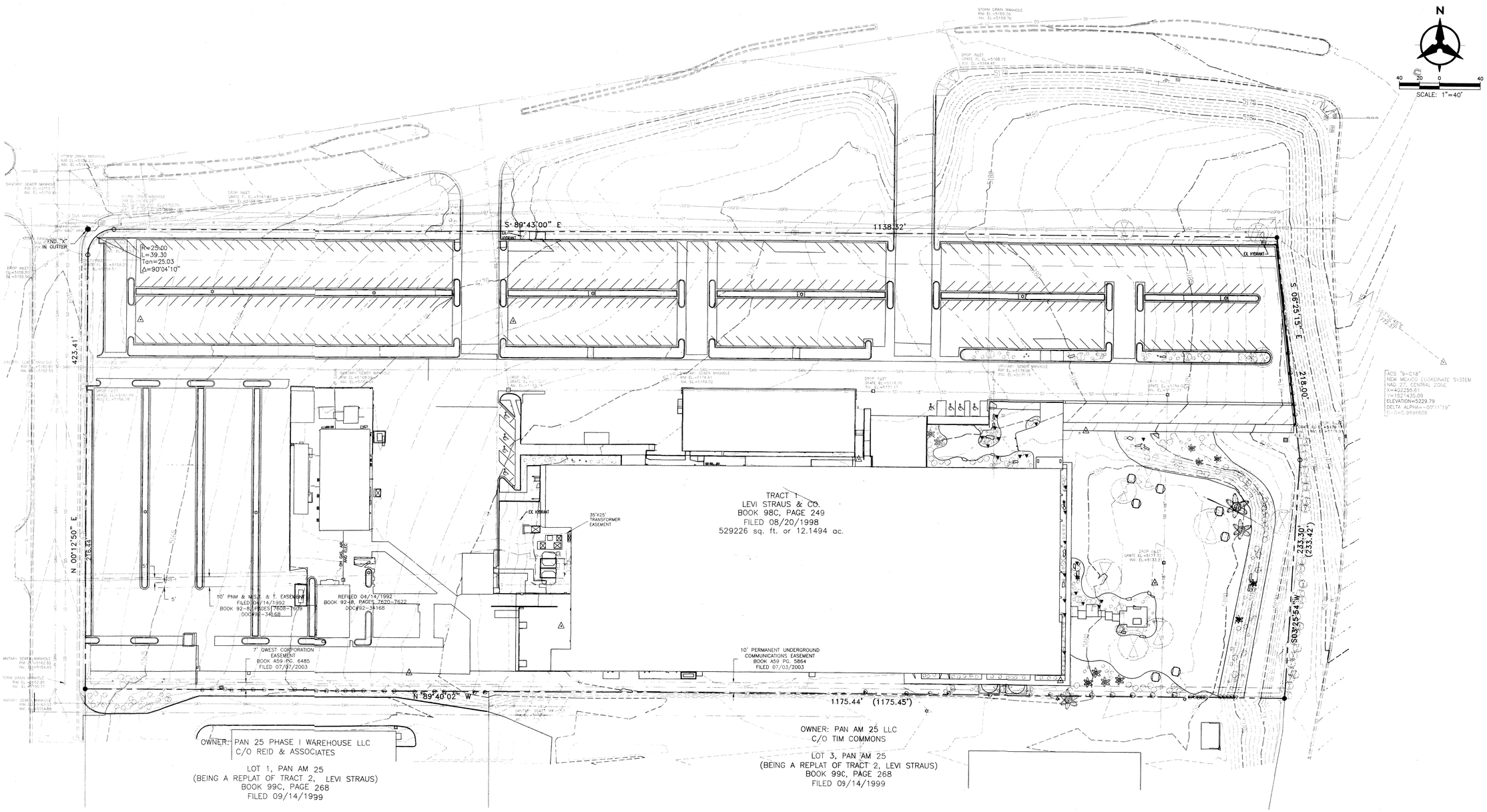

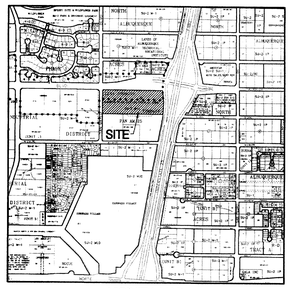

VICINITY MAP
ZONE ATLAS MAP No. C-18-Z

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	EXISTING CONDITIONS PLAN
SHEET NO	C2.0

