

DESIGN GUIDELINES

INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the developers' goals and objectives for high quality development within the Costco Development. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following elements:

- STREETScape
- LANDSCAPE
- SETBACKS
- SITE PLANNING/ARCHITECTURE
- SIGNAGE
- LIGHTING

These design guidelines are organized into two separate categories:

- 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

STREETScape

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material and signage.

- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5 foot x 5 foot planters.

- Pedestrian pathways, at a minimum, shall be 10 feet wide where there is overlapping parking on two sides, 8 feet wide where there is parking on one side, and 6 feet wide where there is no adjacent parking.

- A 6 foot sidewalk shall be provided along Eubank Boulevard, and a 10 foot wide multi-purpose trail shall be provided along Southern Boulevard. New pedestrianways shall be designed to connect to existing pedestrian pathways.

- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

- A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention visually and tactically for safe pedestrian crossing.

Guidelines

- Walls, fences, landscaping, and/or berms may be used for screening purposes. However, the intent is to keep walls and fences as low as possible while performing their screening and security functions. If walls are not required for a specific screening or security purpose, they should not be utilized.

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from existing and future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards

Landscape Buffers

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial or office and residential uses. A minimum 10 foot landscaped buffer is required between commercial or office and residential uses. This buffer is to be accommodated on the commercial or office site.

- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 6 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

Frequency of Plantings, Installation, and Size

- Street trees (located within the public right-of-way or within 20 feet from the back of curb) shall be installed at a frequency of 30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced, however, there shall be no more than a 50 foot gap between groupings. There shall be a 70-30 percent mix of deciduous to evergreen trees.

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.

- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.

- High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.

- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.

- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.

- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6' x 6' concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanuswrightii	Arizona Sycamore
Prunus spp.	Flowering Plum varieties
Robinia x ambigua	Purple Robe Locust

General Use Plant Materials

Trees	
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koeleruteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine

Platanus acerifolia
Pyrus calleryana
Vitex agnus-castus

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia
Artemisia tridentata
Baccharis pilularis
Berberis thunbergii
Caesalpinia gilliesii
Caryopteris clandestina
Chrysothamnus nauseosus
Clematis ligusticifolia
Cotoneaster spp.
Dalea spp.
Hesperaloe parviflora
Juniperus chinensis spp.
Juniperus horizontalis spp.
Juniperus sabina spp.
Lonicera japonica 'Halliana'
Parthenocissus inserta
Perovskia atriplicifolia
Photinia fraseri
Pottedia fruticosa
Raphiolepis indica
Rhus trilobata
Rosmarinus officinalis
Salvia greggii

London Planetree
Ornamental Pear
Chaste Tree

- All streetscape, landscape, architectural, signage and lighting elements will be setback a minimum of 2' from the edge of the trail pavement.

Ornamental Grasses

Miscanthus sinensis
Muhlenbergia spp.
Pennisetum spp.
Stipa tenuissima

Maiden Grass
Muhly Grass
Fountain Grass
Threadgrass

Lawn Grasses

Buchloe dactyloides
Bouteloua gracilis
Festuca spp.
Poa spp.

Buffalo Grass
Blue Grama
Tall Fescue varieties
Kentucky Bluegrass varieties

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the aesthetic appeal of the Costco Development. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards

Building setbacks

- 10 feet from the right-of-way line of roadways
- 10 feet from the property line of an adjacent commercial or office zone

Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10 feet from the right-of-way line of roadways

SITE PLANNING/ARCHITECTURE

Site Planning

In order to encourage a pedestrian-friendly environment within the Costco Development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structure and the street are clearly identified and inviting.

Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.

- Sidewalks along the entry facade of all buildings shall be 15 feet wide with a minimum 6 foot wide clear path. Walkways shall be covered with portals, canopies and/or shade trees (25 foot average spacing in 5 foot by 5 foot planters).

- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.

- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.

- Entryways shall be clearly defined and linked to the pedestrian pathways.

- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.

- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berms. Such screening shall have a minimum height of 3 feet.

- A 6 foot high solid wall shall be provided along the north property line where the site abuts the trailer park.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.

Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

Standards

- The architectural character of the Costco shall set the precedent for the entire site in terms of materials, colors, roof treatment, etc. The primary building material shall be split-face CMU (colors: Gallup Gold and Holman Buff). Accent materials may include smooth-face CMU (color: ESC) and/or EIFS (Dryvit colors: Buckskin (#449), Clover (#450) and Honeytivist (#383)). Pitched roofs shall be Monier Tradition 2000 (color: Sandpebble).

- Buildings and structures shall comply with all City Zoning and Building Codes.

- The maximum building height for commercial and office uses shall be 32 feet.

- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.

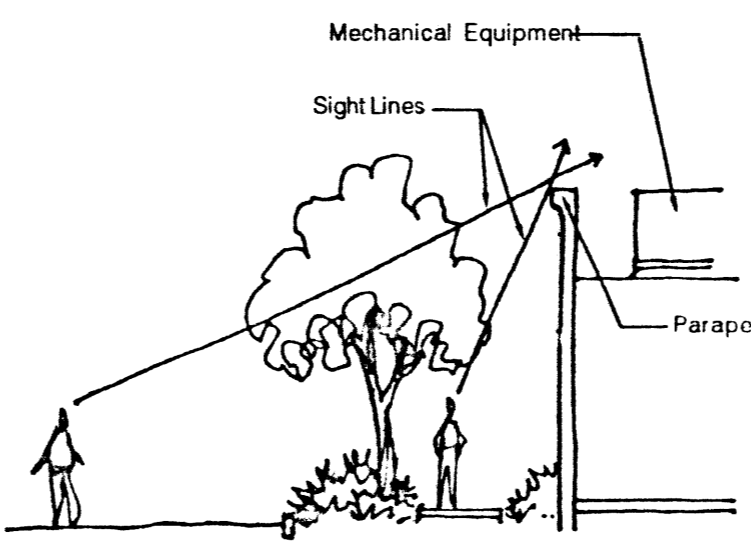
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.

- Loading dock areas shall be partially enclosed through the use of side screenwalls, landscaping, and roofs. The dock roofs shall extend out to cover a minimum of 50 percent of the dock area. The dock area is defined by the distance from the building to the front of the average-sized truck in the parked position.

- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.

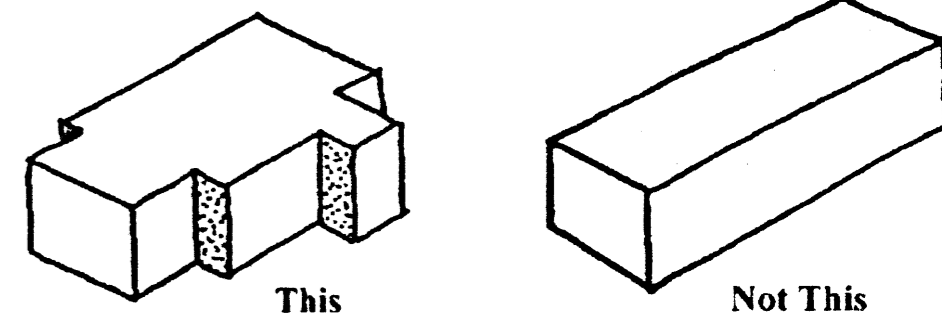
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.



Rooftop equipment should be screened from public view.

Design elements that are undesirable and prohibited include:

- Highly reflective surfaces
- Exposed, untreated precision block walls
- Chain link fencing, barbed wire, or concertina wire
- Attached mansard roofs on small portions of the roofline
- Corrugated metal (metal roofs are exempt)
- Plastic/vinyl facias or awnings
- Plastic/vinyl fencing



Planes should be staggered to create pockets of light and shadow.

- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6 feet.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the Costco Development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage of 100 feet or less. No more than two free-standing, two-sided signs are allowed for any one premise with street frontage of 100 feet or more. Free-standing signs are limited to a maximum sign face of 75 square feet and shall not exceed 8 feet above adjacent finished grade.

