

- 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 WOOD TRELLIS
 - 13 ACCESSIBLE PARKING STALLS
 - 14 LANDSCAPE PLANTERS
 - 15 TRASH BINS
 - 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 TRASH PICK-UP TURNOUT
 - 26 RELOCATED BUS TURNOUT
 - 27 EXISTING WELL, SURFACE STRUCTURES CHANGED TO UNDERGROUND ENCLOSURES
 - 28 EXISTING 60' WIDE PIPELINE EASEMENT LINE
 - 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

	COLOR: L.M. SCOFIELD CO. - 'WESTWOOD BROWN' #C-27
	COLOR: L.M. SCOFIELD CO. - 'ADOBE TAN' #C-21 OR EQUAL
	COLOR: L.M. SCOFIELD CO. - 'TERRA GOTTA' #A-29 OR EQUAL
	TYPICAL WALKWAY PAVING: BROOM FINISH

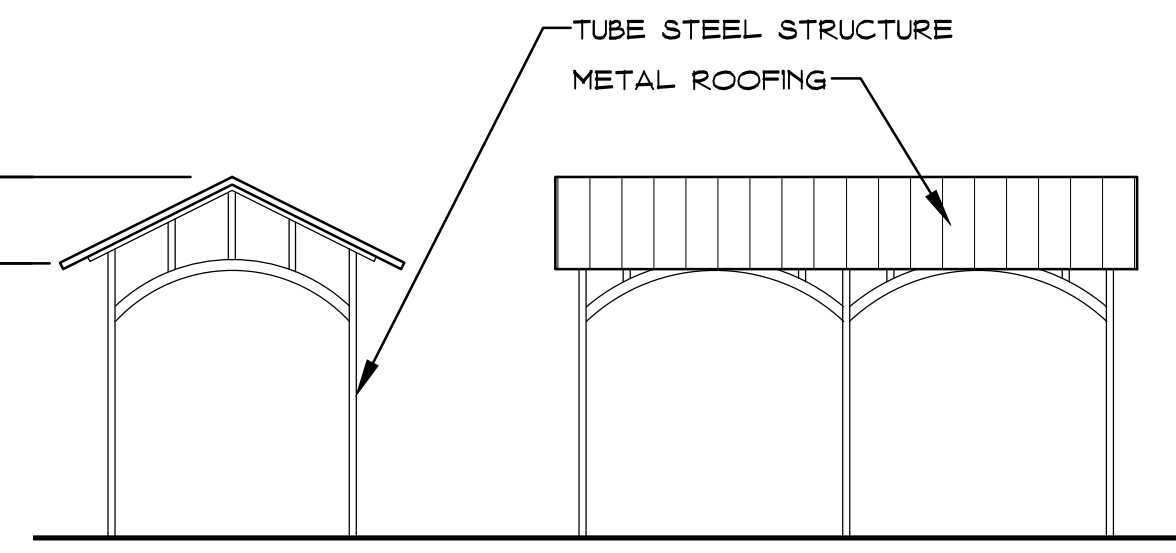
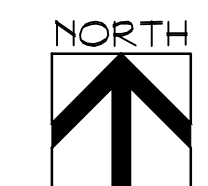
SITE SUMMARY

PARCEL SIZE:	±3.77AC
GENERAL PLAN USE:	COMMERCIAL
ZONING:	LC-D-S-RAZ
TOTAL GLA:	46,000 S.F.
LOT/FAR COVERAGE:	27%
PARKING SUMMARY	
STANDARD:	178
COMPACT:	3
DISABLED:	5
PARKING PROPOSED:	186 SPACES
PARKING REQUIRED:	184 SPACES
PARKING RATIO:	4.04 / 1000 S.F.

Rio Ranch Retail
Carmel, California

Site Plan

1" = 40'-0"



Pavilion Structure

1/8" = 1'-0"

FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

PERKINS, WILLIAMS & COTTERILL
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Site Plan

Project:	RIO RANCH RETAIL
Job No.	15313
Date:	5-26-16
Scale:	1" = 40'-0"