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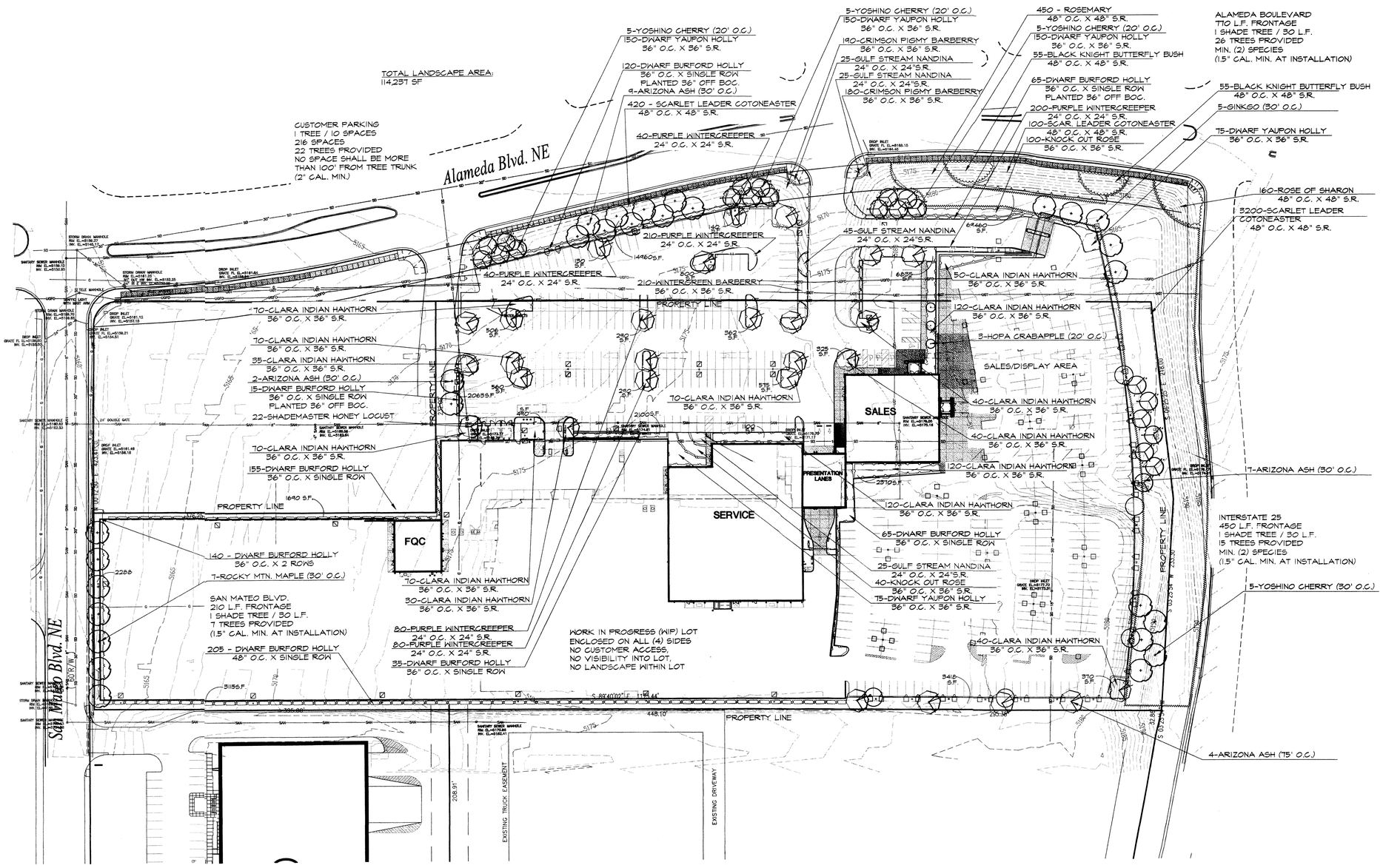

WATER USE	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
M	7	Acer glabrum	Rocky Mountain Maple	3-3.5"	14-16'	7-8'	B&B	Straight trunk; dense, uniform branching; matched
L	16	Fraxinus velutina	Arizona Ash	1-1.5"	7-8'	3-4'	B&B/cont.	Straight trunk; dense, uniform branching; matched
L	22	Gleditsia tracanthos 'Shademaster'	Shademaster Honeylocust	3-3.5"	12-14'	6-7'	B&B	Straight trunk; branching begins above 6'
L	5	Ginkgo biloba	Ginkgo	3-3.5"	12-14'	6-7'	B&B	Straight trunk; branching begins above 6'
M	20	Prunus x yedoensis	Yoshino Cherry	3-3.5"	10-12'	8-9'	B&B	Standard;straight trunk; branching begins at 3'; balanced head
L	210	Berberis julianae	Wintergreen Barberry		18-24"	12-15"	3 gal	Dense form; good color; well rooted in pot
L	370	Berberis 'Crimson Pygmy	Crimson Pygmy Barberry		6-9"	6-9"	1 gal	Dense branching; well rooted in pot; self supporting stems
L	110	Buddleia davidii 'Black Knight'	Black Knight Butterfly-bush		21-24"	15-18"	3 gal	Dense branching; well rooted in pot; self supporting stems
L	800	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		18-24"	15-18"	3 gal	Dense form; good color; well rooted in pot
M	450	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly		12-15"	12-15"	3 gal	Dense form; good color; well rooted in pot
M	120	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina		12-15"	12-15"	3 gal	Dense form; good color; well rooted in pot
M	945	Raphiolepis indica 'Clara'	Clara Indian Hawthorn		12-15"	15-18"	3 gal	Dense form; good color; well rooted in pot
M	140	Rosa x 'Knockout'	Knockout Rose		15-18"	18-24"	3 gal	Full to ground; dense branching; self-supporting, sturdy stems
L	3720	Cotoneaster salicifolius 'Scarlet Leader	Scarlet Leader Cotoneaster		6-9"	9-12"	1 gal	Dense branching; healthy color; uniform growth habit
L	860	Euonymus fortunei 'Coloratus'	Purple Wintercreeper			6-9"	Bare Root	Full in pot; 3 runners min., each 6" min. in length
L	450	Rosemannus officinalis	Rosemary		6-9"	12-15"	1 gal	All plants from one source; healthy color; uniform branching
H	4500 sq.ft.	Festuca arundinacea 'Rebel II'	Rebel II Fescue				sod	dark green color, free from weeds.

H = HIGH WATER USE REQUIREMENTS
M = MODERATE WATER USE REQUIREMENTS
L = LOW WATER USE REQUIREMENTS

WATER USE REQUIREMENTS LISTED PERTAIN TO THE PERIOD AFTER ESTABLISHMENT (TYPICALLY ONE FULL GROWING SEASON).

A / LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=50'-0"

SITE DATA:
TOTAL SITE AREA = 412,156.5 SQ.FT.
MINUS BUILDING = 38,094.0 SQ.FT.
MINUS NIP AREA = 155,814.0 SQ.FT.
TOTAL NET SITE AREA= 218,248.5 SQ.FT.

TOTAL REQUIRED LANDSCAPE AREA SHALL BE A MINIMUM OF 15% OF TOTAL NET LOT AREA

TOTAL REQUIRED LANDSCAPE AREA = 32,737.28 SQ.FT.

TOTAL LANDSCAPE AREA PROVIDED= 37,504 SQ.FT.

TURF AREA (MAXIMUM 20% OF LANDSCAPE)
TOTAL LANDSCAPE PROVIDED 37,504 SQ.FT. X 20% = 7,500 SQ.FT. ALLOWED.
4,500 SQ.FT. PROVIDED (12%)

MULCH FOR PLANTINGS WILL BE HARDWOOD MULCH. PLANTING BEDS AS SHOWN ARE INTENDED TO BE FULLY COVERED WITH SHRUBS/GROUNDCOVERS AT MATURITY WITH NO EXPANSES OF UNCOVERED MULCH.