- Facade mounted signs are limited to 3 building sides and shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 5 feet on the Costco building, and 2 feet on other non-major buildings on the site.

- No off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.

- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.

- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.

- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.

Guidelines

- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

LIGHTING

In order to enhance the safety, security, and visual aesthetics of the Costco Development, careful consideration must be given to lighting design and preservation of "night sky".

Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- Search lights, spotlights, and floodlights are prohibited.

- All outdoor light fixtures shall be fully shielded and equipped with automatic timing devices.

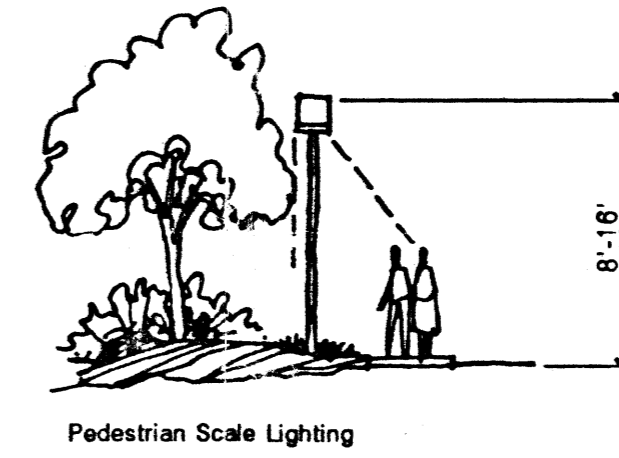
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.

- Outdoor light poles shall not exceed 20 feet in height. Public streetlight poles are exempt from this height requirement.

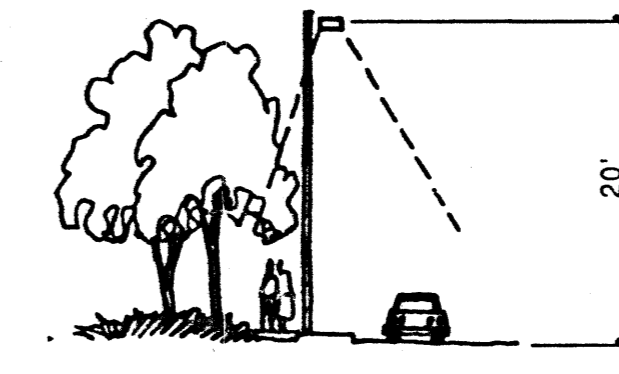
Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

- Harsh, white metal halide lighting should be avoided. Soft incandescent or halogen light fixtures are encouraged.



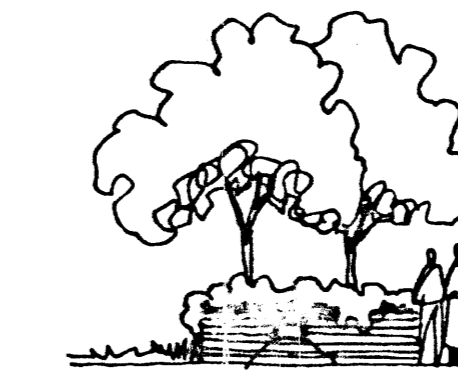
Pedestrian Scale Lighting



Outdoor Light Poles



Bollard Lights



Wall Pocket Lights

In order to enhance the safety, security, and visual aesthetics; careful consideration must be given to lighting design.

