

PROJECT DATA

CLIENT: COSTCO WHOLESALE
 730 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 30550 STEPHENSON HWY
 MADISON HEIGHTS, MI 48071

EXISTING ZONING: M-1 LIGHT INDUSTRIAL

SITE AREA: 15.45 ACRES (672,894 S.F.)

EXISTING BUILDING DATA:

EXISTING BUILDING AREA	140,235 S.F.
EXISTING TIRE CENTER	5,200 S.F.
EXISTING FOOD SERVICE	1,251 S.F.
TOTAL EXISTING BUILDING	146,686 S.F.
EXISTING ENCLOSED CANOPY	4,765 S.F.
EXISTING FIRE PUMP ROOM	225 S.F.

PARKING DATA:

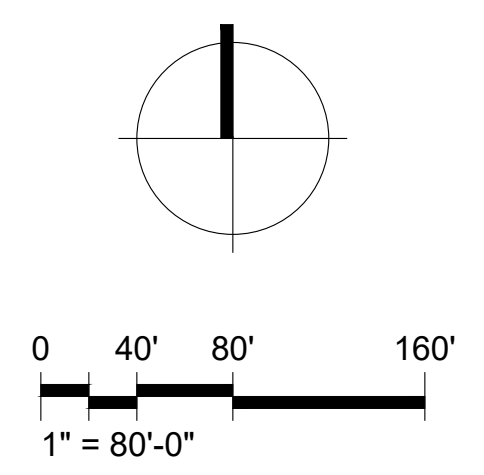
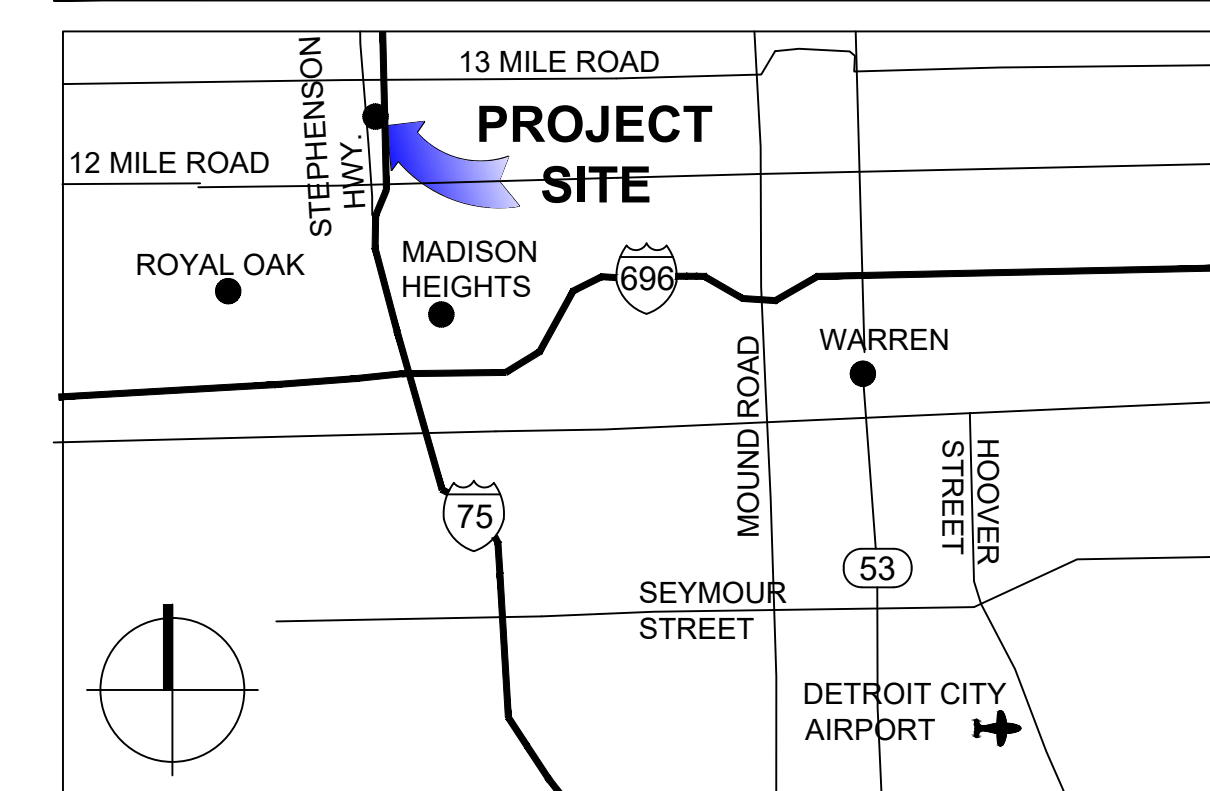
PARKING PROVIDED:

