

Site Plan

1" = 40'-0"



- KEYNOTES**
- 1 MONUMENT SIGN/LOW WALL
  - 2 STAMPED AC PAVING AT ENTRY DRIVE
  - 3 (E) PROPERTY LINE TO BE ADJUSTED
  - 4 ADJUSTED PROPERTY LINE LOCATION
  - 5 CONCRETE FLATWORK
  - 6 BICYCLE LOCKERS (LONG-TERM)
  - 7 BICYCLE RACKS (SHORT-TERM)
  - 8 SEAT WALL/BENCH
  - 9 COVERED WALK W/ FUTURE GREEN ROOF BY TENANT
  - 10 ENTRY TOWER COLUMNS
  - 11 METAL AWNING
  - 12 SEAT WALL
  - 13 ACCESSIBLE PARKING STALLS
  - 14 LANDSCAPE PLANTERS
  - 15 TRASH BINS STORAGE AND COLLECTION AREA
  - 16 PERIMETER SCREEN FENCE
  - 17 WATER QUALITY BASIN
  - 18 ACCESSIBLE PATH OF TRAVEL
  - 19 SITE LIGHTING
  - 20 CONCRETE STAIR
  - 21 PAVILION STRUCTURE
  - 22 RETAINING WALL
  - 23 CISTERN
  - 24 COMPACTOR
  - 25 LOADING TURNOUT
  - 26 RELOCATED BUS TURNOUT
  - 27 EXISTING WELL SURFACE STRUCTURES CHANGED TO UNDERGROUND ENCLOSURES
  - 28 EXISTING 60' WIDE PIPELINE EASEMENT LINE TO BE ABANDONED
  - 29 EXISTING GAS STATION
  - 30 EXISTING HOTEL
  - 31 EXISTING RETAIL
  - 32 EXISTING FIRE STATION
  - 33 EXISTING PROPANE TANK TO BE RELOCATED
  - 34 EXISTING SHED TO BE RELOCATED
  - 35 EXISTING RETAINING WALL
  - 36 EXISTING CONCRETE CURB
  - 37 EXISTING FUEL TANK TO BE RELOCATED
  - 38 EXISTING ELECTRICAL EQUIPMENT AND CELL PHONE TOWER
  - 39 EXISTING SANITARY SEWER EASEMENT
  - 40 EXISTING OVERHEAD TRAFFIC LIGHT
  - 41 EXISTING TREE TO REMAIN
  - 42 EXISTING HOTEL SIGN
  - 43 EXISTING FIRE DEPARTMENT SIGN

**SITE MATERIAL LEGEND**

- COLORED ACCENT CONCRETE W/ SALT FINISH  
COLOR: L.M. SCOFIELD CO. - 'WESTWOOD BROWN' #C-27
- COLORED ACCENT CONCRETE W/ SALT FINISH  
COLOR: L.M. SCOFIELD CO. - 'ADOBE TAY' #C-21 OR EQUAL
- STAMPED COLORED A.C. PAVING  
COLOR: L.M. SCOFIELD CO. - 'TERRA COTTA' #A-29 OR EQUAL
- TYPICAL WALKWAY PAVING  
BROOM FINISH

**SITE SUMMARY**

PARCEL SIZE:	±3.77AC
GENERAL PLAN USE:	COMMERCIAL
ZONING:	LC-D-S-RAZ
TOTAL GLA:	41,810 S.F.
LOT/FAR COVERAGE:	25.45%
<b>PARKING SUMMARY</b>	
STANDARD:	176
COMPACT:	3
DISABLED:	5
PARKING PROPOSED:	164 SPACES
PARKING REQUIRED:	166 SPACES
PARKING RATIO:	4.4 / 1000 S.F.

**FOOTHILL PARTNERS**  
REAL ESTATE AND URBAN ECONOMICS

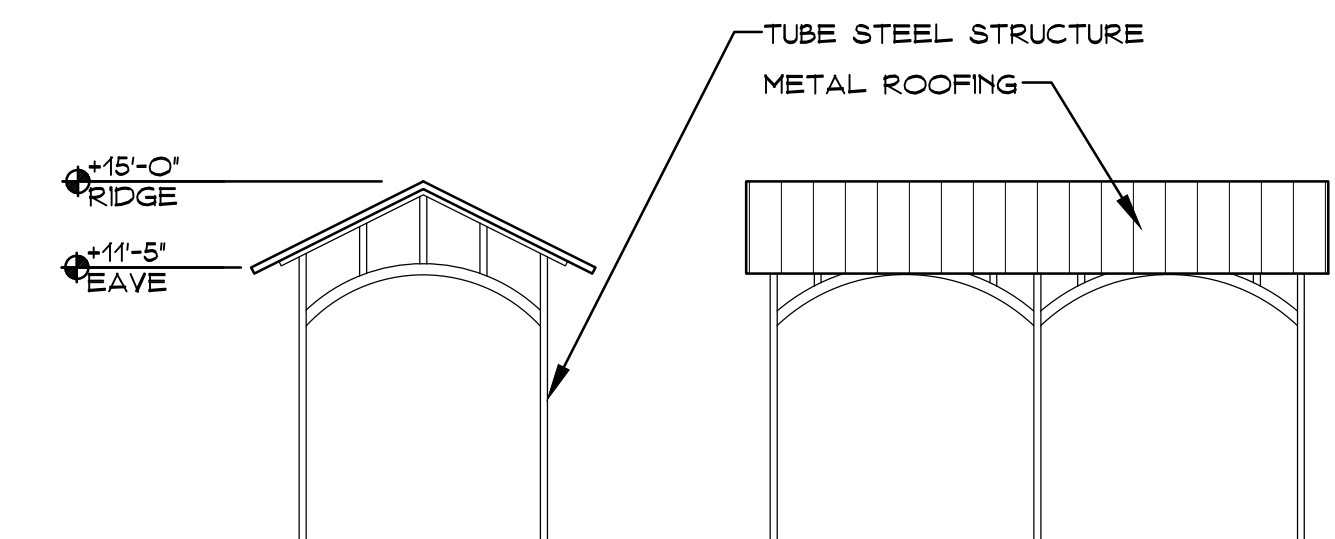
PERKINS, WILLIAMS & COTTERILL  
**A.R.C.H.I.T.E.C.T.S**  
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Site Plan

Project: RIO RANCH RETAIL

Job No. 15313 Date: 11/15/16

Scale: 1" = 40'-0"



Pavilion Structure

1/8" = 1'-0"

**Rio Ranch Retail**  
Carmel, California