

M-14-Z
VICINITY MAP
N.T.S.

SITE PLAN - REQUIRED INFORMATION
THE SITE:

THE SITE CONSISTS OF APPROXIMATELY 2.42 ACRES AND IS LOCATED WEST OF THE EXISTING WISE RECYCLING FACILITY AT 2525 BROADWAY BOULEVARD SE. THE SITE IS LEGALLY DESCRIBED AS TRACT 1-A-1 LANDS OF RAYCO.

PROPOSED USE:

ZONING IS SU-2/SU-1 FOR HC AND RECYCLING CENTER. THE PROPOSED USE IS FOR TRAILER STORAGE FOR WISE RECYCLING ONLY.

APPLICABLE PLANS:

CITY OF ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)
SOUTH BROADWAY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN (RANK III)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

VEHICULAR ACCESS AND CIRCULATION:
THERE ARE TWO EXISTING ACCESS POINTS FROM BROADWAY BOULEVARD. ACCESS TO TRACT 1-A-1 WILL BE LIMITED TO AN INTERNAL ACCESS POINT ALONG THE EASTERN PROPERTY LINE. THERE WILL BE NO ACCESS TO WHEELER AVENUE TO THE WEST.

PEDESTRIAN ACCESS AND CIRCULATION:
PEDESTRIAN ACCESS IS PROVIDED FROM BROADWAY BOULEVARD.

BUILDING HEIGHTS AND SETBACKS:

NO BUILDINGS ARE PERMITTED ON TRACT 1-A-1.

MAXIMUM FAR:

NO APPLICABLE SINCE NO BUILDINGS ARE PERMITTED.

APPLICABLE PLANS:

THE LANDSCAPE PLAN PROVIDES FOR A 10 FOOT WIDE BUFFER LANDSCAPE ADJACENT TO EXISTING RESIDENTIAL PROPERTIES. IF THERE IS AN EXISTING WALL TO BE RAISED TO 8 FEET AND SHALL MATCH THE EXISTING WALL. LANDSCAPE CONSISTENT WITH THE CITY'S WATER CONSERVATION LANDSCAPING AND THE POLLEN CONTROL ORDINANCE.

PROJECT NUMBER: 1007928

Application Number: 10 EPC 40067

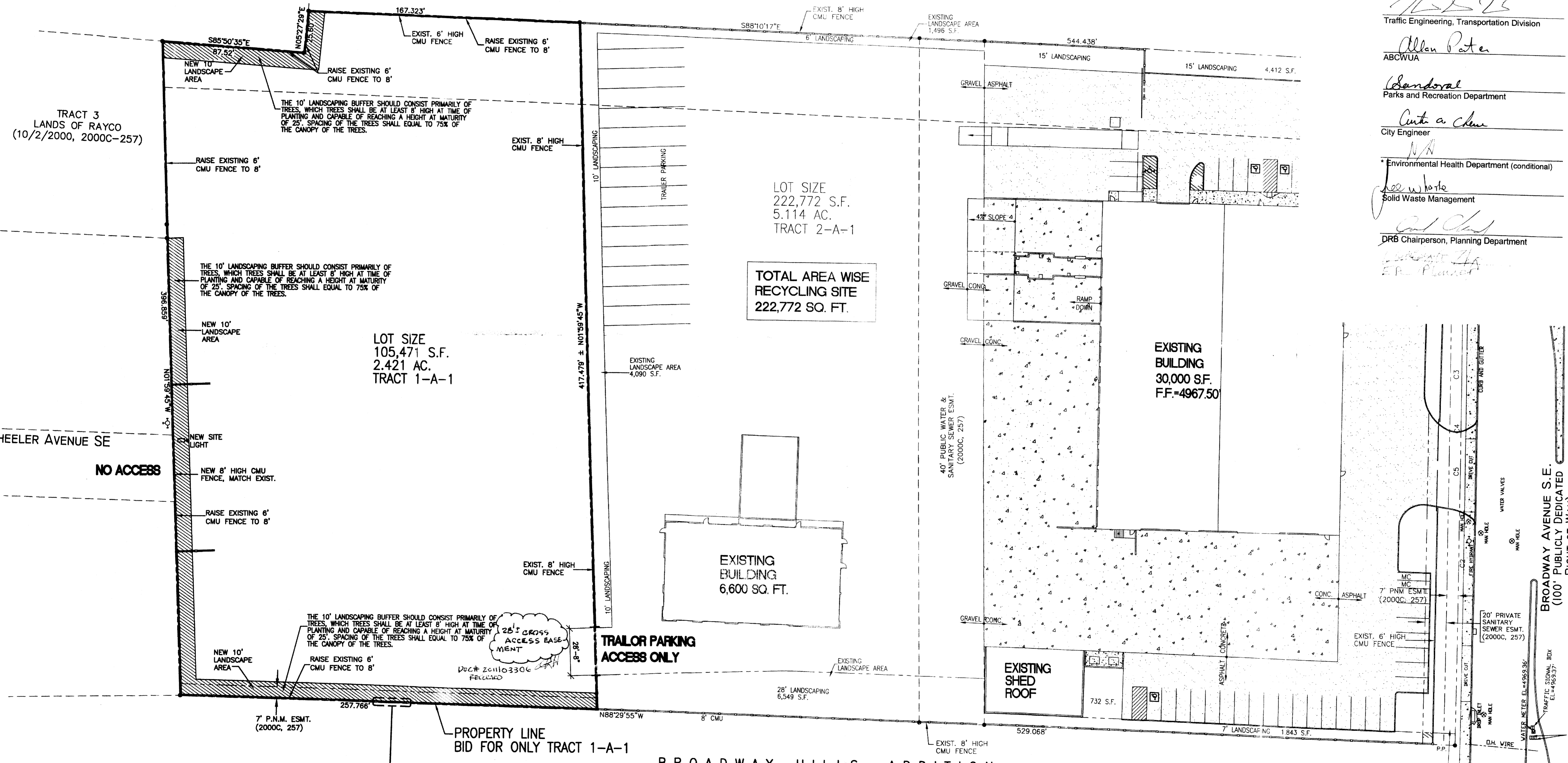
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	06-29-11
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	06/29/11
ABCWUA	Date
<i>[Signature]</i>	6/29/11
Parks and Recreation Department	Date
<i>[Signature]</i>	6-29-11
City Engineer	Date
<i>[Signature]</i>	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	6/10/11
Solid Waste Management	Date
<i>[Signature]</i>	11-17-11
DRB Chairperson, Planning Department	Date
<i>[Signature]</i>	
DRB Planner	