⊕ 10' WIDE STALLS	624 STALLS
ACCESSIBLE STALLS	18 STALLS
TOTAL PARKING	642 STALLS

NO. OF STALLS PER 1000 SF OF BUILDING AREA: 4.37 STALLS

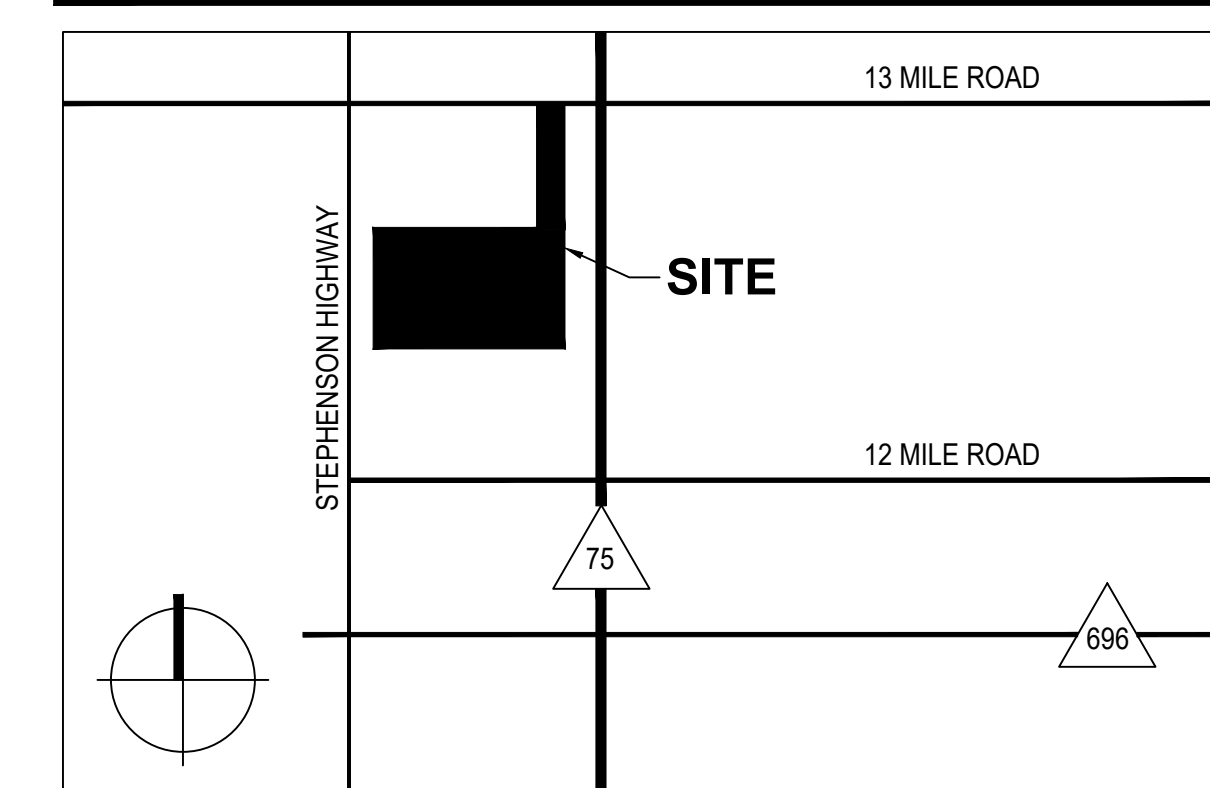
NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

