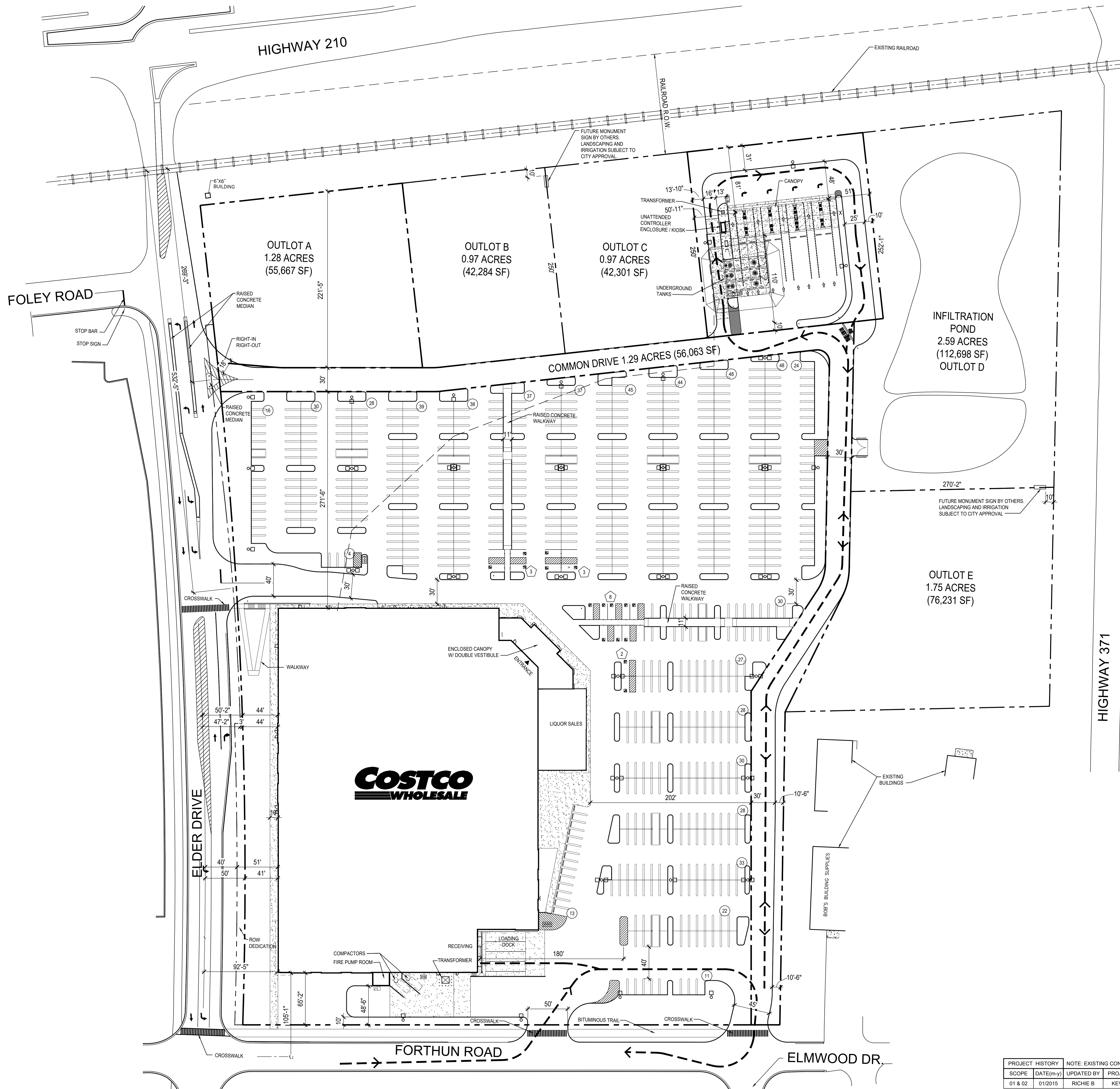


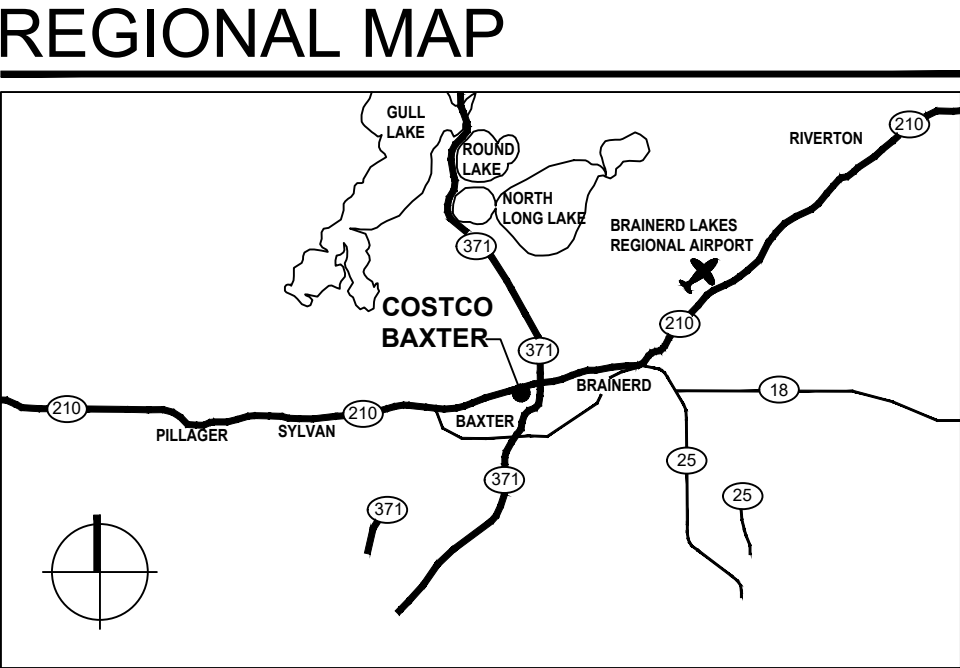
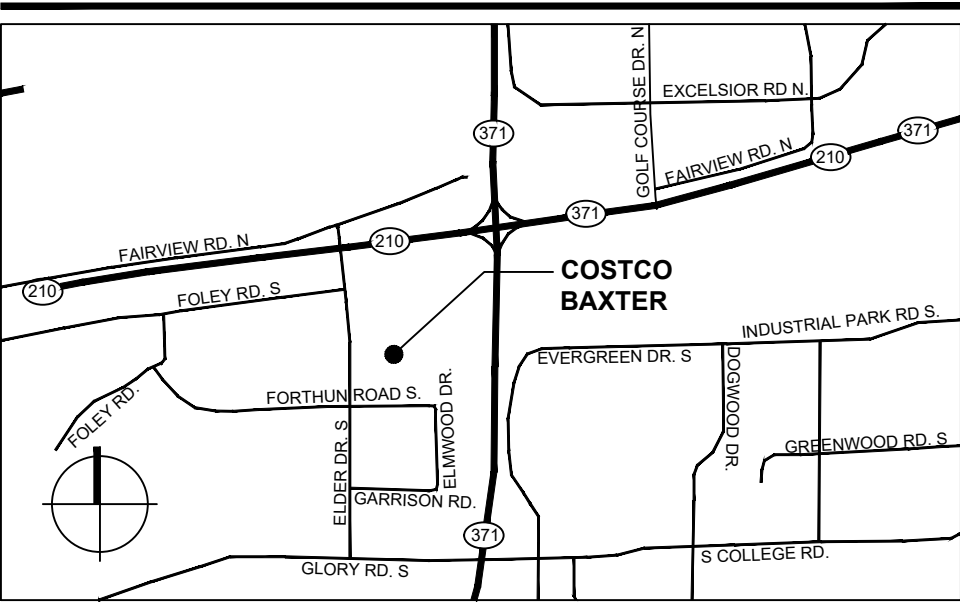


PROJECT DATA		
CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027	
PROJECT ADDRESS:	ELDER DR. & FORTHUN RD. BAXTER, MINNESOTA	
SITE DATA:		
COSTCO WAREHOUSE SITE AREA:	12.73 ACRES	(554,233 SF)
COSTCO FUEL FACILITY SITE AREA:	1.20 ACRES	(52,146 SF)
TOTAL COSTCO SITE AREA:	13.93 ACRES	(606,379 SF)
OUTLOT SITE AREA:	4.97 ACRES	(216,483 SF)
DETENTION SITE AREA:	2.59 ACRES	(112,698 SF)
COMMON DRIVE:	1.29 ACRES	(56,063 SF)
TOTAL NON-COSTCO SITE AREA::	8.85 ACRES	(385,244 SF)
TOTAL SITE AREA::	22.78 ACRES	(991,623 SF)
JURISDICTION:	CITY OF BAXTER, MN	
ZONING:	C-2	
BUILDING SETBACKS	REQUIRED	ACTUAL
FRONT (ELDER)	40'	43'
SIDE (RAILROAD)	30'	546'
SIDE (INTERIOR)	10'	N/A
SIDE (PRIVATE ROAD)	25'	325', 247'
SIDE (CORNER)	40'	43'
REAR (BOB BUILDING SUPPLY)	10'	247'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY MULVANNYG2 USING A SKETCH PREPARED BY TJ DESIGN STRATEGIES.	