STATEMENT OF WATER USE COMPLIANCE

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR EFFICIENT USE OF WATER IN THE LANDSCAPE AS REQUIRED IN ARTICLE 6-1-1-4 OF THE ALBUQUERQUE CODE OF ORDINANCES. THE SYSTEM WILL BE DESIGNED/PROGRAMED SUCH THAT THE WATERING RESTRICTIONS IDENTIFIED IN 6-1-1-5 WILL BE MET. A PLAN WILL BE SUBMITTED WITH THE APPLICATION FOR PERMIT FOR PLANNING DEPARTMENT STAFF REVIEW.

RESPONSIBILITY OF MAINTENANCE

CARMAX WILL ASSUME RESPONSIBILITY TO MAINTAIN ALL LANDSCAPE AND IRRIGATION FOR SUCH MATERIAL SHOWN ON THIS PLAN. MAINTENANCE WILL OCCUR ON A WEEKLY BASIS OR AS NECESSARY TO MAINTAIN AN AESTHETIC APPEARANCE.

POLLEN ORDINANCE REQUIREMENTS

ALL PLANTS USED FOR THIS PROJECT WILL BE CHOSEN FROM THE RECOMMENDED PLANT LIST FOR THE ALEMEDA BOULEVARD POLLEN ORDINANCE AND AS REQUIRED BY THE ALBUQUERQUE POLLEN CONTROL ORDINANCE. NO PLANTS IDENTIFIED AS 'REGULATED PLANTS' WILL BE USED AS SPECIFIED IN SECTION 4-12-5 OF THE ALBUQUERQUE POLLEN CONTROL ORDINANCE.

0' 25' 50' 100' NORTH

HGOR
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES
HUGHES | GOOD | O'LEARY & RYAN
6 EXECUTIVE PARK DR. • STE 300
ATLANTA • GEORGIA 30329
P 404 | 248 | 1960
F 404 | 248 | 1092
EMAIL hgor@hgor.com
www.hgor.com

FILE # - 03167GWN

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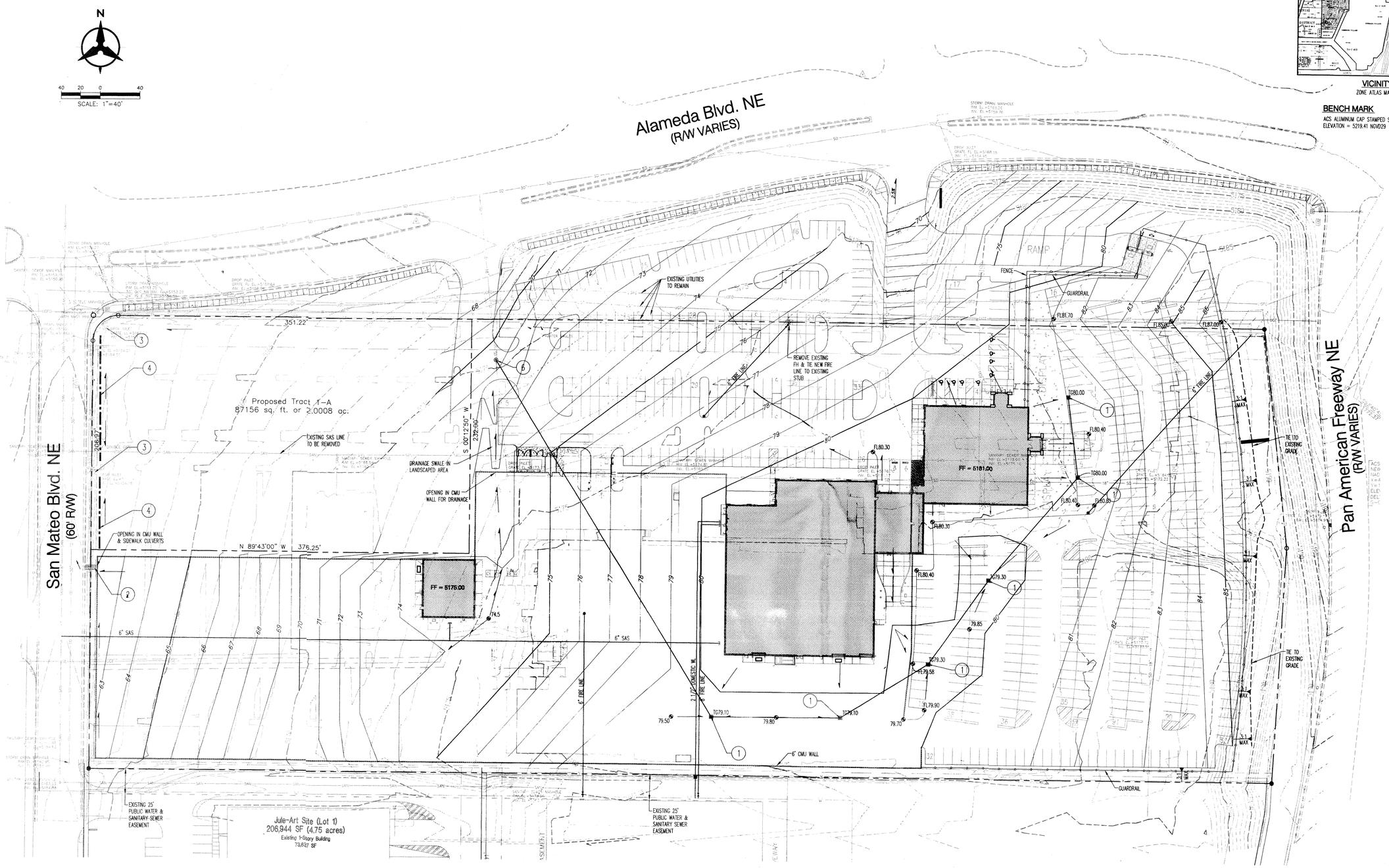
APPROVAL

