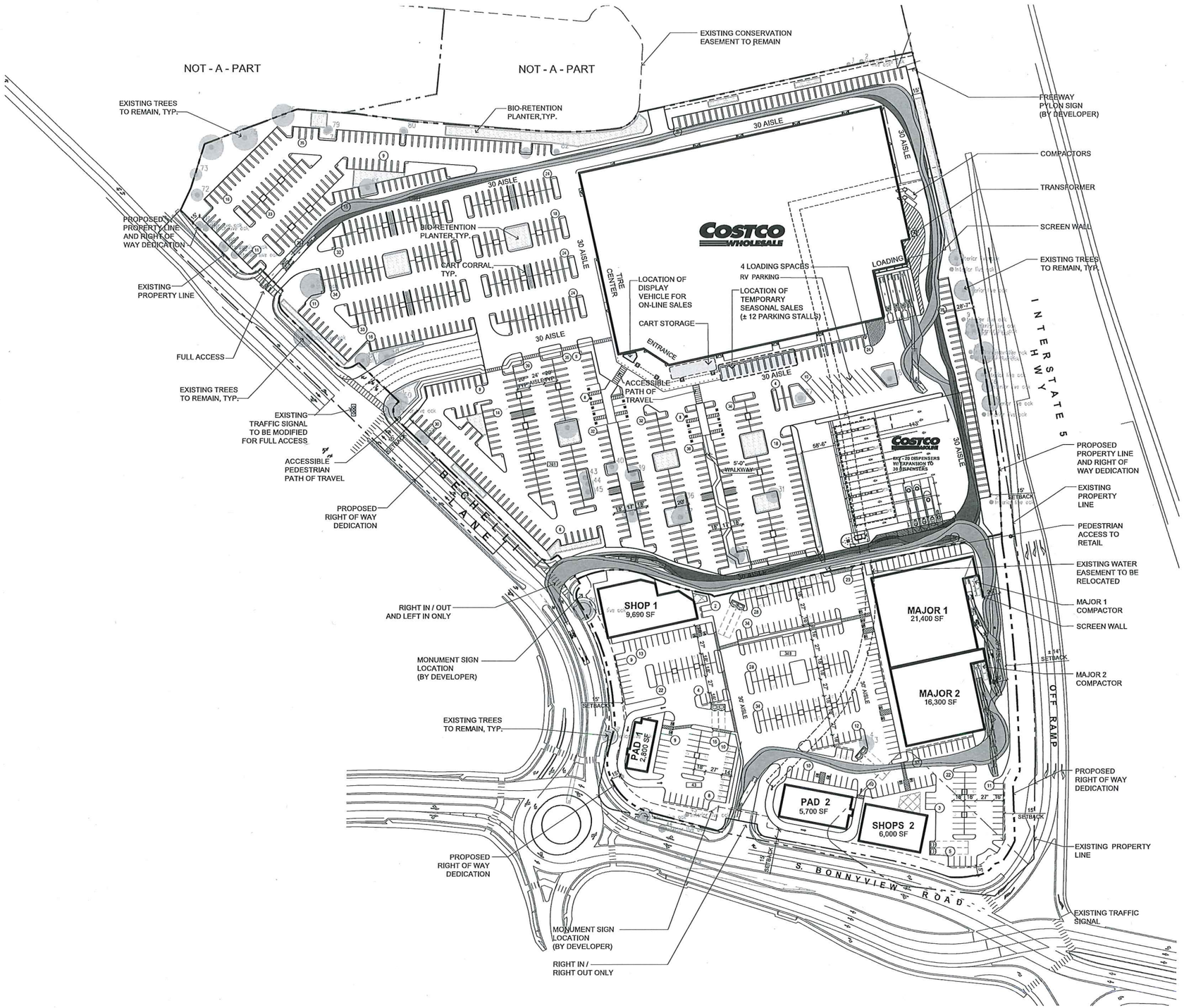

Project Data

Client:	Costco Wholesale 999 Lake Drive Issaquah, WA 98027
Project Address:	NEC of S. Bonnyview Road and Bechelli Lane, Redding, CA
Jurisdiction:	City of Redding , CA
Proposed Zoning:	RC - Regional Commercial
Existing Zoning:	SC - Shopping Commercial RM - 10 - Residential Multi-Family 10 du/ac
Boundary	This plan has been prepared by using Information Survey and Boundary Information from Kier And Wright dated 01-13-2017.

Site Data

Total Project Site Area:	+- 25.16 AC (+-1,095,969 s.f.)
Costco Site (Net) Parcel Area:	+- 17.03 AC (+- 741,920 s.f.)
Retail Site Parcel Area:	+- 6.42 AC (+- 279,858 s.f.)
Proposed Total R/W Dedication:	+- 1.71 AC (+- 74,191 s.f.)
Total :	+- 25.16 AC

Costco Data

Total Costco Site Area:	17.03 AC (+- 741,920 s.f.)
Proposed R/W Dedication	1.03 AC (+- 44,757 s.f.)
Total (Net):	18.06 AC

Building Data

Warehouse Building	152,000 s.f.

Parking Data

○ 10' wide stalls:	743 stalls
◇ Accessible stalls:	16 stalls
◇ RV Parking	10 stalls
Total Parking Provided:	769 stalls (5.0 / 1,000)
Parking Required: (City of Redding)	608 stalls 4.0/1,000

Retail Data (Future Development)

○ 9' Wide Stalls

Retail Site Area:	6.42 AC	(+- 279,858 s.f.)
Proposed R/W Dedication	0.68 AC	(+- 29,434 s.f.)
Total (Net):	+- 7.10 AC	

	Building Area:	Parking Provided:	
Major 1	21,400 SF	107	(5.0 / 1,000)
Major 2	16,300 SF	82	(5.0 / 1,000)
Shops 2	6,000 SF	30	(5.0 / 1,000)
Pad 1	2,800 SF	28	(10.0 / 1,000)
Pad 2	5,700 SF	57	(10.0 / 1,000)
Shops 1	9,690 SF	44	(4.5 / 1,000)
Total:	61,890 SF	348	(5.6 / 1,000)

Total Parking Provided: 348 (5.6 / 1,000) including 60 compact stalls
Parking Required: 328 stalls
(City of Redding) (5.3 / 1,000)

Truck Legend

- Warehouse Delivery Truck Route
- Fuel Delivery Truck Route

Vicinity Map
Scale: N.T.S.

DBA # P.255

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3591 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

RIVER CROSSING MARKETPLACE

CONCEPT SITE PLAN

0 30' 60' 100'
SCALE 1"=60'
OCTOBER 26, 2018