BUILDING DATA:	
WAREHOUSE (INCLUDES TIRE CENTER/FOOD SERVICE/EMPLOYEE LOCKER ROOM):	143,356 SF
LIQUOR SALES:	4,609 SF
TOTAL BUILDING FOOTPRINT AREA:	147,965 SF
CANOPY (ENCLOSED)	5,497 SF
PUMP ROOM	367 SF
FUEL FACILITY CANOPY	3,840 SF

PARKING DATA:	
10' WIDE STALLS	660 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL PARKING:	676 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	4.59 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



PROJECT HISTORY		NOTE: EXISTING CONDITIONS TO BE FIELD VERIFIED.		
SCOPE	DATE(m-y)	UPDATED BY	PROJ. MGR.	SCOPE DESCRIPTION
01 & 02	01/2015	RICHIE B	KEVAN P	NEW WAREHOUSE & FUEL FACILITY

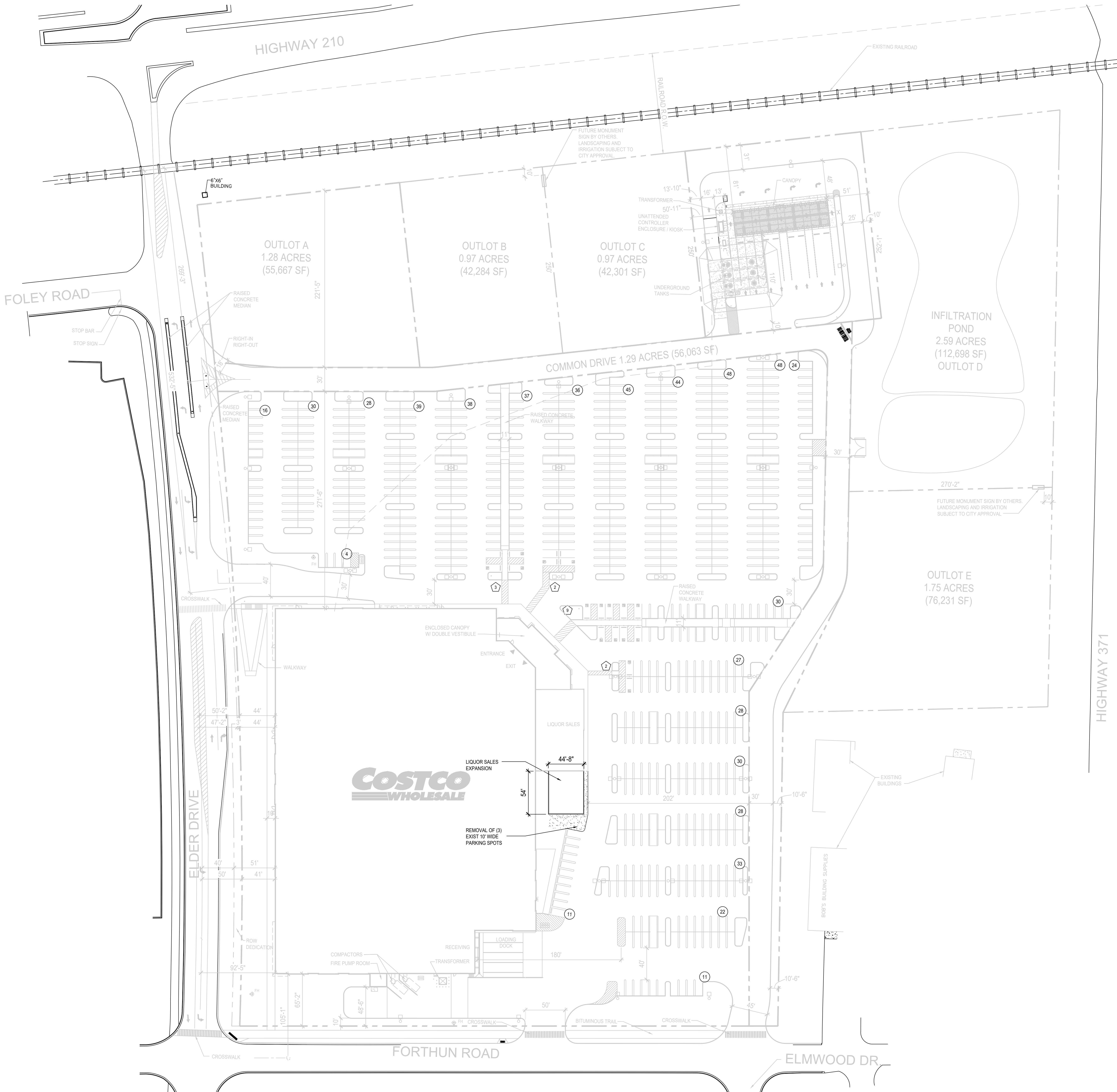
COSTCO WHOLESALE

BAXTER, MINNESOTA

EXISTING SITE PLAN

JANUARY 5, 2015

EX11



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	ELDER DR. & FORTHUN RD. BAXTER, MINNESOTA

SITE DATA:	
COSTCO WAREHOUSE SITE AREA:	12.73 ACRES (554,233 SF)
COSTCO FUEL FACILITY SITE AREA:	1.20 ACRES (52,146 SF)
TOTAL COSTCO SITE AREA:	13.93 ACRES (606,379 SF)
OUTLOT SITE AREA:	4.97 ACRES (216,483 SF)
DETENTION SITE AREA:	2.59 ACRES (112,698 SF)
COMMON DRIVE:	1.29 ACRES (56,063 SF)
TOTAL NON-COSTCO SITE AREA::	8.85 ACRES (385,244 SF)
TOTAL SITE AREA::	22.78 ACRES (991,623 SF)