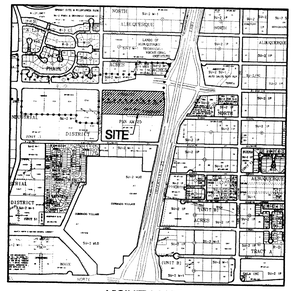
REVISIONS

REV. NO	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA. 23060
(804) 747-0422
STORE NO. 7194
HONEYWELL SITE

PROJECT NO	20-02062.00
DATE	18 JULY 2003
SHEET TITLE	SCHEMATIC LANDSCAPE PLAN
SHEET NO	LS-1





VICINITY MAP
ZONE ATLAS MAP No. C-18-Z

BENCH MARK

ACS ALUMINUM CAP STAMPED STATION "10-C18 1985"
ELEVATION = 5219.41 NGVD29

GRADING & DRAINAGE KEYED NOTES

1. CONSTRUCT NEW TYPE 'D' DROP INLET PER COA STD DWG 2206
2. PROVIDE A TURN BLOCK OPENING IN WALL
3. EXISTING DROP INLET TO REMAIN
4. CONSTRUCT DRAINAGE CONTROL BERM TO DIVERT WATER INTO DROP INLETS
5. INSTALL NEW MANHOLE TO TIE NEW STORM DRAIN PIPE TO EXISTING 18" STORM DRAIN

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
4900 COX ROAD
RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN
SHEET NO	C3.0

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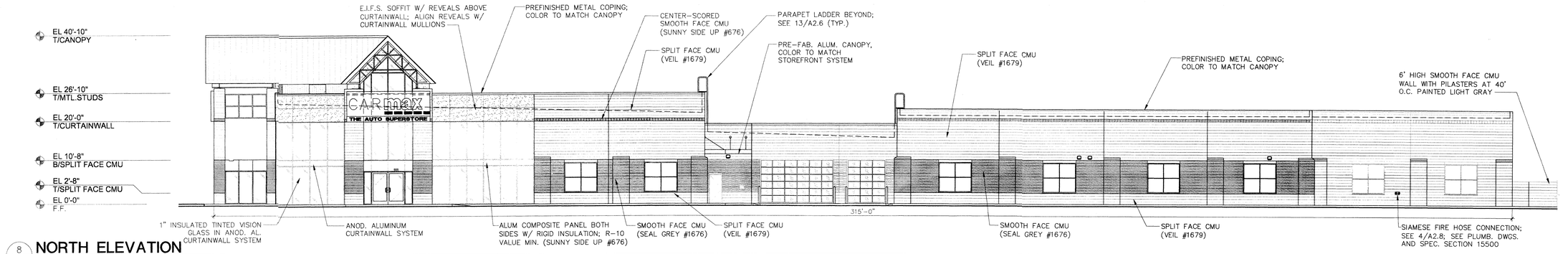
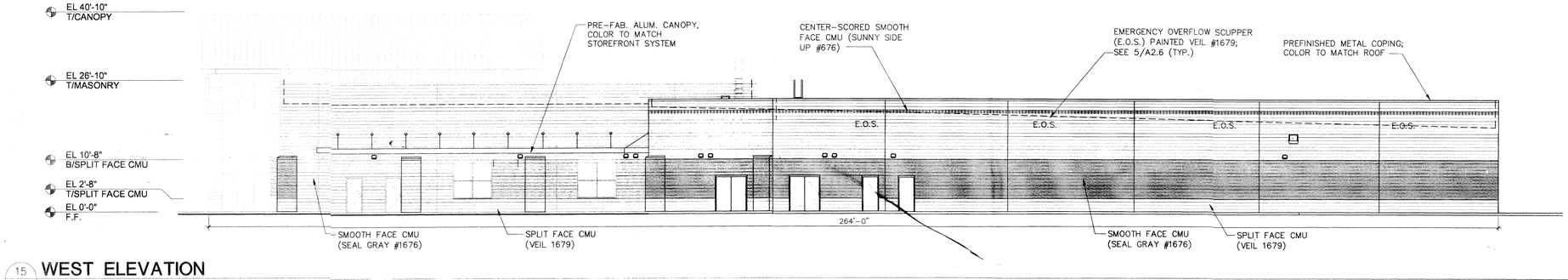
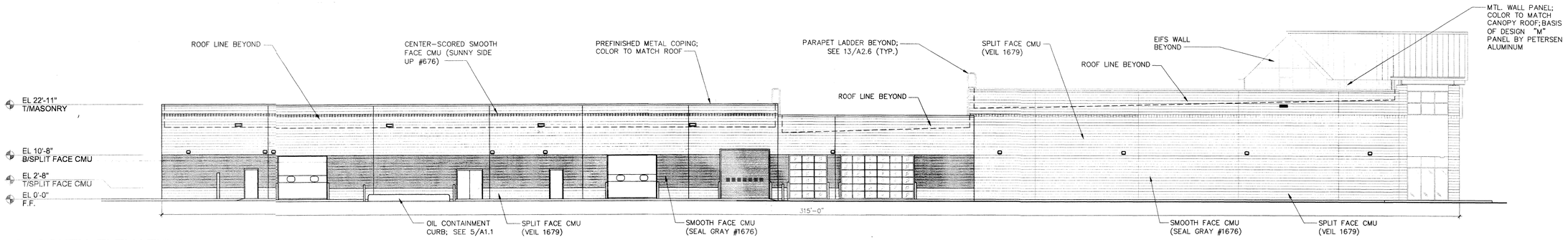
December 12, 2003 - 6:53am
Layout1



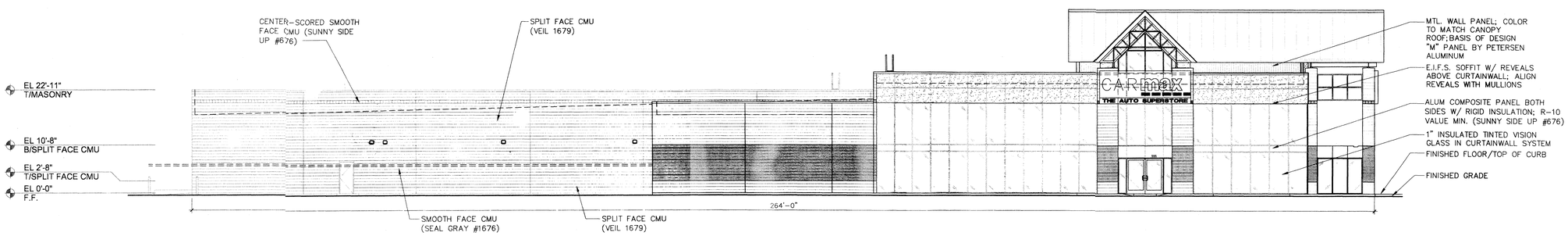
8 / A3.0 **NORTH ELEVATION**
SCALE : 3/32" = 1'-0"