COSTCO
WHOLESALE

MULVANNY
ARCHITECTS

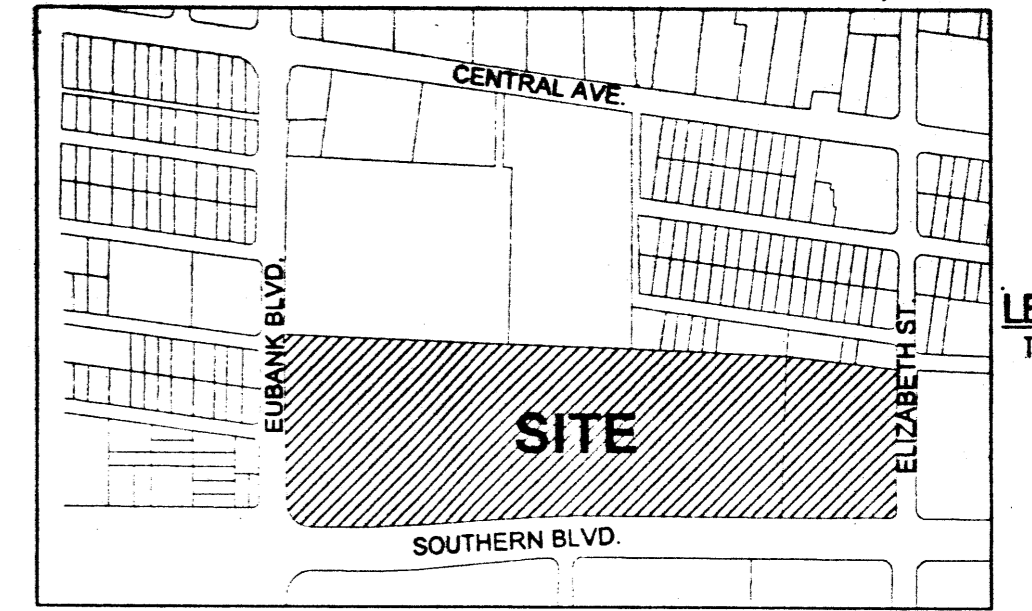
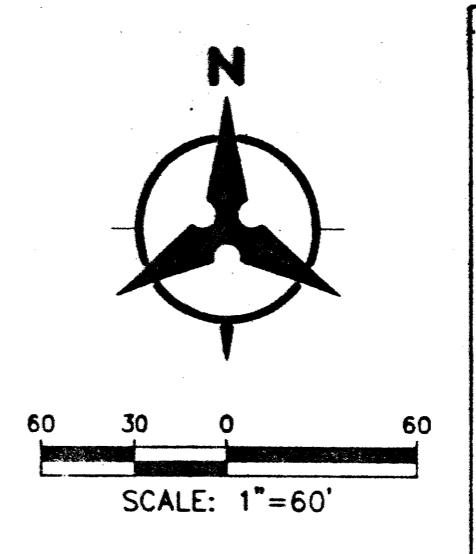
PROFESSIONAL SERVICE CORPORATION

