

Exhibit C-1
Project Site Plan Rendering

City Council:
Costco Commercial Center Project

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-35 & NE 36TH ST
FRESNO, CA

ACCESSOR'S PARCEL NUMBER: 503-020-12

SITE DATA:

COSTCO SITE AREA: 21.20 ACRES (923,869 SF)
FUEL PARCEL AREA: 1.33 ACRES (57,753 SF)
TOTAL SITE AREA 22.53 ACRES (981,622 SF)

JURISDICTION: CITY OF FRESNO

EXISTING ZONING: CC/EA/cz
PROPOSED ZONING: CG/cz

| SETBACKS: | REQUIRED | ACTUAL |
|-----------|----------|--------|
| FRONT: | TBD | TBD |
| SIDE: | TBD | TBD |
| REAR: | TBD | TBD |

BUILDING DATA:

| | |
|--------------------------------|-------------------|
| TOTAL BUILDING FOOTPRINT AREA: | 219,216 SF |
| INCLUDES: | |
| GROSS WAREHOUSE | 167,960 SF |
| INCLUDES NET MECHANICAL / FIRE | 1,188 SF |
| INCLUDES OPEN CANOPY | 3,233 SF |
| GROSS MDO | 46,834 SF |

PARKING DATA:

| | |
|--------------------------|------------|
| TOTAL SITE PARKING: | 873 STALLS |
| INCLUDES: | |
| 10' WIDE STALLS | 808 STALLS |
| ACCESSIBLE STALLS | 25 STALLS |
| TOTAL RECEIVING PARKING: | 40 STALLS |
| INCLUDES: | |
| 10' WIDE STALLS | 40 STALLS |
| EV STALL PARKING | 92 STALLS |

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 3.98 STALLS

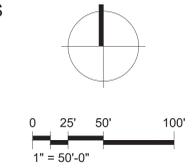
12' WIDE TRAILER PARKING 33 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY

2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444



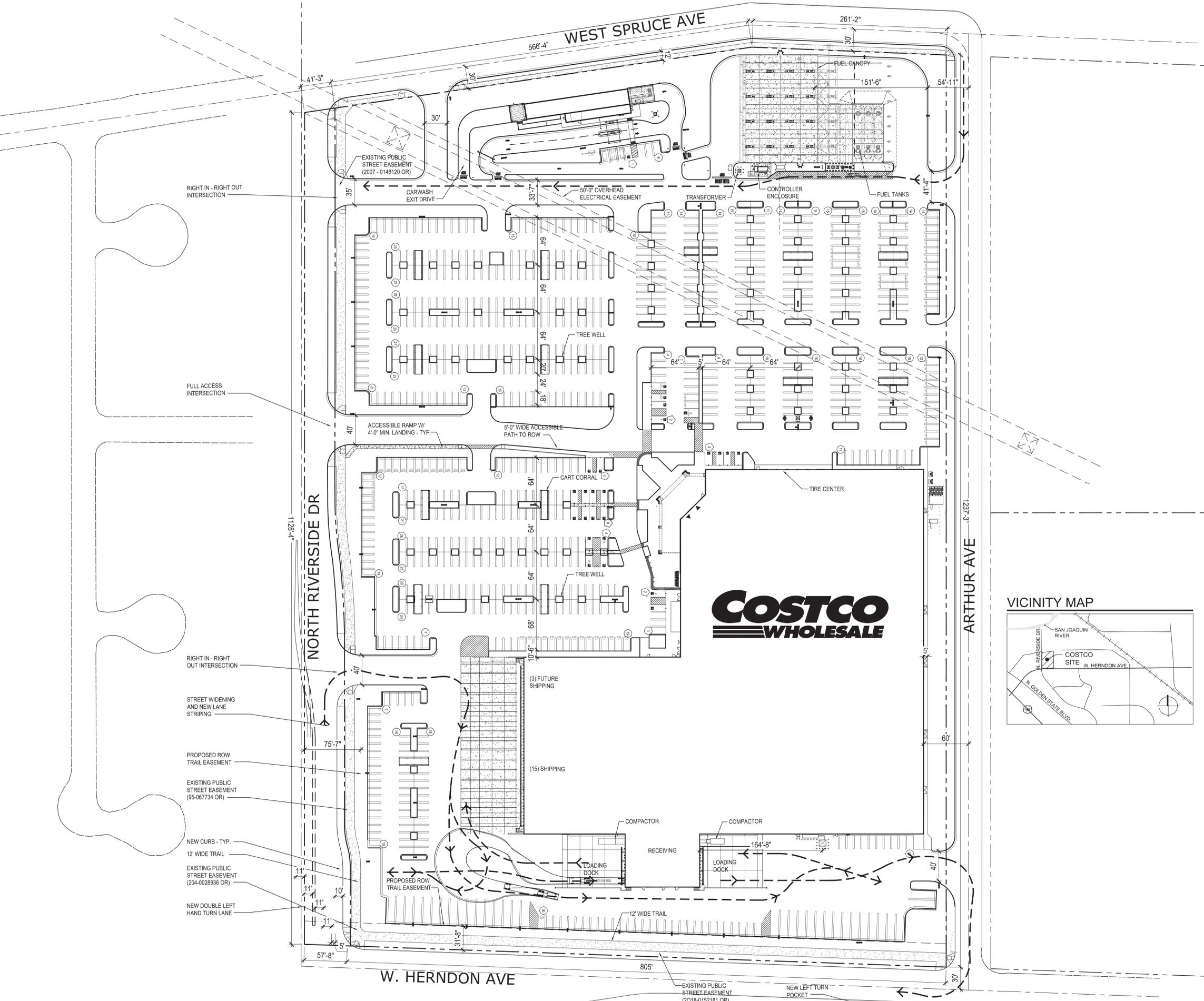
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



NOVEMBER 14, 2023

CONCEPT SITE PLAN

D11-34



CONCEPT SITE PLAN