15 / A3.0 **WEST ELEVATION**
SCALE : 3/32" = 1'-0"



22 / A3.0 **SOUTH ELEVATION**
SCALE : 3/32" = 1'-0"



29 / A3.0 **EAST ELEVATION**
SCALE : 3/32" = 1'-0"

PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX.569.1786

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GRAPHIC SCALE
0' 5' 10' 20' 30' 40' 50'

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REV. NO	DATE	DESCRIPTION
	XX.XXX.2003	—

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CARMAX THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	BUILDING ELEVATIONS
SHEET NO	A3.0

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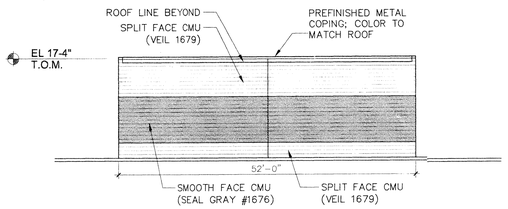
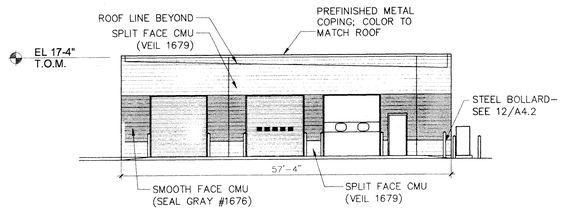
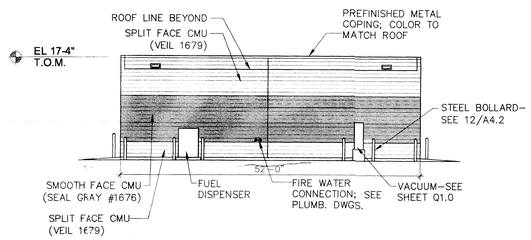


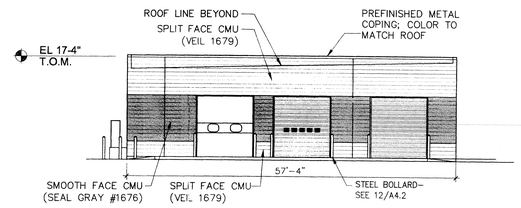
8 / A3.1 **NORTH ELEVATION**
SCALE : 3/32" = 1'-0"



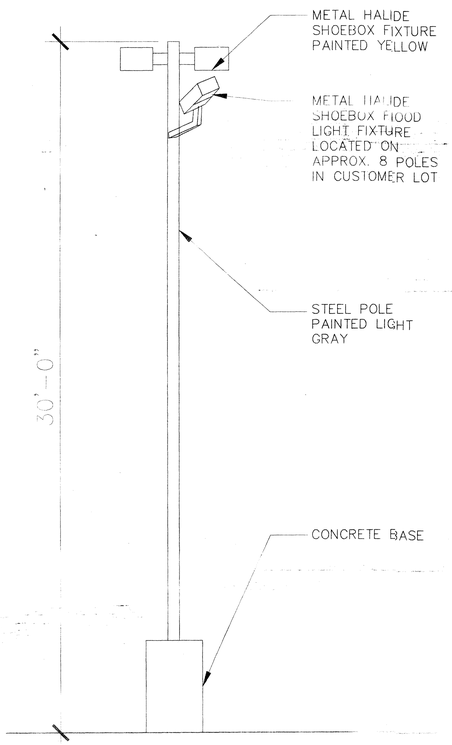
10 / A3.1 **WEST ELEVATION**
SCALE : 3/32" = 1'-0"



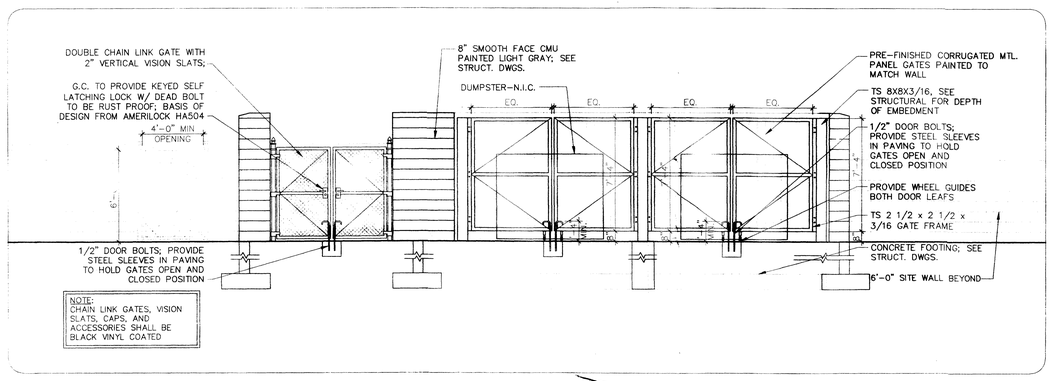
11 / A3.1 **SOUTH ELEVATION**
SCALE : 3/32" = 1'-0"



13 / A3.1 **EAST ELEVATION**
SCALE : 3/32" = 1'-0"



22 / A3.1 **TYPICAL SITE LIGHTING PLAN**
SCALE: 1/8" = 1'-0"



23 / A3.1 **ELEVATION - DUMPSTER AND TIRE ENCLOSURE**
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
0' 5' 10' 20' 30' 40' 50'

PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX.569.1786

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CARMAX THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	BUILDING ELEVATIONS
SHEET NO	A3.1

