

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

SITE LOCATION

LOCATION MAP

All broken or cracked sidewalk must be replaced with new sidewalk and curb & gutter" per appropriate City Standard drawings.

THRIFT STORE F.A.R.
41,412SF/215,538SF SITE=.19

$\Delta = 76^{\circ}04'42''$
 $R = 25.00'$
 $T = 19.56'$
 $L = 33.20'$
 $CH = N 51^{\circ}31'39'' W$
 $30.81'$

REDLANDS ROAD N.W.
60' R/W

FORMERLY THEATER

PLANET FITNESS

NOT A PART

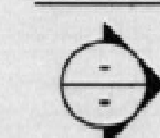
NOT A PART

COORS ROAD N.W.
138' R/W

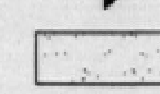
SITE PERCENTAGE:

BURGER KING @ 29,400 SF / 837,315 SF (TOTAL SITE AREA) = .05%

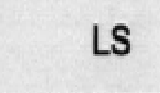
SITE LEGEND:



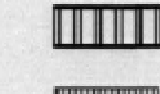
ELEVATION SYMBOL (REFER TO SHEET A1)



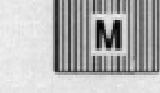
ALL IS EXISTING (EXCEPT FOR HATCHED AREA) WHICH IS NEW PROPOSED PARCEL FOR BURGER KING (210' X 140') - 28,400 SF = .67 ACRES



LS LANDSCAPING



BICYCLE RACK



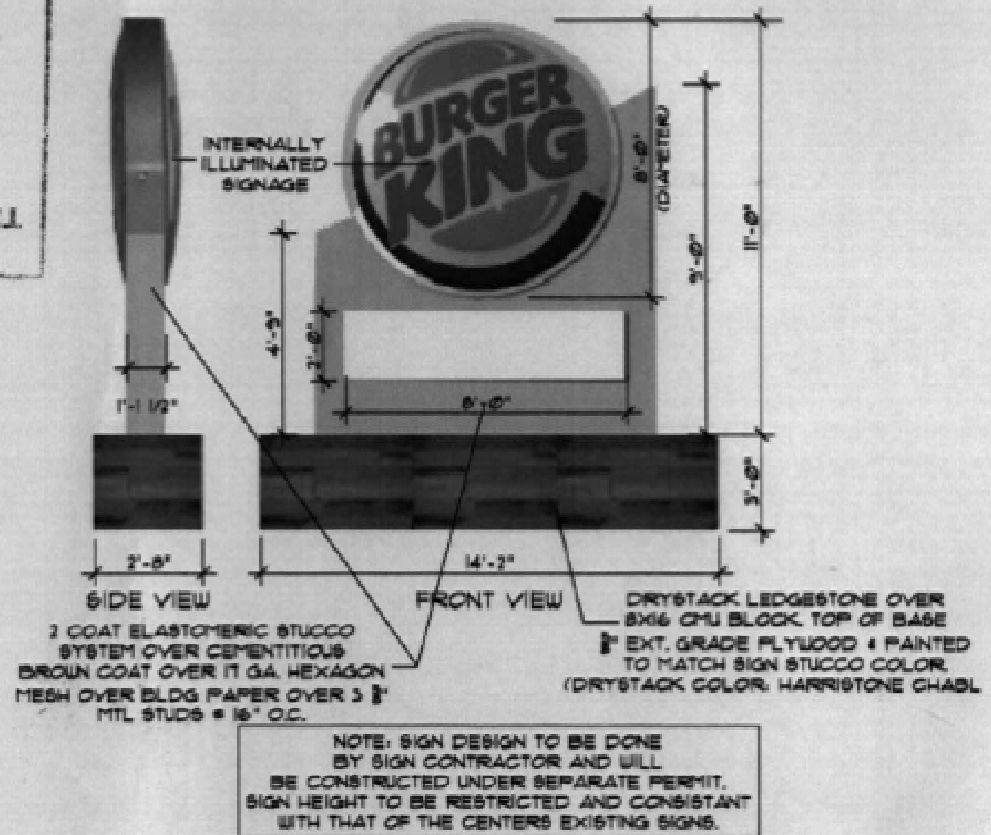
DESIGNATED MOTORCYCLE PARKING



SITE PLAN FOR SUBDIVISION

SCALE: 1"=50'-0"
1"=50'
0 50 100
feet

TRAFFIC CIRCULATION LAYOUT



NEW MONUMENT SIGN
SCALE: N.T.S.