11820 Northrup Way, Suite E-300
Bellevue, WA 98005 www.mulvanny.com
Tel: 425-822-0444 Fax: 425-822-4129

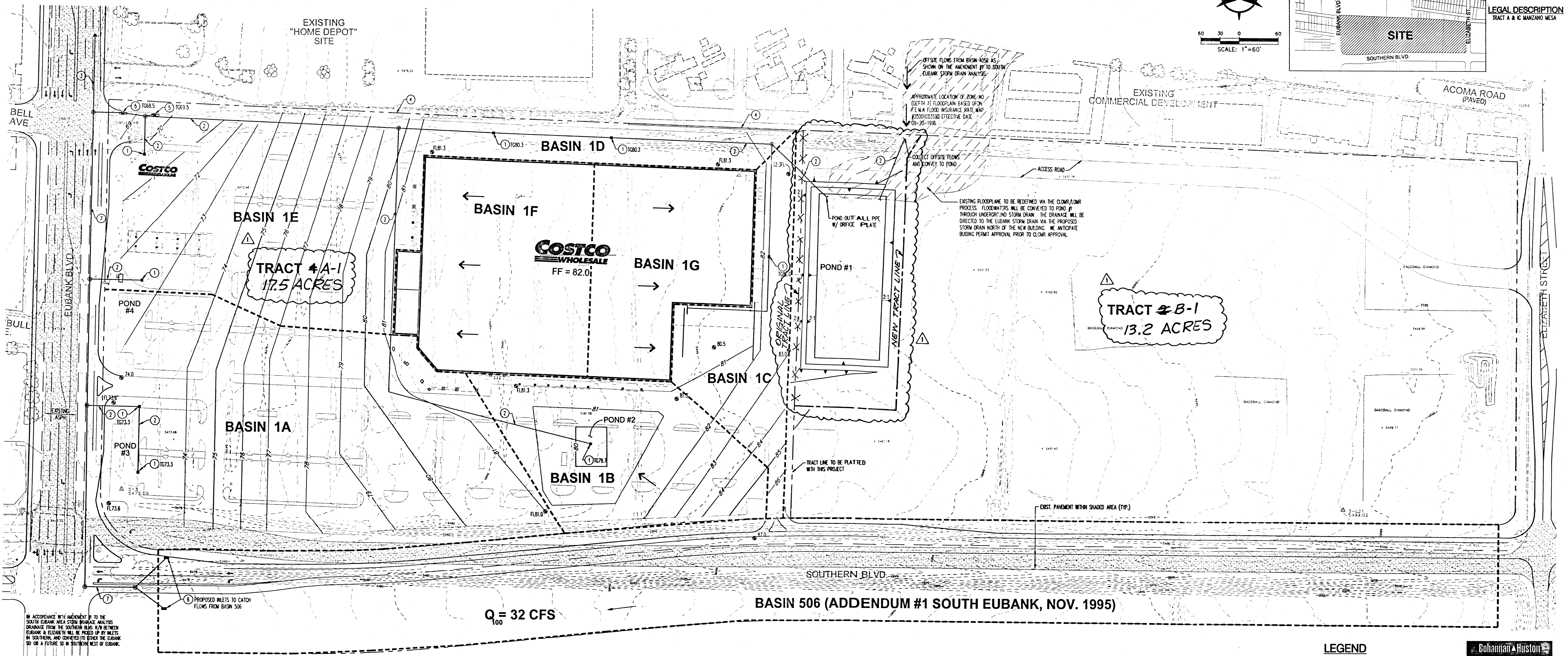


CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 784-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

DESIGN GUIDELINES
2 of 4



ZONE ATLAS MAP
L-21-Z
LEGAL DESCRIPTION
TRACT A & B MANZANO MESA



CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION / BACKGROUND / PURPOSE

The proposed Costco Wholesale site is located on Southern Boulevard SE, between Eubank and Elizabeth, within City of Albuquerque Zone Atlas Map No. L-21. The site is within Precipitation Zone 3 as defined in the DPM Section 22.2. The site is legally described as Manzano Mesa, Tracts A and 1C, and contains 30 acres. The site has previously been used for temporary parking on the west end and Little League fields on the east end.

This site is within the area covered by the *South Eubank Area Storm Drainage Analysis*, prepared for the City of Albuquerque by Smith Engineering Company, dated November 1995. Amendment #1 to that report (hereafter referred to simply as Amendment #1) provides specific and detailed analysis for the subject site and surrounding area.

This plan proposes to construct a Costco Wholesale store consisting of 158,000 square feet (including the tire center) and a self-serve gas station. The purpose of this plan is to identify existing and proposed drainage characteristics of the site, as required to receive EPC and DRB approval of the Site Plan for Subdivision and Building Purposes.

II. EXISTING CONDITIONS

Currently, the site slopes from east to west at approximately 1.5%. The existing site is sparsely covered with grasses and weeds. There are no significant improvements to the site.

The entire site drains to the northwest corner and onto the surface of Eubank Boulevard. The site accepts offsite flows from the parcels to the north. Please see the Proposed Conditions section for a more detailed discussion of the offsite flows. Onsite and offsite flows under existing conditions are quantified in the table below.

EXISTING CONDITIONS		
Basin	Area	Q ₁₀₀
405 B ⁽¹⁾	17 AC	75
401 ⁽¹⁾	21.6 AC	73
ONSITE		
Tract A & 1C ⁽²⁾	30 AC	80
TOTAL DISCHARGE TO EUBANK BLVD = 228CFS		

Notes:
(1) These basins are calculated in the *South Eubank Area Storm Drainage Analysis*.
(2) Q₁₀₀ for onsite flows was calculated using the DPM method outlined in 22.2A.6, assuming 50% land treatment A and 50% C.

III. PROPOSED CONDITIONS

This plan addresses two sets of proposed conditions: ultimate and interim.

