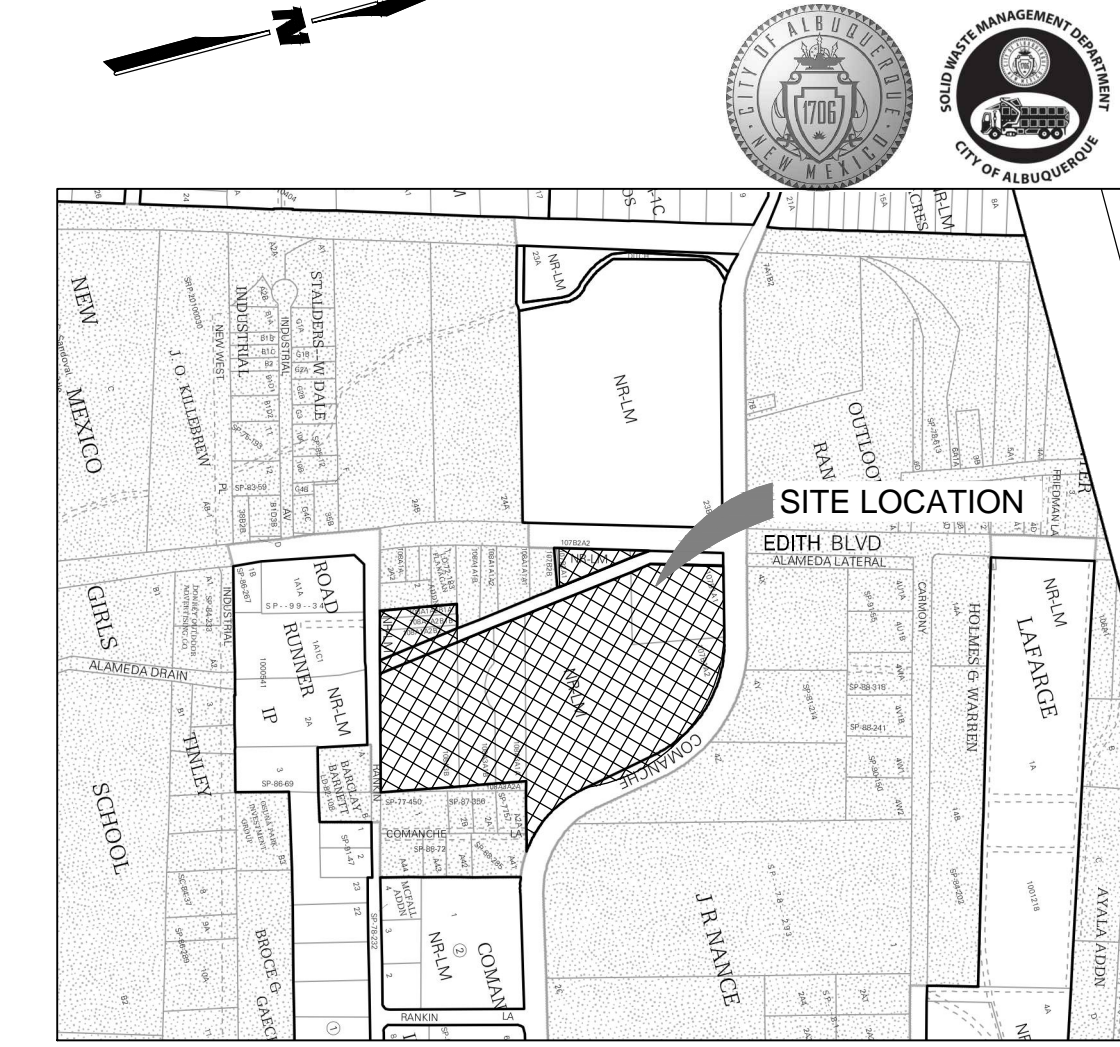


SWMD Maintenance & Administration Buildings Project
 City of Albuquerque
 Department of Municipal Development
 Solid Waste Management Department