REGIONAL MAP



COSTCO WHOLESALE
 MADISON HEIGHTS, MI # 393

VICINITY MAP



30550 STEPHENSON HWY
 MADISON HEIGHTS, MI 48071

1101 Second Ave. Ste 100
 Seattle, WA 98101

206 962 6500
 MG2.com



96-0410-28
 MAY 13, 2026

EXISTING
 SITE PLAN

EX11

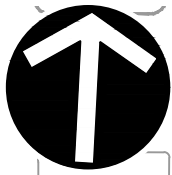
COSTCO WHOLESALE

MADISON HEIGHTS, MI

EXISTING SITE PLAN

MAY 13, 2026

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NORTH

13 MILE ROAD

(120' PUBLIC RIGHT-of-WAY)

PIN: 25-11-127-009
BOOTSIE LLC
 LIBER 45675, Pg. 839
 1.9439 ACRES±

PARCEL 1
 PIN: 25-11-127-013
30900 PARTNERS LLC
 LIBER 50837, Pg. 69 (PARCEL 1)
 5.0765 ACRES

PIN: 25-11-127-006
LAUDERDALE DEVELOPMENT CORPORATION
 LIBER 45962, Pg. 129
 2.4997 ACRES±

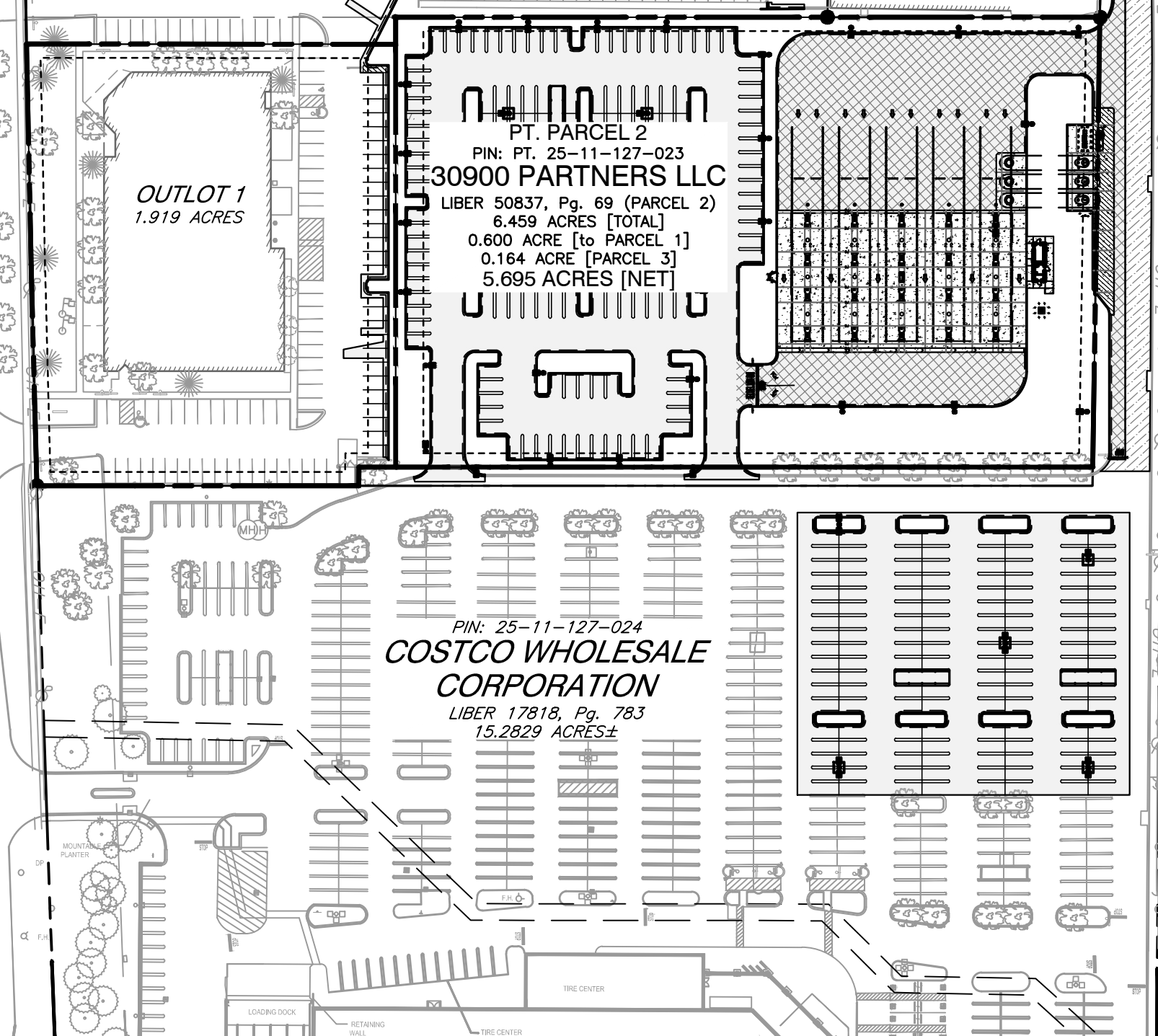
STEPHENSON HIGHWAY

(204' PUBLIC RIGHT-of-WAY)

OUTLOT 1
 1.919 ACRES

PT. PARCEL 2
 PIN: PT. 25-11-127-023
30900 PARTNERS LLC
 LIBER 50837, Pg. 69 (PARCEL 2)
 6.459 ACRES [TOTAL]
 0.600 ACRE [to PARCEL 1]
 0.164 ACRE [PARCEL 3]
 5.695 ACRES [NET]

PIN: 25-11-127-024
COSTCO WHOLESALE CORPORATION
 LIBER 17818, Pg. 783
 15.2829 ACRES±



SCALE IN FEET



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



Civil & Environmental Consultants, Inc.

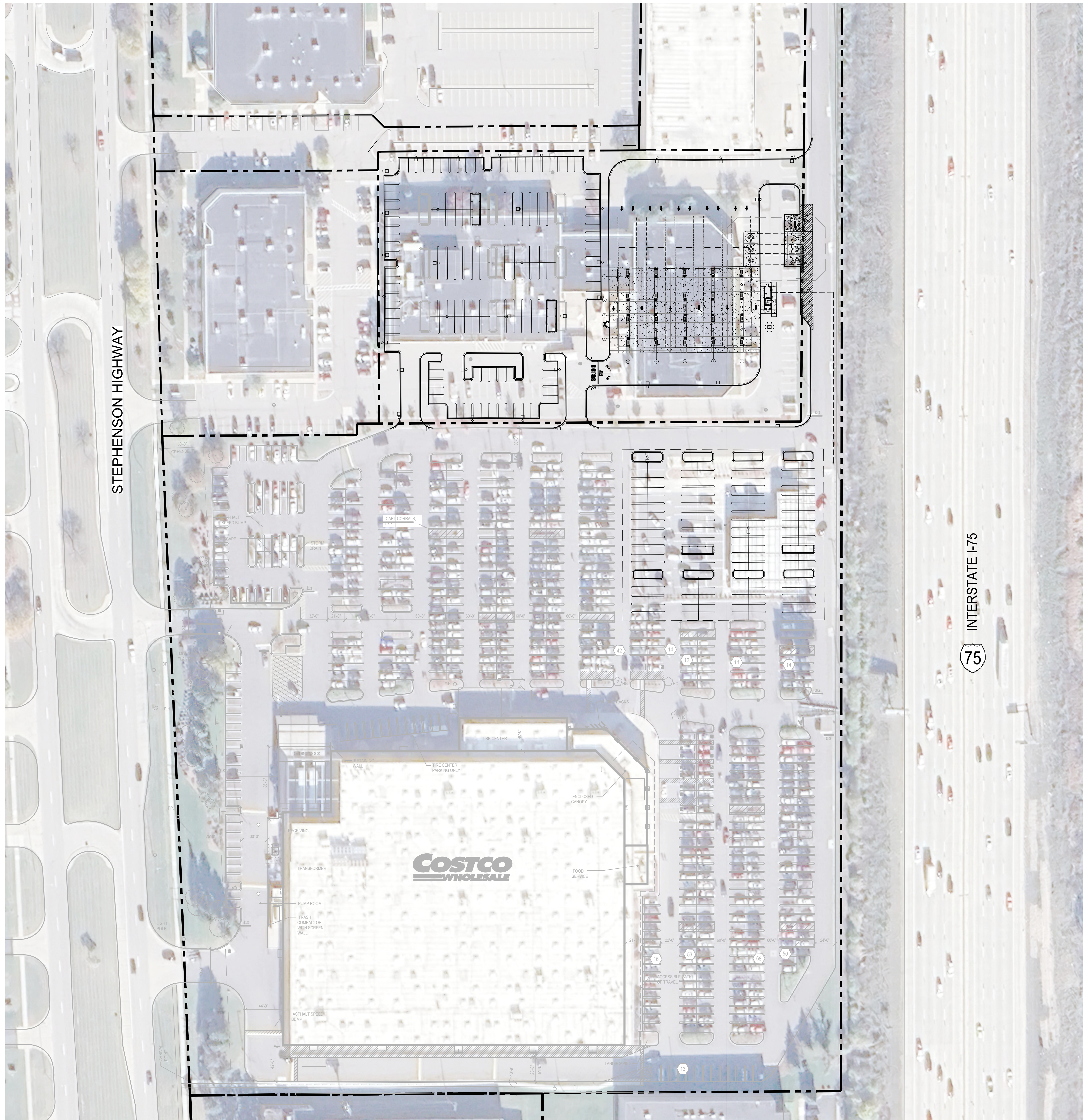
10300 Alliance Road
 Suite 300
 Cincinnati, OH 45242
 Ph: 513.985.0226
 www.cecinc.com



