

Rio Ranch Retail

3705 Rio Road
Carmel, California 93923



PROJECT INFORMATION

APN: 009-562-002, -015, -016
 STREET ADDRESS: 3705 RIO ROAD
 CITY: CARMEL, CALIFORNIA
 JURISDICTION: MONTEREY COUNTY
 ZONING: LC-D-S-RAZ
 LAND AREA: 164,421 S.F. (3.77 ACRES +/-)
 GENERAL PLAN USE: COMMERCIAL
 SITE FIRE PROTECTION: WET SYSTEMS HYDRANTS

PROPOSED BUILDING AREAS:
 GROCERY: 30,000 S.F.
 STORE A: 11,000 S.F.
 STORE B: 5,000 S.F. (1,500 S.F. MEZZANINE INCLUDED)

TOTAL GLA: 46,000 S.F.
 TOTAL PARKING: 186
 PARKING REQUIRED: 184
 PARKING RATIO: 4.04 / 1000 S.F.

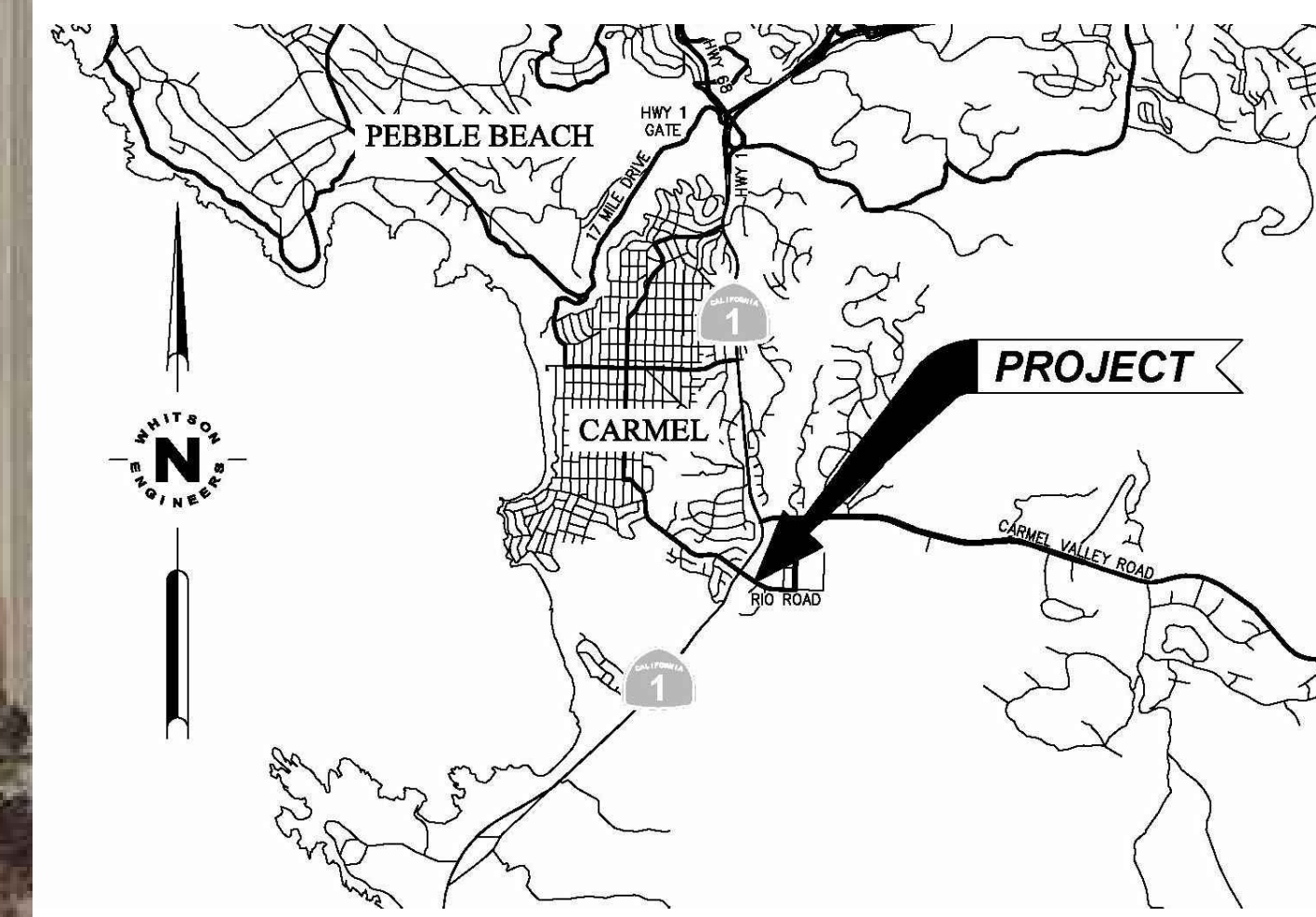
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VICINITY MAP



PROJECT TEAM

OWNER:
 FOOTHILL PARTNERS
 1121 WHITE ROCK ROAD, SUITE 205
 EL DORADO HILLS, CA 95762
 (916) 939-9890

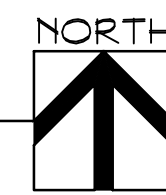
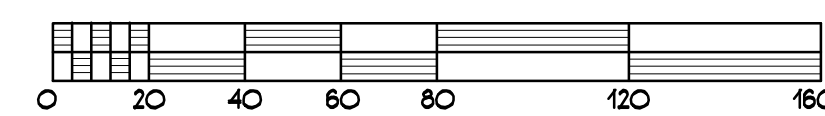
ARCHITECT:
 PERKINS, WILLIAMS & COTTERILL ARCHITECTS
 3320 DATA DRIVE, #200
 RANCHO CORDOVA, CA 95870
 (916) 851-1400

CIVIL ENGINEER:
 C3 ENGINEERING, INC.
 126 BONIFACIO PLACE, SUITE C
 MONTEREY, CA 93940
 (831) 647-1192

LANDSCAPE ARCHITECT:
 OONA JOHNSEN LANDSCAPE ARCHITECT, INC.
 227 FOREST AVE, SUITE 8
 PACIFIC GROVE, CA 93950
 (831) 915-6838

Aerial Plan

1" = 80'-0"



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Carmel, California

FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
 3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95870
 916-851-1400 FAX 916-851-1408
 pwcarch@pwcarchitects.com

Cover Sheet

Project: RIO RANCH RETAIL

Job No. 15313 Date: 5-26-16

Scale: AS NOTED

A0