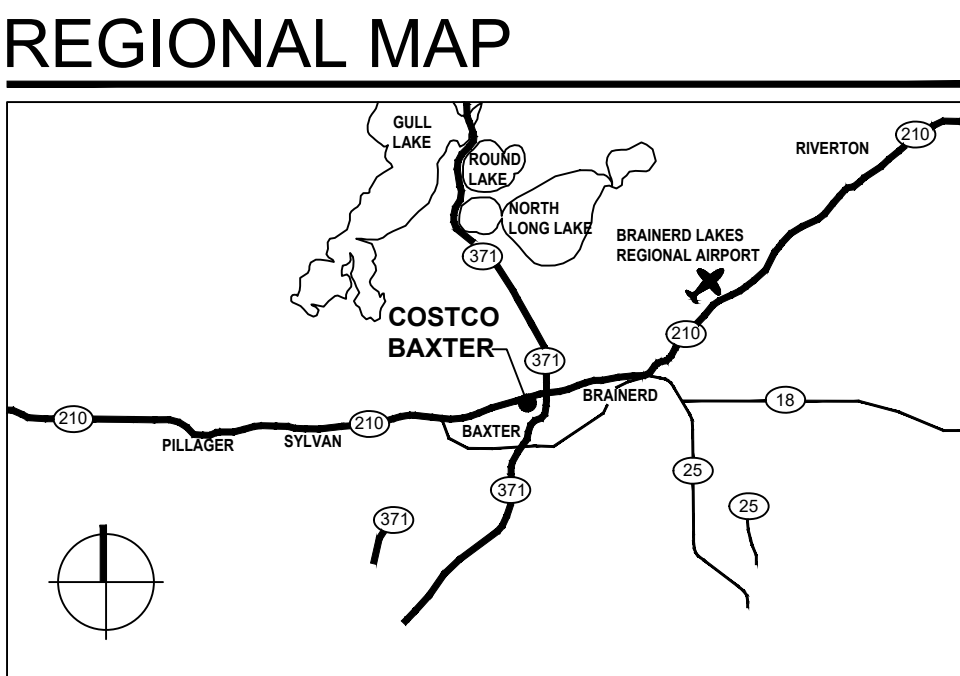
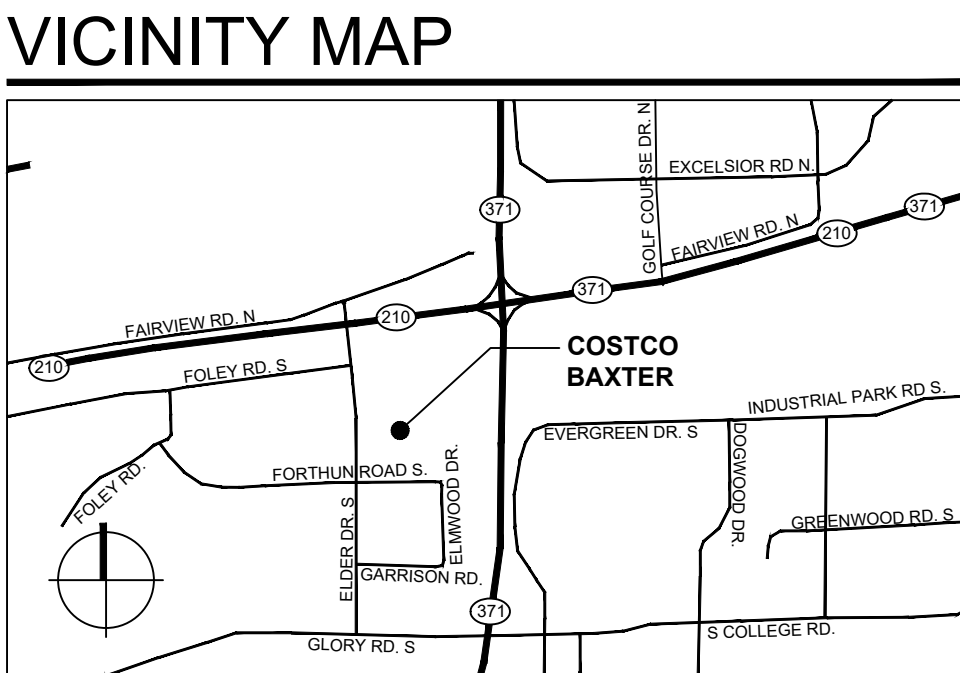
JURISDICTION:	CITY OF BAXTER, MN	
ZONING:	C-2	
<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>	<u>ACTUAL</u>
FRONT (ELDER)	40'	43'
SIDE (RAILROAD)	30'	546'
SIDE (INTERIOR)	10'	N/A
SIDE (PRIVATE ROAD)	25'	325', 247'
SIDE (CORNER)	40'	43'
REAR (BOB BUILDING SUPPLY)	10'	247'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY MULVANNYG2 USING A SKETCH PREPARED BY TJ DESIGN STRATEGIES.	