TRACT 3
LANDS OF RAYCO
(10/2/2000, 2000C-257)



LOT SIZE
222,772 S.F.
5.114 AC.
TRACT 2-A-1

TOTAL AREA WISE
RECYCLING SITE
222,772 SQ. FT.

LOT SIZE
105,471 S.F.
2.421 AC.
TRACT 1-A-1

EXISTING BUILDING
6,600 SQ. FT.

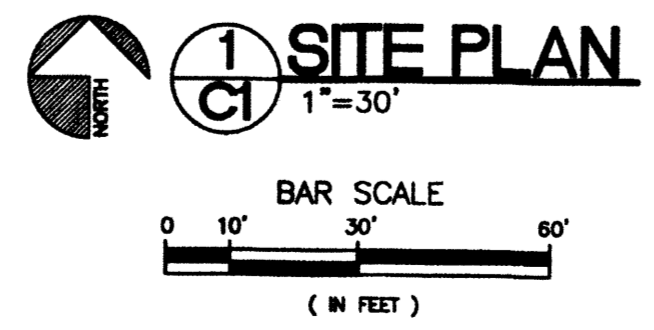
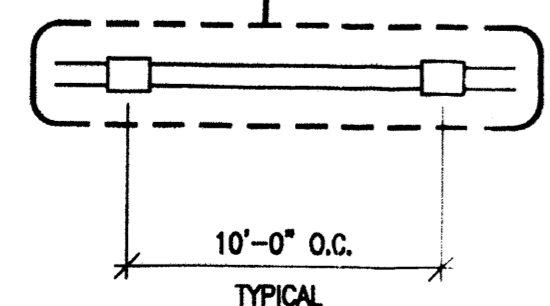
EXISTING BUILDING
30,000 S.F.
F.F.=4967.50'

TRAILOR PARKING
ACCESS ONLY

EXISTING SHED
ROOF

PROPERTY LINE
BID FOR ONLY TRACT 1-A-1

BROADWAY HILLS ADDITION



LEGEND

- ASPHALT PAVING
- GRAVEL
- LANDSCAPING
- CONCRETE PAD

WISE RECYCLING - TRAILER
SITE PLAN FOR SUBDIVISION
ALBUQUERQUE, NEW MEXICO
PROJECT #103

REVISION DATE	
DATE	11-10-2010
SHEET NUMBER	C-1

1007928

rick hammett ARCHITECTS

DATE

SHEET NUMBER