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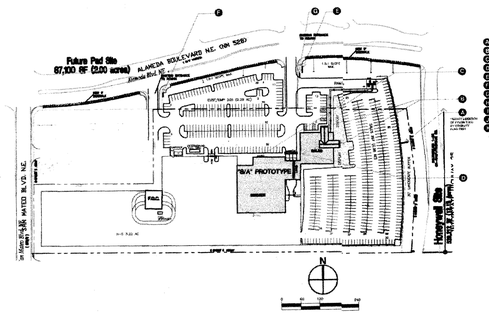
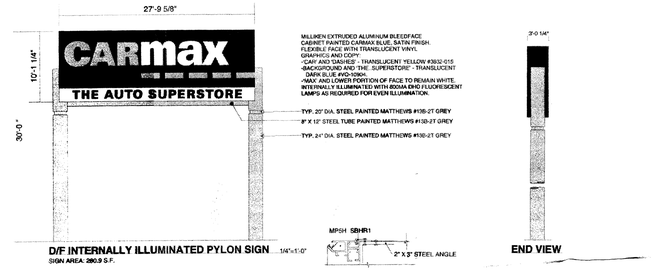
December 12, 2003 - 5:52am



- A 20' D/F INTERNALLY ILLUM. PYLON SIGN
- B 9' X 25' CHANNEL LETTER WALL SIGN
- C 9' X 25' CHANNEL LETTER WALL SIGN
- D CHANNEL LETTER SERVICE SIGN
- E 12' D/F INTERNALLY ILLUM. MONUMENT SIGN
- F 3' D/F NON-ILLUM. 'ENTRANCE' DIRECTIONAL
- G NON-ILLUM. 'DO NOT ENTER' SIGN
- H NON-ILLUM. 'ROW MARKER SIGN'
- I NON-ILLUM. 'CAUTION' FLAG SIGN
- J NON-ILLUM. 'CAR WASH' SIGN
- K NON-ILLUM. 'ASSOCIATE OF THE MONTH' SIGN

( ) INDICATES SIGNS NOT SHOWN ON SITE PLAN

#7194 ALBUQUERQUE, NM
SITE PLAN



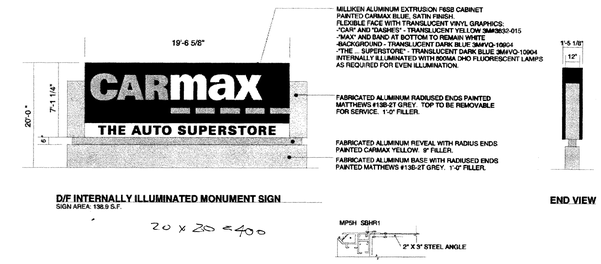
D/F INTERNALLY ILLUMINATED PYLON SIGN 1/4"=1'-0"
SIGN AREA: 280.9 S.F.

DETAIL SECTION NTS.
MILLIKEN EXTRUSION REFERENCE NUMBERS SHOWN

END VIEW

A

#7194 ALBUQUERQUE, NM
D/F INTERNALLY ILLUMINATED PYLON SIGN



D/F INTERNALLY ILLUMINATED MONUMENT SIGN
SIGN AREA: 138.9 S.F.

20 x 20 = 400

DETAIL SECTION NTS.
MILLIKEN EXTRUSION REFERENCE NUMBERS SHOWN

END VIEW

E

#7194 ALBUQUERQUE, NM
D/F INTERNALLY ILLUMINATED MONUMENT SIGN

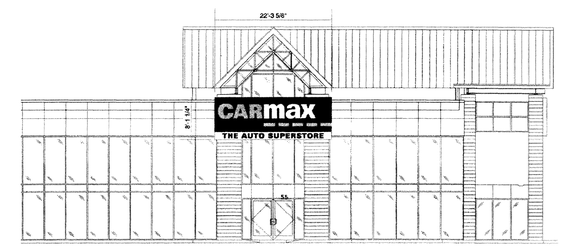
S/F INTERNALLY ILLUMINATED WALL SIGN 1/4"=1'-0"
SIGN AREA: 182.5 SQ. FT.

B C

#7194 ALBUQUERQUE, NM
9' X 25' INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN

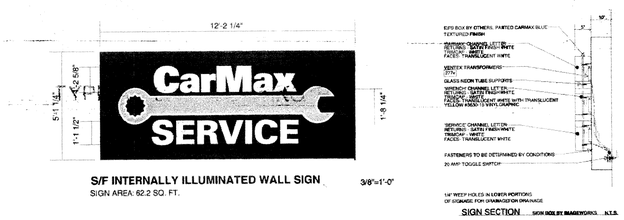
PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

#7194 ALBUQUERQUE, NM
INTERNALLY ILLUM. CHANNEL LETTER WALL SIGN



EAST ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

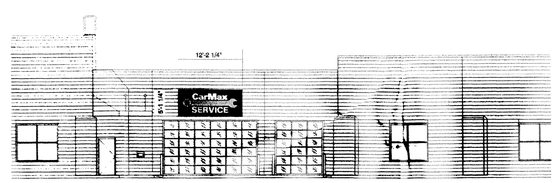
#7194 ALBUQUERQUE, NM
INTERNALLY ILLUM. CHANNEL LETTER WALL SIGN



S/F INTERNALLY ILLUMINATED WALL SIGN 3/8"=1'-0"
SIGN AREA: 62.2 SQ. FT.