BUILDING DATA:

WAREHOUSE (INCLUDES TIRE CENTER/FOOD SERVICE/EMPLOYEE LOCKER ROOM):	142,314 SF
LIQUOR SALES (INCL. ADDITION):	6,803 SF
TOTAL BUILDING FOOTPRINT AREA:	149,117 SF
PUMP ROOM	331 SF
ENCLOSED CANOPY	3,706 SF
CART STORAGE	1,598 SF

PARKING DATA:	
⊙ 10' WIDE STALLS	660 STALLS
⚡ ACCESSIBLE STALLS	16 STALLS
TOTAL PARKING:	676 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	4.59 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

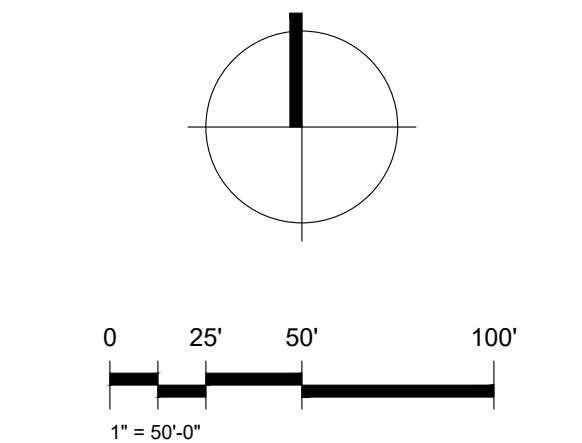


COSTCO WHOLESALE

BAXTER, MINNESOTA

PRELIMINARY SITE PLAN

JUNE 05, 2023



COSTCO
WHOLESALE
BAXTER, MN
US

13650 ELDER DRIVE BAXTER, MN
56425

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

MG2

10-0390-06
JUNE 05, 2023

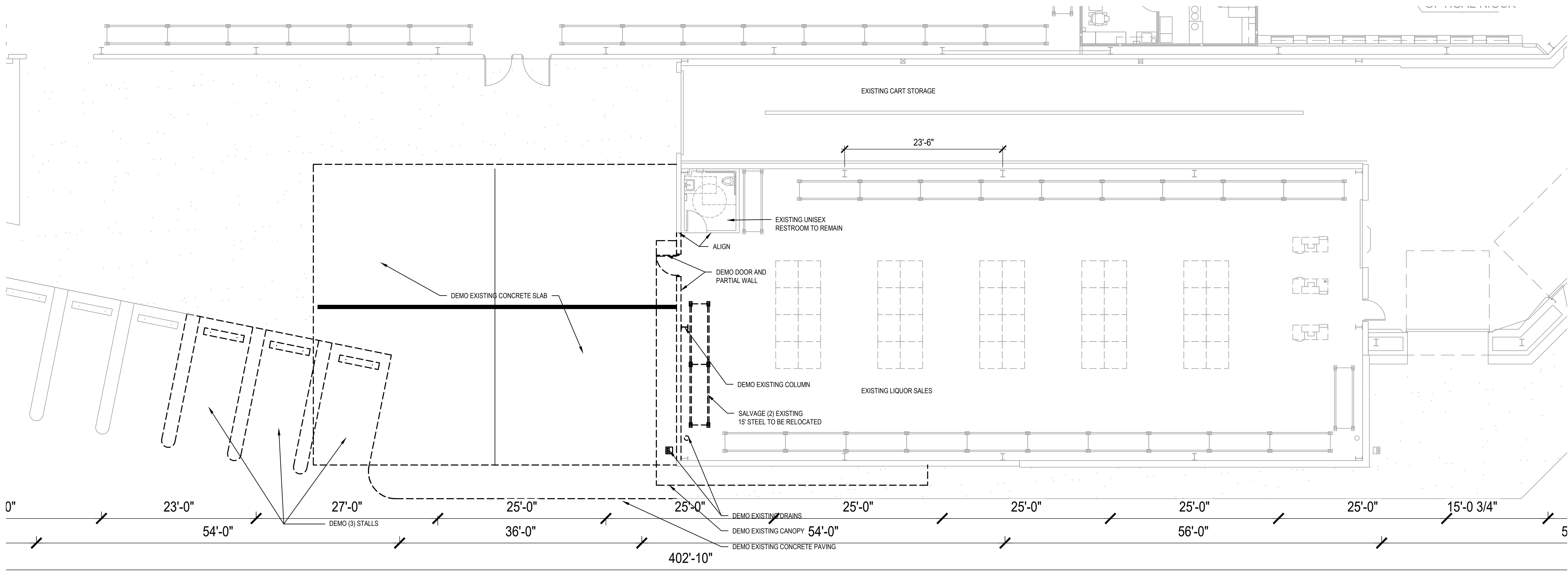
PRELIMINARY SITE
PLAN