Ultimate Development

Under ultimate conditions (full build-out of both public and private facilities), the City will have constructed a storm drain in Elizabeth Street which will limit the basin contributing offsite flows to the area west of Elizabeth (Basin 405B of Amendment #1). The Elizabeth storm drain will also alleviate the Eubank storm drain (final design of Elizabeth storm drain system is being prepared by Smith Engineering and is nearly complete). In addition, the Ultimate Condition analysis provided below assumes that the eastern portion of the site is developed.

For full build-out, the site will discharge a 100-year peak flow of 87cfs (including onsite and offsite) to the Eubank storm drain. The total developed discharge conforms with Amendment #1 to the *South Eubank Area Storm Drainage Analysis*.

ULTIMATE CONDITION BASINS						
Basin	Area	A	B	C	D	Q ₁₀₀ Discharges To
405B (Offsite) *	17	0	5%	5%	90%	75 Pond 1
Tract 2	15	0	15%	15%	70%	66 Pond 1
COSTCO SITE (Tract 1)						
1A	5.1	0	10%	10%	80%	24 Ponds 3 & 4
1E	1.7	0	10%	10%	80%	8 Pond 2
1C	1.3	0	5%	5%	90%	6
1D	0.8	0	5%	5%	90%	4 Free Discharge
1E	3.4	0	5%	5%	90%	17 To Eubank SD
1F	2.0	0	0%	0%	100%	10 via Onsite SD
1G	1.7	0	0%	0%	100%	9
TOTAL PEAK Q₁₀₀ TO EUBANK SD = 87CFS (includes Offsite and Onsite)						

* See Amendment #1 to the *South Eubank Area Storm Drainage Analysis* for calculations for this basin.

Interim Development
Under interim conditions, the offsite flows impacting the site extend east of Elizabeth Street (Basin 401 of the *South Eubank Analysis*). In addition, the capacity of the Eubank storm drain is minimal. Interim conditions analysis assumes that the eastern portion of the site is undeveloped. Discharge from the site under interim conditions is limited to the existing condition peak flow of 228.

INTERIM CONDITION BASINS						
Basin	Area	A	B	C	D	Q ₁₀₀ Discharges To
405B *	17	0	5%	5%	90%	75 Pond 1
401 *	21.6	0	5%	5%	90%	73 Pond 1
Future Tract	15	50	0%	50%	0%	40 Pond 1
Basins for the Costco site are the same as under Ultimate Conditions.						
TOTAL PEAK Q₁₀₀ TO EUBANK STORM DRAIN = 220CFS.						

* See Amendment #1 to the *South Eubank Area Storm Drainage Analysis* for calculations for this basin.

PONDS							
Pond	Bottom Elev.	100-Yr WSEL	Interim		Ultimate		Volume
			Q ₁₀₀ In	Q ₁₀₀ Out	Q ₁₀₀ In	Q ₁₀₀ Out	
1	81	86	168	168 ⁽¹⁾	141	60 ⁽¹⁾	2.6 AC-FT
2	79.7	80.7	(4)	(4)	7.6	1.5 ⁽²⁾	3000CF
3	73	74	(4)	(4)	18	5 ⁽²⁾	4000CF
4	72	73	(4)	(4)	6	2 ⁽²⁾	4000CF

Notes:
(1) This pond reduces the peak flow from Basin 405B and the Future Tract - as calculated by Amendment #1 to the *South Eubank Area Storm Drainage Analysis*.
(2) Amendment #1 to the *South Eubank Area Storm Drainage Analysis* assumed 70% impervious for the site. Ponds 2, 3 and 4 reduce the peak flow from the Costco tract to rates anticipated by Amendment #1.
(3) The difference between the Q₁₀₀ Interim and Ultimate conditions can be realized by changing the orifice plate of the pond outlet. This pond will be subject to a drainage covenant between the City and the owner. The pond will contain "public" drainage from the offsite basins.
(4) For Ponds 2, 3 and 4, Interim and Ultimate conditions are the same.

IV. CONCLUSIONS

This plan presents a complete conceptual drainage management plan for the proposed development.