D

#7194 ALBUQUERQUE, NM
5' X 12' INTERNALLY ILLUMINATED SERVICE SIGN



PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

#7194 ALBUQUERQUE, NM
INTERNALLY ILLUM. CHANNEL LETTER WALL SIGN

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December 12, 2003 - 10:15am
Sheet

PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX.569.1786

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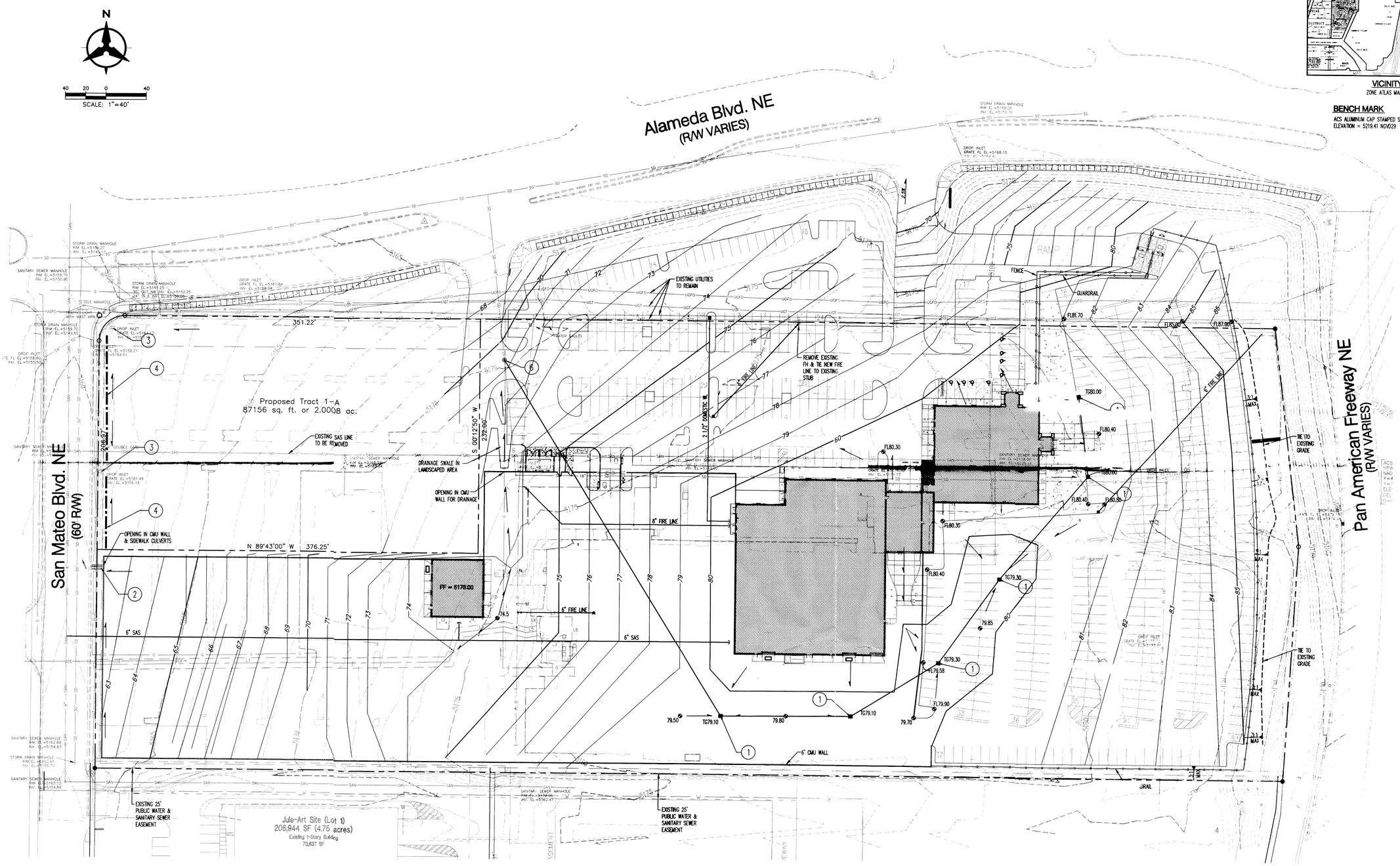
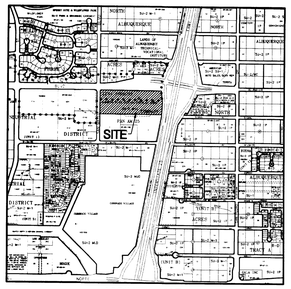
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
4800 COX ROAD RICHMOND, VA 23060
(804) 747-0422
ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	SIGNAGE
SHEET NO	A3.2





VICINITY MAP
ZONE ATLAS MAP No. C-18-Z

BENCH MARK

ACS ALUMINUM CAP STAMPED STATION "10-C18 1985"
ELEVATION = 5219.41 NGVD29

GRADING & DRAINAGE KEYED NOTES

1. CONSTRUCT NEW TYPE 'D' DROP INLET PER COA STD DWG 2206
2. PROVIDE A TURN BLOCK OPENING IN WALL
3. EXISTING DROP INLET TO REMAIN
4. CONSTRUCT DRAINAGE CONTROL BERM TO DIVERT WATER INTO DROP INLETS
5. INSTALL NEW MANHOLE TO TIE NEW STORM DRAIN PIPE TO EXISTING 18" STORM DRAIN

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December 17, 2003 - 10:21am
Layout1

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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REVISIONS

REV. NO	DATE	DESCRIPTION

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CARMAX, THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA 23060
(804) 747-0422

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN
SHEET NO	C3.0

ALTA/ACSM LAND TITLE SURVEY
OF
TRACT 1, LEVI STRAUS & CO.

