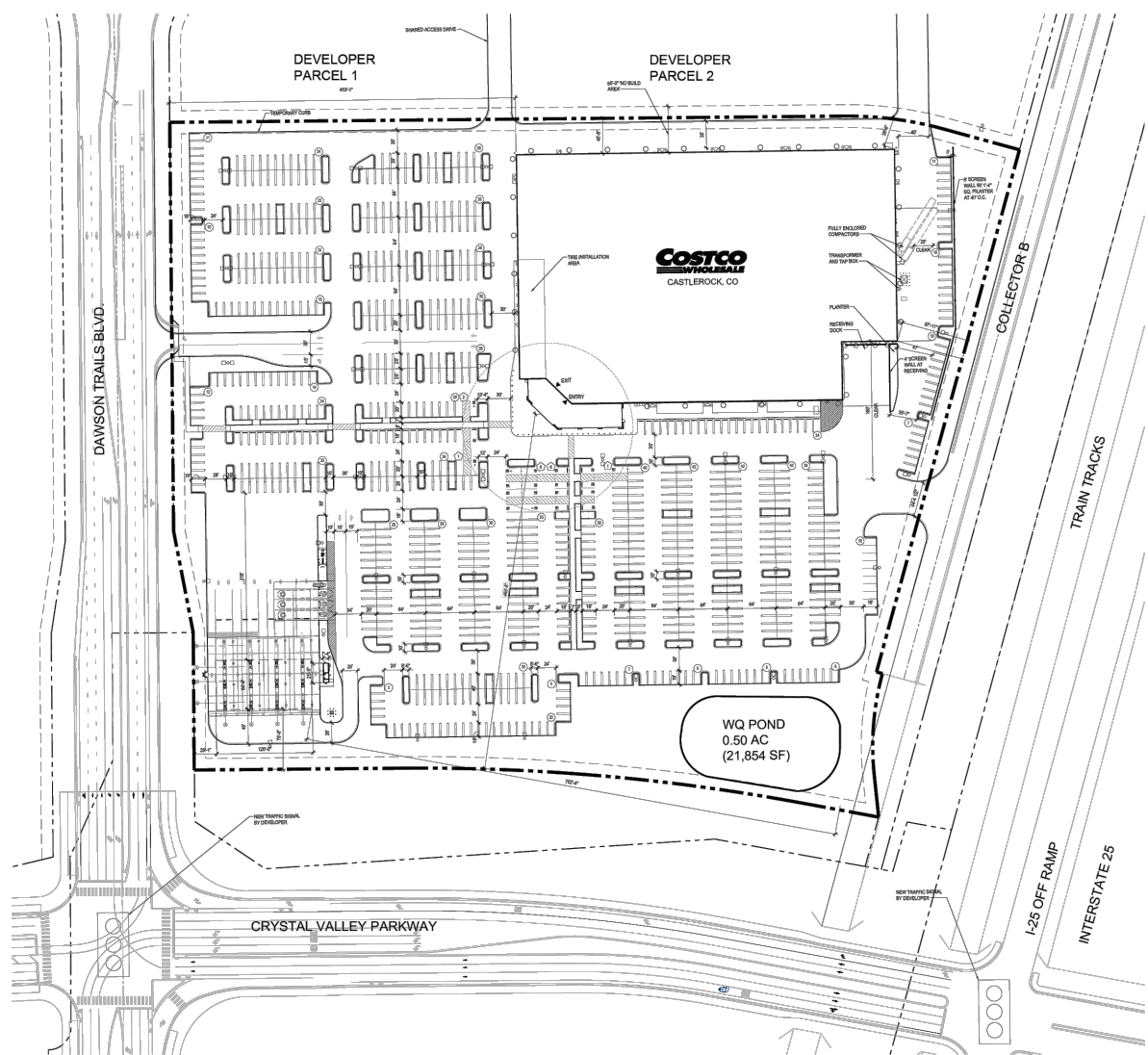




PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NWC CRYSTAL VALLEY
PARKWAY AND I-25
CASTLEROCK, CO 80104

SITE DATA:

COSTCO SITE AREA: 19.69 ACRES (857,806 SF)
INCLUDES: 0.50 ACRES (21,854 SF)
DETENTION POND:
JURISDICTION: TOWN OF CASTLE ROCK
DAWSON TRAILS PLANNED
DEVELOPMENT DISTRICT F-4
ZONING:

SETBACKS:	REQUIRED	ACTUAL
FRONT:	10'-0"	29'-1" FUEL CANOPY
SIDE:	5'-0"	78'-8" FUEL CANOPY
REAR:	10'-0"	38'-6" WAREHOUSE

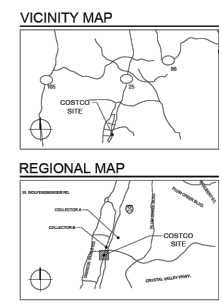
BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	160,881 SF
INCLUDES:	
NET SALES FLOOR	151,056 SF
NET MECHANICAL / FIRE	2,434 SF
NET VESTIBULE	5,257 SF
BUILDING ENVELOPE	2,234 SF
FUEL CANOPY	8,127 SF
FUEL CONTROLLER ENCLOSURE	186 SF
TOTAL BUILDING COVERAGE	160,300 SF
BUILDING FAR	.20

PARKING DATA:

TOTAL PARKING:	899 STALLS
INCLUDES:	
10' WIDE STALLS	879 STALLS
ACCESSIBLE STALLS	20 (4 VAN) STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.59 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



1101 Second Ave., Ste 100
Seattle, WA 98101
206.462.6008
mg2.com

21-5946-01
JULY 18, 2023

CONCEPT
SITE PLAN

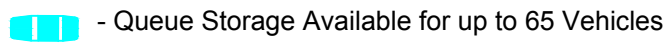
DD12-13

COSTCO WHOLESALE

CONCEPT SITE PLAN

CASTLE ROCK, COLORADO

JULY 18, 2023



(DRAFT) Queue Management Plan Alternative 1
Castle Rock, Colorado

Figure
2



 - Queue Storage Available for up to 59 Vehicles

(DRAFT) Queue Management Plan Alternative 2
Castle Rock, Colorado

Figure
2