Ultimate Conditions - The plan conforms with the approved *South Eubank Area Storm Drainage Analysis*, including Amendment #1.

Interim Conditions - The site and its upstream offsite basins discharge a slightly smaller peak flow than under existing conditions.

LEGEND

- PROPERTY LINE
- - - - - 5:30:15 EXISTING CONTOURS
- 5472.43 EXISTING GROUND SPOT ELEVATION
- ⊙ EXISTING ELECTRICAL POLE
- 75.00 PROPOSED SPOT ELEVATION - 10'-TOP OF CURB, 10'-FLOW LINE, 10'-TOP OF WALL, 5'-BOTTOM OF WALL, EX-EXISTING, 10'-TOP OF GRATE, 10'-TOP OF PAVEMENT
- ← PROPOSED DIRECTION OF FLOW
- PROPOSED RETAINING WALL
- 80' PROPOSED INDEX CONTOURS
- 81' PROPOSED INTER CONTOURS
- PROPOSED CURB & CUTTER
- EASEMENT
- SD PROPOSED STORM DRAIN LINE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- ⊙ EXISTING STORM DRAIN MANHOLE
- PROPOSED DRAINAGE BASIN

KEYED NOTES

- 1 TYPE "D" INLET
- 2 PRIVATE ONSITE STORM DRAIN
- 3 54" PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER CDA PROJ. #4790.93
- 4 RETAINING WALL
- 5 TYPE "C" INLET
- 6 TYPE "A" AND/OR "C" INLETS AS REQUIRED TO COLLECT 32 QFS FROM BASIN 506.
- 7 NEW PUBLIC STORM DRAIN

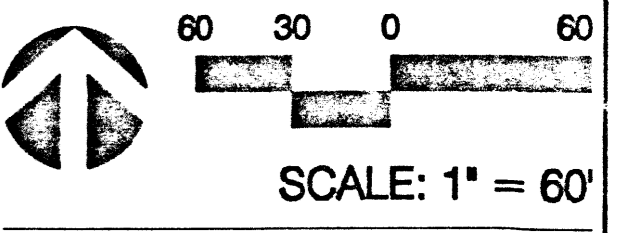
Bohannon & Houston
 Courtney One
 7500 JEFFERSON NE
 ALBUQUERQUE
 NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS
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PROFESSIONAL SERVICE CORPORATION
 11820 Northrup Way, Suite E-300
 Bellevue, WA 98005 www.mulvanny.com
 Tel: 425.822.0444 Fax: 425.822.4129