WITHIN PROJECTED SECTION 13, TOWNSHIP 11N, RANGE 3E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

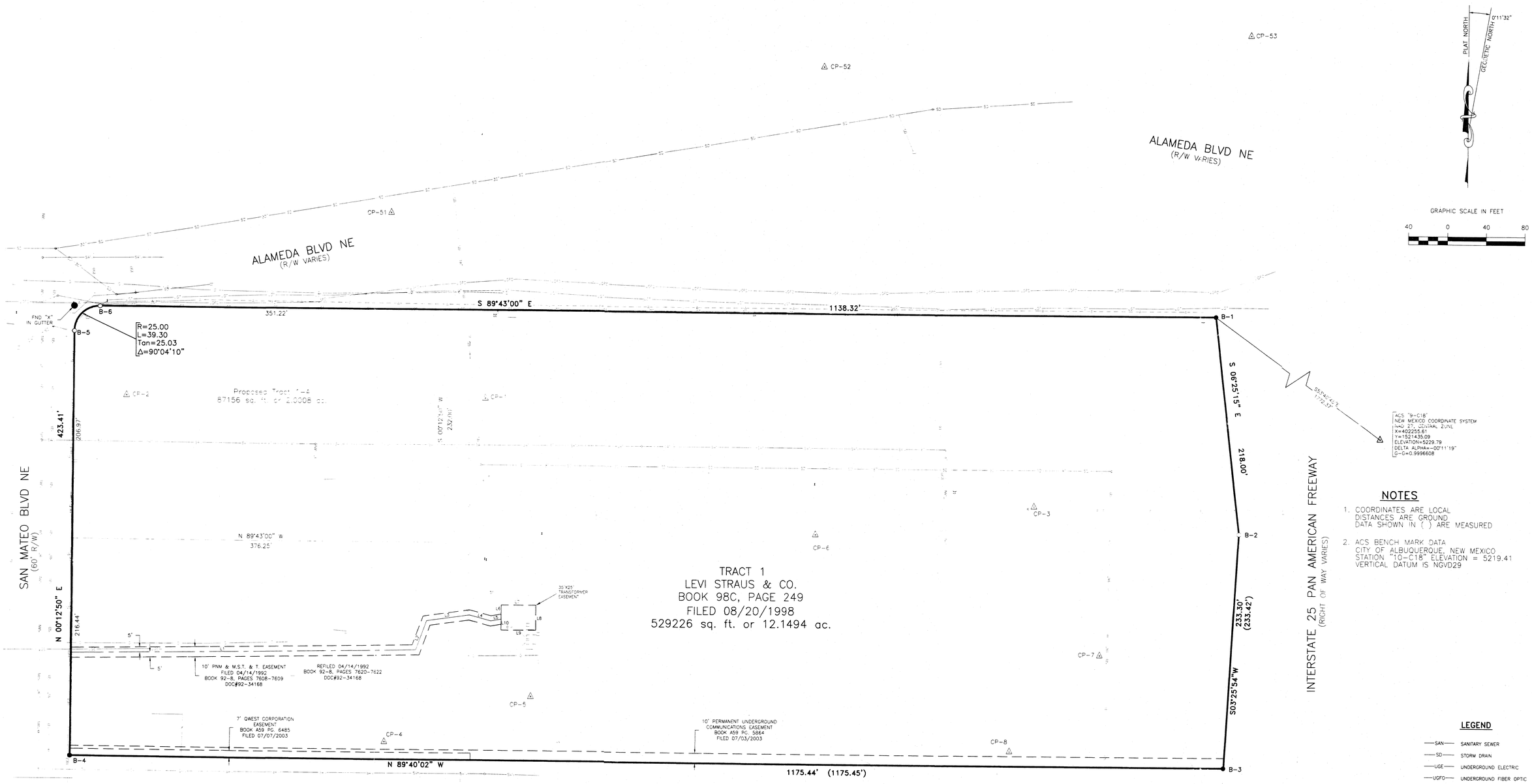
BOUNDARY POINTS

ID.	NORTHING	EASTING	DESCRIPTION
B-1	22996.76	100964.72	FOUND #5 REBAR WITH PLASTIC CAP "PS 10042"
B-2	22780.12	100989.10	SET #5 REBAR WITH CAP "URS PS #3794"
B-3	22547.24	100975.14	FOUND #5 REBAR WITH PLASTIC CAP "PS 10042"
B-4	22554.06	99799.71	FOUND #5 REBAR WITH PLASTIC CAP "NM PLS 10042"
B-5	22977.48	99801.30	SET #5 REBAR WITH CAP "URS PS #3794"
B-6	23002.39	99826.42	SET #5 REBAR WITH CAP "URS PS #3794"

SURVEY CONTROL POINTS

ID.	NORTHING	EASTING	ELEVATION
CP-1	22912.64	100218.13	5171.62
CP-2	22914.10	99852.61	5162.26
CP-3	22807.11	100778.84	5181.49
CP-4	22569.91	100116.81	5174.23
CP-5	22615.29	100265.49	5181.53
CP-6	22776.43	100556.59	5181.53
CP-7	22659.05	100846.79	5177.92
CP-8	22563.47	100754.67	5181.19
CP-51	23097.10	100121.89	5166.33
CP-52	23244.50	100563.61	5168.54
CP-53	23276.98	100998.76	5180.47

ID.	BEARING	DIST.
L1	N89°14'30"E	348.33'
L2	N20°34'50"E	31.97'
L3	N82°33'26"E	44.03'
L4	S72°04'39"E	22.45'
L5	N80°36'07"E	10.58'
L6	N00°13'16"E	14.19'
L7	S89°46'44"E	35.00'
L8	S00°13'16"W	25.00'
L9	N89°46'44"W	35.00'
L10	N00°13'16"E	10.81'



NOTES

1. COORDINATES ARE LOCAL
   DISTANCES ARE GROUND
   DATA SHOWN IN ( ) ARE MEASURED
2. ACS BENCH MARK DATA
   CITY OF ALBUQUERQUE, NEW MEXICO
   STATION "10-C18" ELEVATION = 5219.41
   VERTICAL DATUM IS NGVD29

LEGEND

- SAN — SANITARY SEWER
- SD — STORM DRAIN
- UGE — UNDERGROUND ELECTRIC
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — TELEPHONE
- G — GAS
- W — WATERLINE
- X — FENCE
- EASEMENT
- SET NO. 5 REBAR W/CAP URS PS #3794
- POINT FOUND AS NOTED
- FLOOD INSURANCE RATE MAP ZONE AO

OWNER: PAN 25 PHASE I WAREHOUSE LLC
C/O REID & ASSOCIATES

LOT 1, PAN AM 25
(BEING A REPLAT OF TRACT 2, LEVI STRAUS)
BOOK 99C, PAGE 268
FILED 09/14/1999

OWNER: PAN AM 25 LLC
C/O TIM COMMONS

LOT 3, PAN AM 25
(BEING A REPLAT OF TRACT 2, LEVI STRAUS)
BOOK 99C, PAGE 268
FILED 09/14/1999

URS

6501 AMERICAS PKWY., NE, SUITE 900
ALBUQUERQUE, NM 87110
PHONE: 505-855-7500