DD11-01

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PROJECT DATA

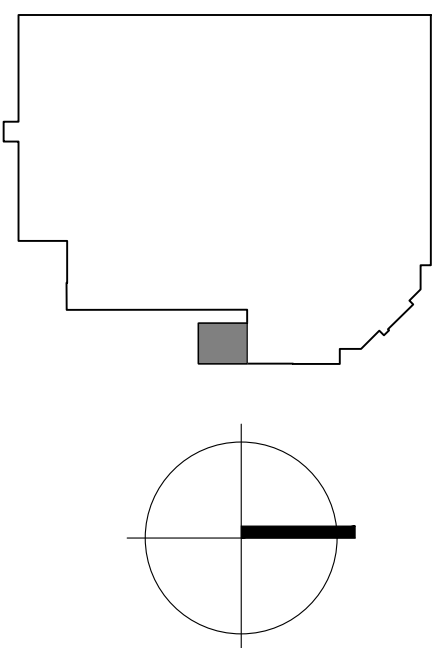
BUILDING DATA	
EXISTING BUILDING AREA	135,085 SF
EXISTING TIRE CENTER	5,894 SF
EXISTING FOOD SERVICE	1,335 SF
EXISTING LIQUOR SALES	4,491 SF
LIQUOR SALES ADDITION	2,312 SF
SUB-TOTAL BUILDING	
EXISTING PUMP ROOM	331 SF
EXISTING ENCLOSED CANOPY	3,706 SF
EXISTING CART STORAGE	1,598 SF
TOTAL BUILDING	
154,752 SF	



PRELIMINARY DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

KEY PLAN



BAXTER, MN
US

13650 ELDER DRIVE
BAXTER, MN 56425

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



10-0390-06
FEBRUARY 22 , 2023

PRELIMINARY
FLOOR PLAN

P21-01

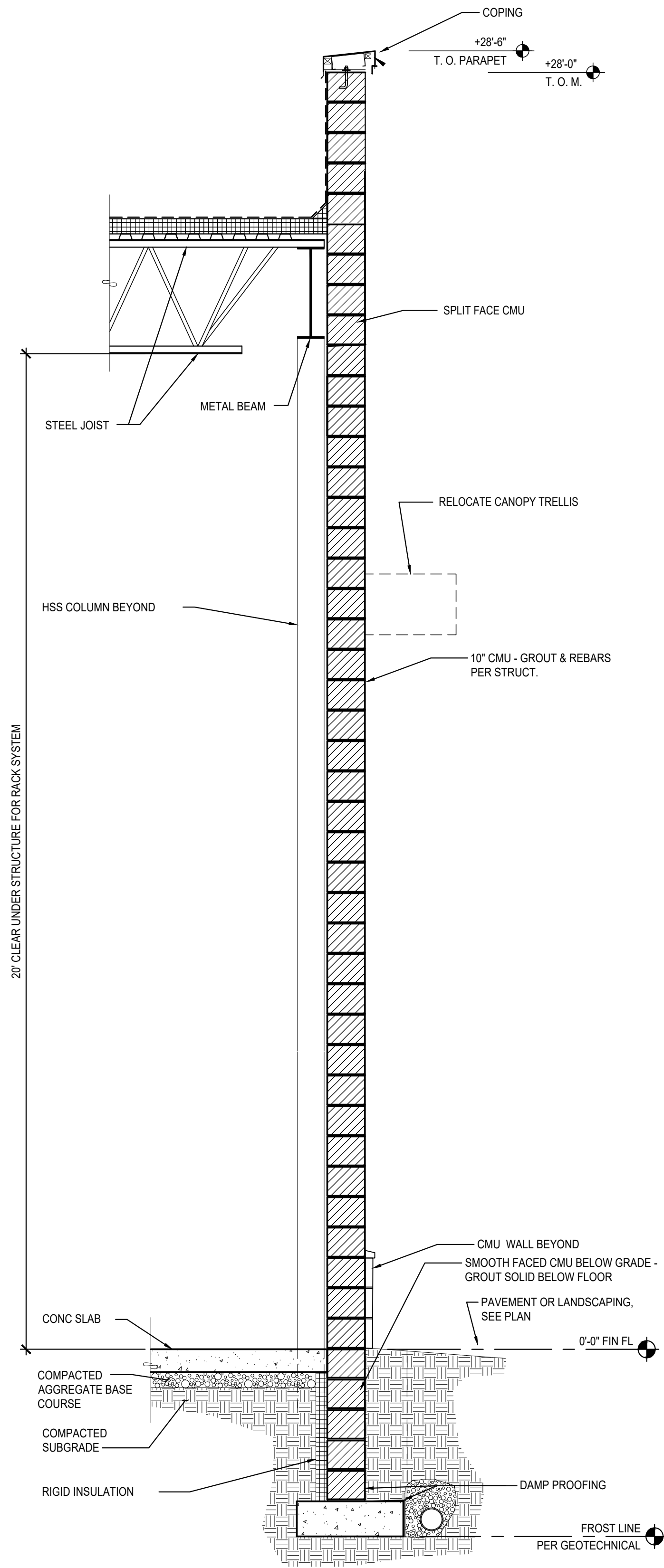
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COSTCO WHOLESALE