LEGAL DESCRIPTION:

REPLAT TRACTS M, N & L OF CORRECTED SUMMARY PLAT OF TRACTS L, M & N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRACTS M-A, N-A, O, Q & R FILED WITH COUNTY CLERK OF BERNALILLO COUNTY JUNE 2, 1984, VOL. C-24 FOLIO P-87

CURRENT ZONING: SU-1 FOR C-1 USES AND MOVIE THEATER

TOTAL SITE ACREAGE: 14.6 AC.
ZONE ATLAS: G-11-Z

SITE DATA:

PROPOSED USAGE: SU-1 FOR C-1 USES AND MOVIE THEATER
PROPOSED LOT AREA: 29,400 SF (0.675 ACRES)
LANDSCAPE REQUIRED: 6.5%

BUILDING AREA FROM ORIGINAL APPROVED SITE DEVELOPMENT & LANDSCAPING PLAN:

PHASE 1	SHOPPING CENTER RETAIL DAY CARE	95,249 S.F. 4,800 S.F. TOTAL= 100,049 S.F.
PHASE 2	SHOPPING CENTER RETAIL PLANET FITNESS DAY CARE EXPANSION WLGREENS EXPANSION	13,165 S.F. 16,600 S.F. 2,000 S.F. 2,000 S.F. TOTAL= 33,765 S.F.
TOTAL PHASES 1 & 2		133,814 S.F.

PARKING CALCULATIONS
SITE DEVELOPMENT & LANDSCAPING PLAN

PHASE 1	RETAIL RESTAURANTS BURGER KING ICE CREAM SHOP PIZZA INN DAY CARE	88,734 S.F./200 72 OCC/4 35 OCC/4 92 OCC/4 4,800 S.F./500 TOTAL= 505 SPACES
PHASE 2	RETAIL PLANET FITNESS DAY CARE EXPANSION WALLGREENS EXPANSION	13,165 S.F./200 16,600 S.F./200 2,000 S.F./500 2,000 S.F./200 TOTAL= 163 SPACES
668 TOTAL SPACES X .10 (COORS BUS ROUTE REDUCTION)		67 SPACES
TOTAL PARKING REQ'D		601 SPACES
TOTAL PARKING PROVIDED		760 SPACES
HC SPACES REQ'D		16 SPACES
HC SPACES PROVIDED		18 SPACES
BICYCLE SPACES REQ'D		40 SPACES
BICYCLE SPACES PROVIDED		40 SPACES

BUILDING AREA:

BURGER KING - 2,030 SF
OCCUPANT LOAD:
BURGER KING - 2,030 SF/15 = 135 PERSONS
ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 2,030 SF

PARKING CALCULATIONS:

(135 OCCUPANTS/4) = 34 SPACES REQ'D.
TOTAL STANDARD PARKING PROVIDED = 28 SPACES
(DRIVE-THRU QUEUE) STANDARD PARKING = 8 SPACES
TOTAL H.C. PARKING REQUIRED = 3 SPACES
TOTAL H.C. PARKING PROVIDED = 3 SPACES
TOTAL COMPACT PARKING PROVIDED = 4 SPACES

TOTAL PARKING PROVIDED = 44 SPACES
TOTAL PARKING REQUIRED = 34 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES:
(1 BICYCLE RACK - 5 SPACES)

BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 5 SPACES

GENERAL PARKING NOTES:

TYPICAL STANDARD SPACES ARE 9'-0" X 20'-0"
TYPICAL COMPACT CAR SPACES ARE 8'-0" X 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" X 18'-0"
WITH A 8' WIDE ACCESS AISLE

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

ADMINISTRATIVE AMENDMENT
File: 044-0434 Project: 1000603
Revisions to site dev. plan for restaurant with drive-up service window.
APPROVED BY: [Signature] DATE: 5/04/08

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE
LADERA SHOPPING CENTER
CORNER OF COORS BLVD. NW & REDLANDS RD. NW
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER
JOB NO. 0863
DRAWN BY: WRS
SHEET TITLE
SITE PLAN FOR SUBDIVISION