CONCEPTUAL GRADING & DRAINAGE PLAN

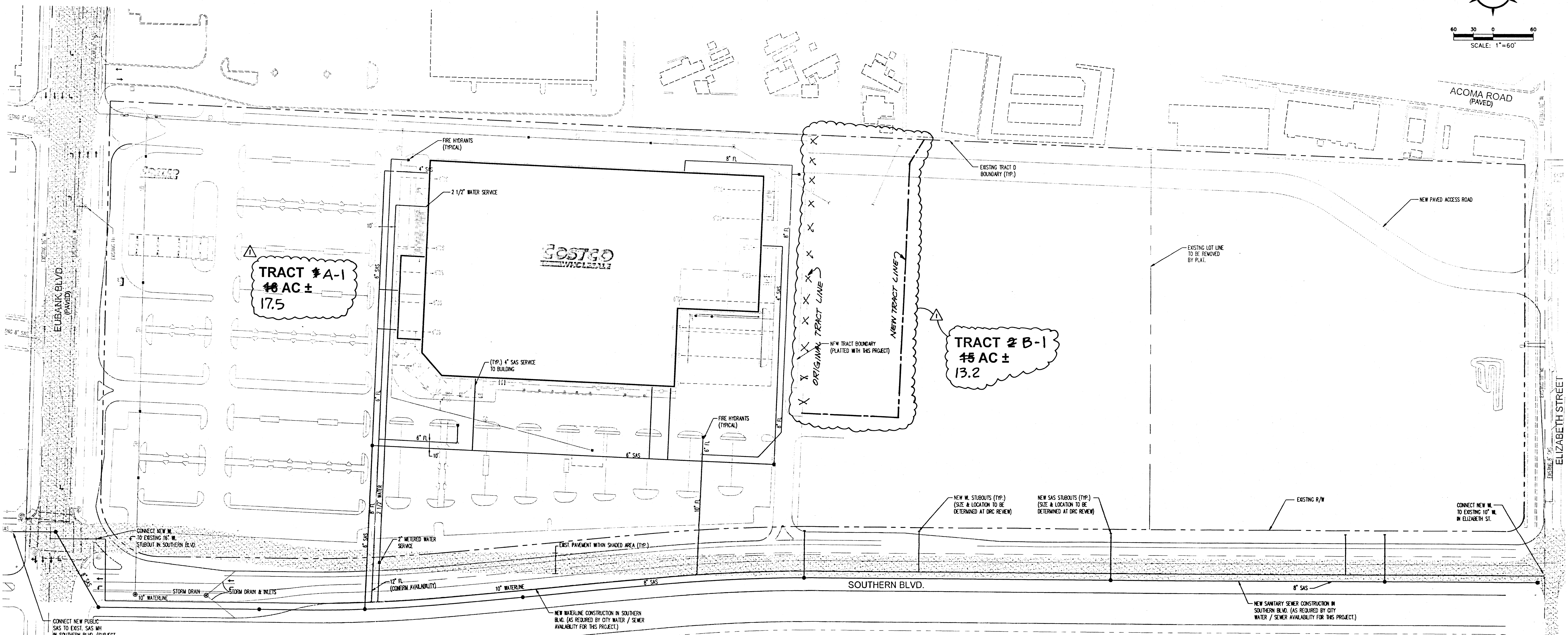
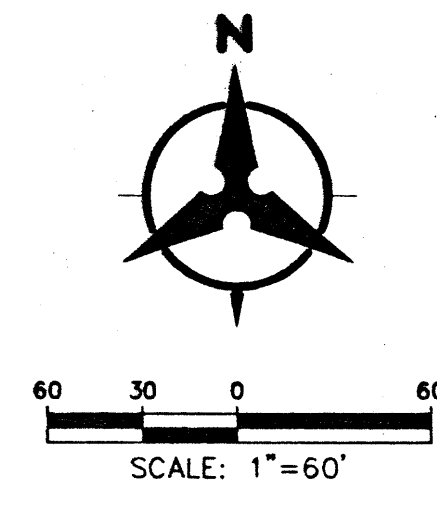
COSTCO WHOLESALE

ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR SUBDIVISION

FEBRUARY 15, 2000

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LEGEND

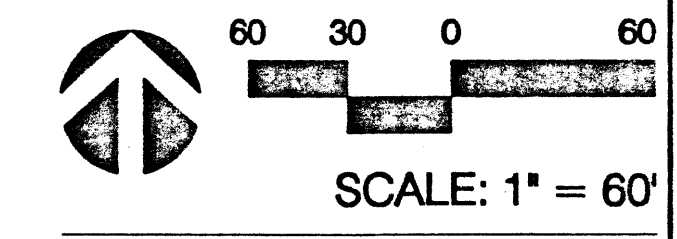
- PROPERTY LINE
- - - PROPOSED RETAINING WALL
- - - EXISTING EASEMENT
- SAS EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- # EXISTING WATER METER
- ○ EXISTING CAP
- ⊗ EXISTING FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING STORM DRAIN
- SAS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- FL PROPOSED FIRE LINE
- V PROPOSED VALVE
- H PROPOSED HYDRANT
- ~ PROPOSED CAP
- M PROPOSED WATER METER
- ● PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE



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PROFESSIONAL SERVICE CORPORATION
11820 Northrup Way, Suite E-300
Bellevue, WA 98005 www.mulvanny.com
Tel: 425.822.0444 Fax: 425.822.4129



COSTCO WHOLESALE

SITE PLAN FOR SUBDIVISION

ALBUQUERQUE, NEW MEXICO

FEBRUARY 15, 2000

CONCEPTUAL
WATER / SAS
4 of 4
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