Madison Heights, Michigan

OVERALL PROPERTY EXHIBIT

DRAWN BY:	PES	CHECKED BY:	DRAFT	APPROVED BY:	DRAFT	EXHIBIT:
DATE:	MAY 2026	DWG SCALE:	1"=100'	PROJECT NO:	358-188	A



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 730 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 30550 STEPHENSON HWY
 MADISON HEIGHTS, MI 48071

ZONING: EXISTING: M-1 LIGHT INDUSTRIAL
 PROPOSED: B-2 COMMUNITY BUSINESS DISTRICT

TOTAL NEW SITE AREA: 21.13 ACRES (920,150 SF)

INCLUDES:
 EXISTING SITE PLAN: 15.45 ACRES (672,894 SF)
 PROPOSED SITE PLAN: 3.78 ACRES (164,472 SF)
 OUTLOT 1: 1.90 ACRES (82,784 SF)

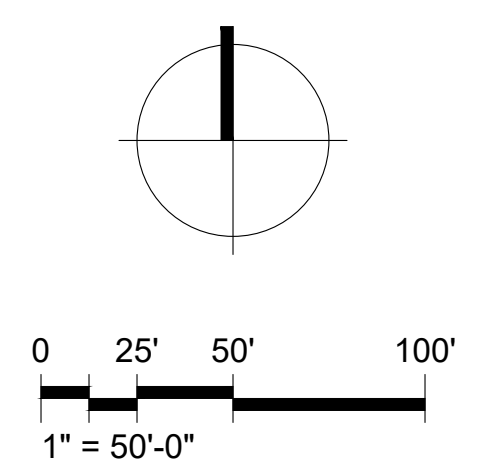
EXISTING BUILDING DATA:

EXISTING BUILDING AREA	140,235 S.F.
EXISTING TIRE CENTER	5,200 S.F.
EXISTING FOOD SERVICE	1,251 S.F.
TOTAL EXISTING BUILDING	146,686 S.F.
EXISTING ENCLOSED CANOPY	4,765 S.F.
EXISTING NEW FIRE PUMP ROOM	225 S.F.
PROPOSED CONTROLLER ENCLOSURE	237 S.F.