DATE: 10.25.2006
SCALE: AS NOTED
sheet-
AS1
of-

LADERA SHOPPING CENTER

3301 COORS ROAD, NW,
ALBUQUERQUE, NEW MEXICO, 87120

ADMINISTRATIVE
AMENDMENT
AND
FENCE PERMIT

REVISION DATE

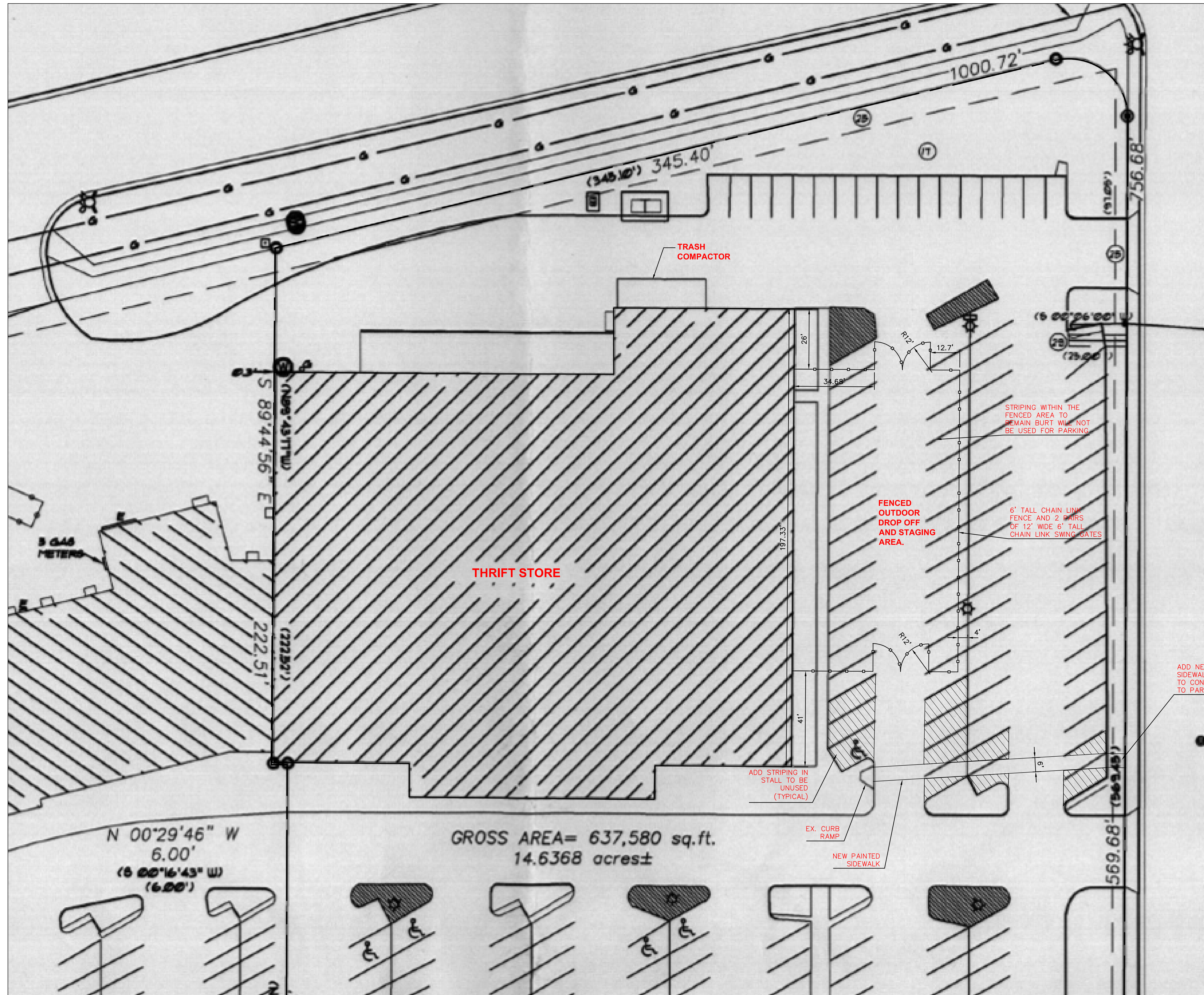
DATE 1/27/2024

PROJECT NO

ENLARGED
SITE
PLAN

SHEET NO.

AS2



A1

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