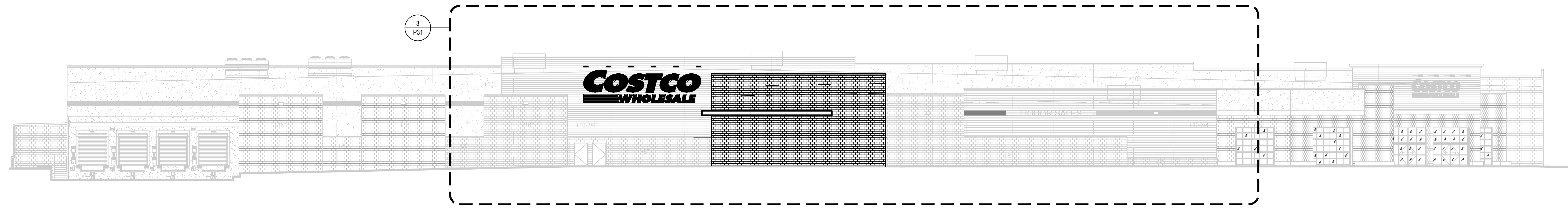
BAXTER, MINNESOTA

PRELIMINARY FLOOR PLAN

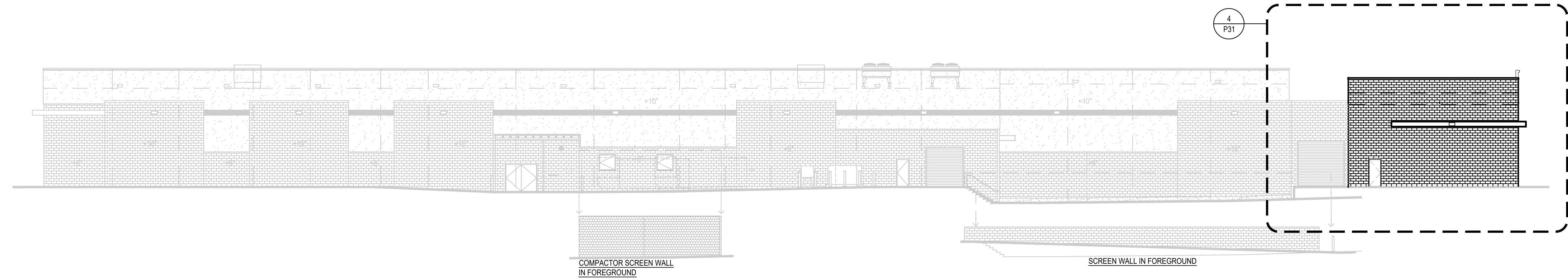
FEBRUARY 22 , 2023



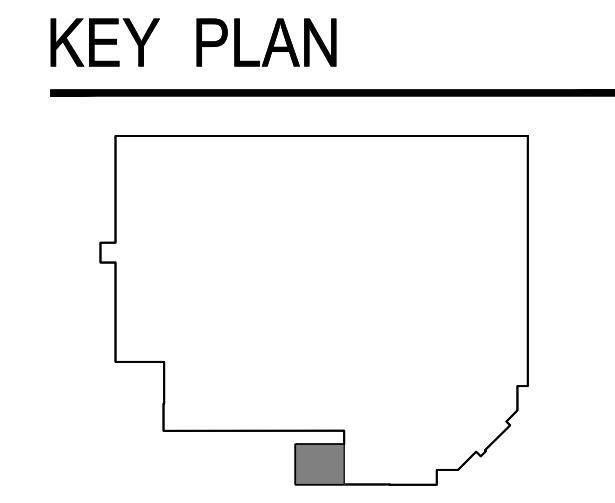
5 LIQUOR SALE - TYPICAL WALL
SCALE: 1/2" = 1'-0"



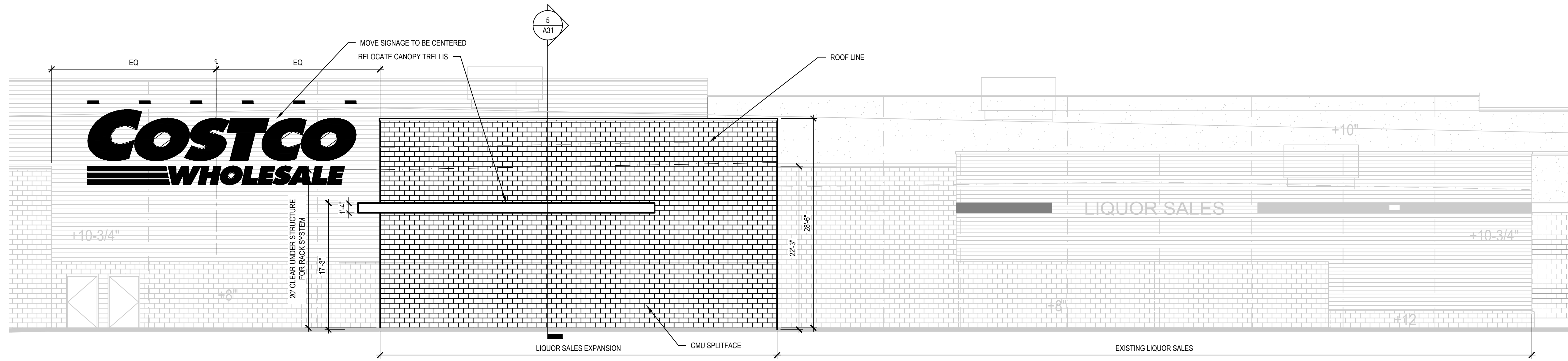
1 PRELIMINARY EAST ELEVATION
SCALE: 1/16" = 1'-0"