PARKING DATA:

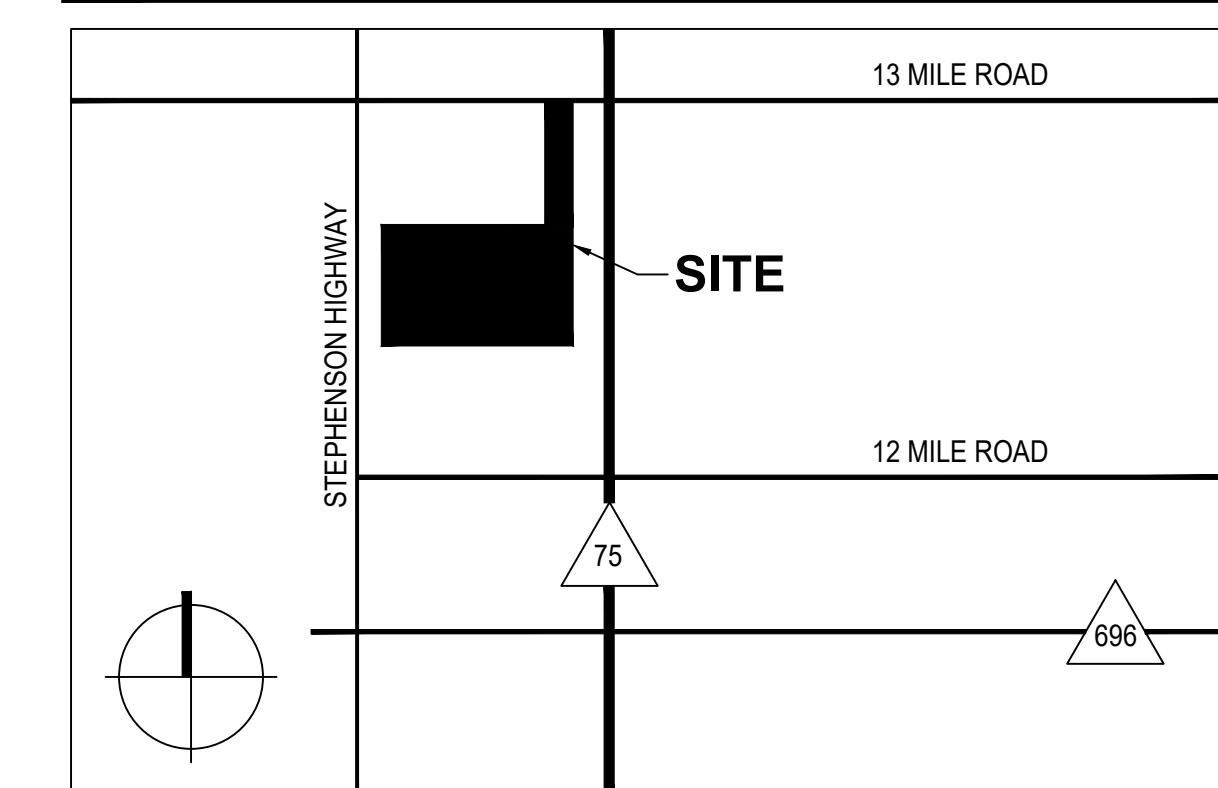
EXISTING PARKING PROVIDED:	624 STALLS
Ⓢ 10' WIDE STALLS	18 STALLS
ACCESSIBLE STALLS	18 STALLS
TOTAL EXISTING PARKING	642 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	4.37 STALLS
PROPOSED PARKING PROVIDED:	919 STALLS
Ⓢ 10' WIDE STALLS	18 STALLS
ACCESSIBLE STALLS	18 STALLS
TOTAL PROPOSED PARKING	937 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	6.39 STALLS
TOTAL PARKING GAINED	+295 STALLS

REGIONAL MAP



COSTCO WHOLESALE
 MADISON HEIGHTS, MI # 393

VICINITY MAP



30550 STEPHENSON HWY
 MADISON HEIGHTS, MI 48071

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

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96-0410-26
 MAY 13, 2026

AERIAL SITE PLAN

DD12-04

COSTCO WHOLESALE

MADISON HEIGHTS, MI

AERIAL SITE PLAN

MAY 13, 2026

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