

PROGRESS PRINT
NOT FOR
CONSTRUCTION

5/4/2026 11:42 AM



Know what's below.

Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ANY UTILITIES SHOWN ON THIS PLAN ARE BASED ON DESIGN RECORDS, RECORDS OF THE VARIOUS UTILITIES COMPANIES, AND OTHER RECORDS. MEASUREMENTS TAKEN IN THE FIELD, HOWEVER, ARE NOT GUARANTEED. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:

COSTCO FUEL EXPANSION
4810 GALLERIA PARKWAY
SPARKS, NV 89436
COSTCO GASOLINE FACILITY #646

Client:

COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: EM
Reviewed: RJ
Sheet Date: APRIL 21, 2026
Proj. Number: 11880

Sheet Title:

OVERALL SITE PLAN

Sheet Number:

DD-1

PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 4810 GALLERIA PARKWAY
SPARKS, NV 89436

ZONING: _____

SITE AREA: 15.78 ACRES (687,618 S.F.)

APN: 510-085-09

JURISDICTION: CITY OF SPARKS, NV

IFC SETBACK: 20 FEET

BOUNDARIES INFORMATION: THIS PRELIMINARY SITE PLAN IS BASED ON TOPOGRAPHIC SURVEY DATED JUNE, 2005 BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

BUILDING DATA:

BUILDING AREA	143,463 SF
TIRE CENTER	5,200 SF
TOTAL	148,663 SF

CONTROLLER ENCLOSURE	126 SF
EXISTING CANOPY	5,282 SF
CANOPY EXPANSION	2,039 SF
TOTAL PROPOSED	156,110 SF

PARKING DATA:

EXISTING PARKING:

10' WIDE STALL	696 STALLS
9' WIDE STALL	16 STALLS
ADA STALL	20 STALLS
TOTAL EXISTING PARKING	732 STALLS

4.92 : 1,000 = 732 STALLS (EXISTING RATIO)

PARKING REMOVED	31 STALLS
PARKING ADDED	3 STALLS
PARKING NET LOSS	28 STALLS

PARKING PROVIDED:

10' WIDE STALL	668 STALLS
9' WIDE STALL	16 STALLS
ADA STALL	20 STALLS
TOTAL PARKING	704 STALLS

4.51 : 1,000 = 704 STALLS (PROPOSED RATIO)

PARKING REQUIRED:

5.0 : 1,000 = 743 STALLS (744 STALLS, ORIGINAL COUNT PER APPROVED PLANS 744 STALLS AT 1 SPACE PER 200 SQUARE FEET)

CURRENT CODE REQUIREMENT = 1 PER 250 SQUARE FEET

MINIMUM REQUIREMENT = 595 STALLS

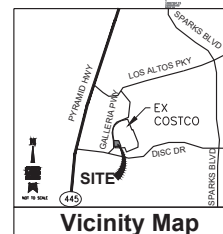
LANDSCAPE CALCULATIONS:

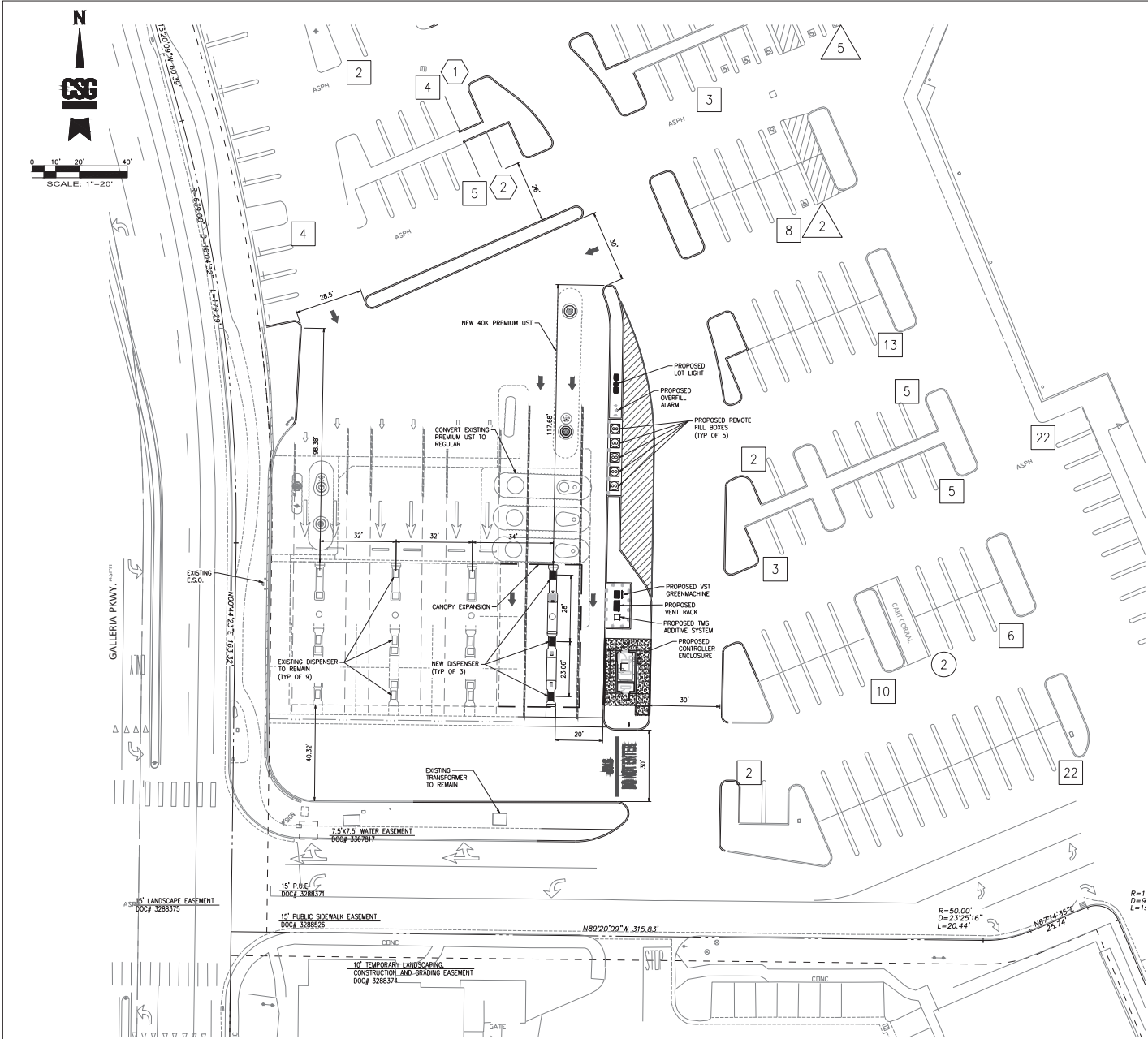
SPARKS GALLERIA HANDBOOK REQUIREMENT	10%
MINIMUM LANDSCAPE AREA	67,059 SF
EXISTING LANDSCAPE AREA	76,205 SF (12%)

REMOVED LANDSCAPE AREA	3,328 SF
NEW LANDSCAPE AREA	3,957 SF
NET GAIN OF LANDSCAPE AREA	+628 SF

NEW TOTAL LANDSCAPE AREA 76,834 SF (12.09%)

TREES REMOVED:	13
REPLACEMENT TREES:	23





CORE STATES



18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

COACOMPANYNAME
COSTATE CODE/PLINE
CERTIFICATE OF AUTHORIZATION
NO. COARUM

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION
AND DEPTH OF ANY UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
THE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND THE
FIELD INVESTIGATION. THE CONTRACTOR MUST CONTACT THE
APPROPRIATE UTILITY COMPANIES AT LEAST 7 BUSINESS DAYS
BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

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COSTCO GASOLINE FACILITY #646

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Drawn: EM
Reviewed: RJ
Sheet Date: APRIL 21, 2026
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Sheet Title:
DETAILED SITE PLAN

Sheet Number:
DD-2