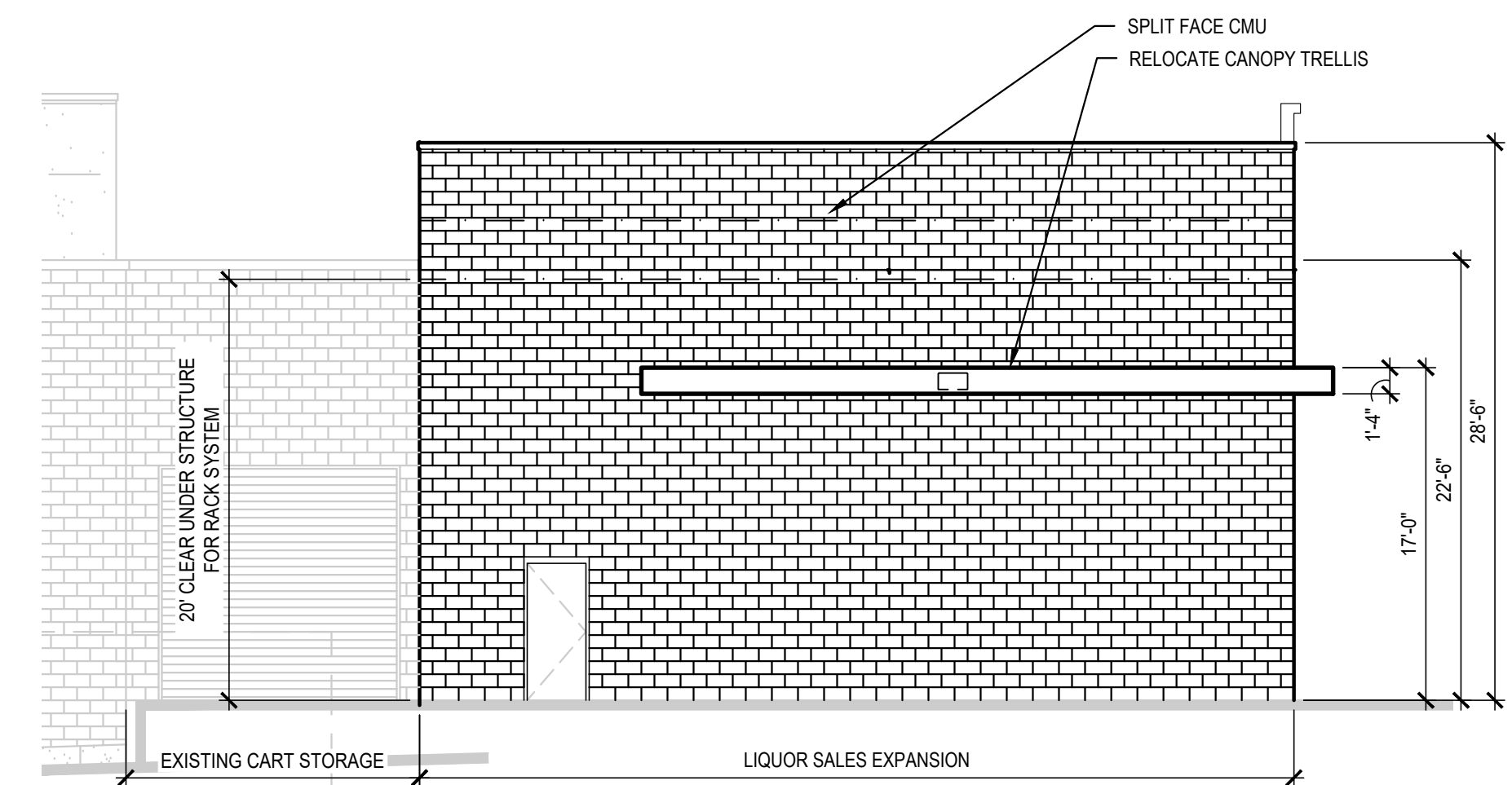
2 PRELIMINARY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN



3 ENLARGED PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 ENLARGED PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COSTCO WHOLESALE
BAXTER, MINNESOTA

PRELIMINARY ELEVATIONS
FEBRUARY 22, 2023

COSTCO WHOLESALE
BAXTER, MN US
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10-0390-06
FEBRUARY 22, 2023
PRELIMINARY ELEVATIONS
P31-02

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