VICINITY MAP
 ZONE ATLAS PAGE, G-15-Z

SITE DATA

LEGAL DESCRIPTION: ALL OR A PORTION OF A NORTHERLY PORTION OF TRACT 107B1A1, TRACT 107B1A2 EXCLUDING PORTION TO RIGHT-OF-WAY & EXCLUDING A NORTHERLY PORTION, TRACT 107B1A2 EXCLUDING PORTION TO RIGHT-OF-WAY, TRACT IN THE SW CORNER-TRACT 107B1B, TRACT 108A3A1A, TRACT 108A3A1B, AND TRACT 108A3B, TRACTS 108A1A2B1B & 108A1A2B2, TRACT 108A1A2B1A, TRACT 107B2A2 EXCLUDING PORTION TO THE RIGHT-OF-WAY, TRACT 107B2A1 EXCLUDING PORTION TO THE RIGHT-OF-WAY, MRGCD MAP #33

ZONING:

EXISTING ZONING: NR-LM Non-Residential Light Manufacturing

SITE AREA: APPROXIMATELY 21.97 ACRES

PROPOSED USE: VEHICLE MAINTENANCE BUILDING; ADMINISTRATION BUILDING; RECYCLING DROP-OFF AREA; WELD SHOP & BIN REPAIR BUILDING; BIN STORAGE AREA; GUARD SHACK; FUEL ISLAND (EXISTING); CNG FUELING FACILITY; PARKING FOR VISITORS/EMPLOYEES, LIGHT DUTY TRUCKS AND COLLECTION TRUCKS; AND DRAINAGE PONDS.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

VEHICULAR ACCESS & CIRCULATION: THE PROPOSED DEVELOPMENT WILL CONTINUE TO USE THE EXISTING SITE ACCESS TO EDITH BOULEVARD, COMANCHE ROAD, AND RANKIN ROAD. ADMINISTRATION BUILDING EMPLOYEES AND VISITORS WILL ENTER/EXIT THE SITE FROM COMANCHE ROAD. VEHICLE MAINTENANCE AND COLLECTION TRUCK DRIVER EMPLOYEES WILL ENTER THE SITE FROM COMANCHE ROAD OR EDITH BOULEVARD, AND EXIT THE SITE FROM EDITH BOULEVARD. LIGHT DUTY TRUCKS (SWMD WHITE FLEET) WILL ENTER/EXIT THE SITE FROM RANKIN ROAD OR EDITH BOULEVARD. RECYCLE DROP-OFF CUSTOMERS WILL ENTER/EXIT THE SITE FROM COMANCHE ROAD. ALL ACCESS POINTS ARE FULL ACCESS.

PEDESTRIAN ACCESS: THE PROPOSED DEVELOPMENT'S PEDESTRIAN ACCESS INTO THE SITE WILL BE FROM COMANCHE ROAD. SIDEWALK AND BICYCLE LANES EXIST ON COMANCHE ROAD, AND SIDEWALK AND BICYCLE ROUTE EXISTS ON EDITH BOULEVARD.

INTERNAL CIRCULATION: SEE SITE CIRCULATION EXHIBIT.

MAXIMUM BUILDING HEIGHTS AND SETBACKS: MAXIMUM BUILDING HEIGHTS FOR ALL BUILDINGS SHALL BE PER THE NR-LM ZONE.

PHASING: PROPOSED DEVELOPMENT WILL BE CONSTRUCTED SO AS TO MAINTAIN SOLID WASTE DEPARTMENT OPERATIONS DURING CONSTRUCTION. THE PROPOSED VEHICLE MAINTENANCE BUILDING WILL BE CONSTRUCTED FIRST. STAFF AND OPERATIONS WILL BE MOVED INTO THIS NEW FACILITY. THE REMAINDER OF THE PROPOSED DEVELOPMENT WILL THEN BE CONSTRUCTED.

SITE PLAN DRB



JR MILLER & ASSOCIATES
 2700 SATURN STREET
 BREA, CA 92821
 714-524-1870



WILSON & COMPANY, INC.
 4401 MASTHEAD ST NE
 ALBUQUERQUE, NM 87109
 505-348-4000

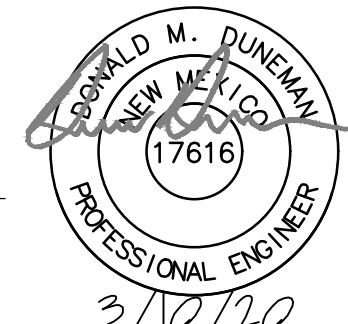
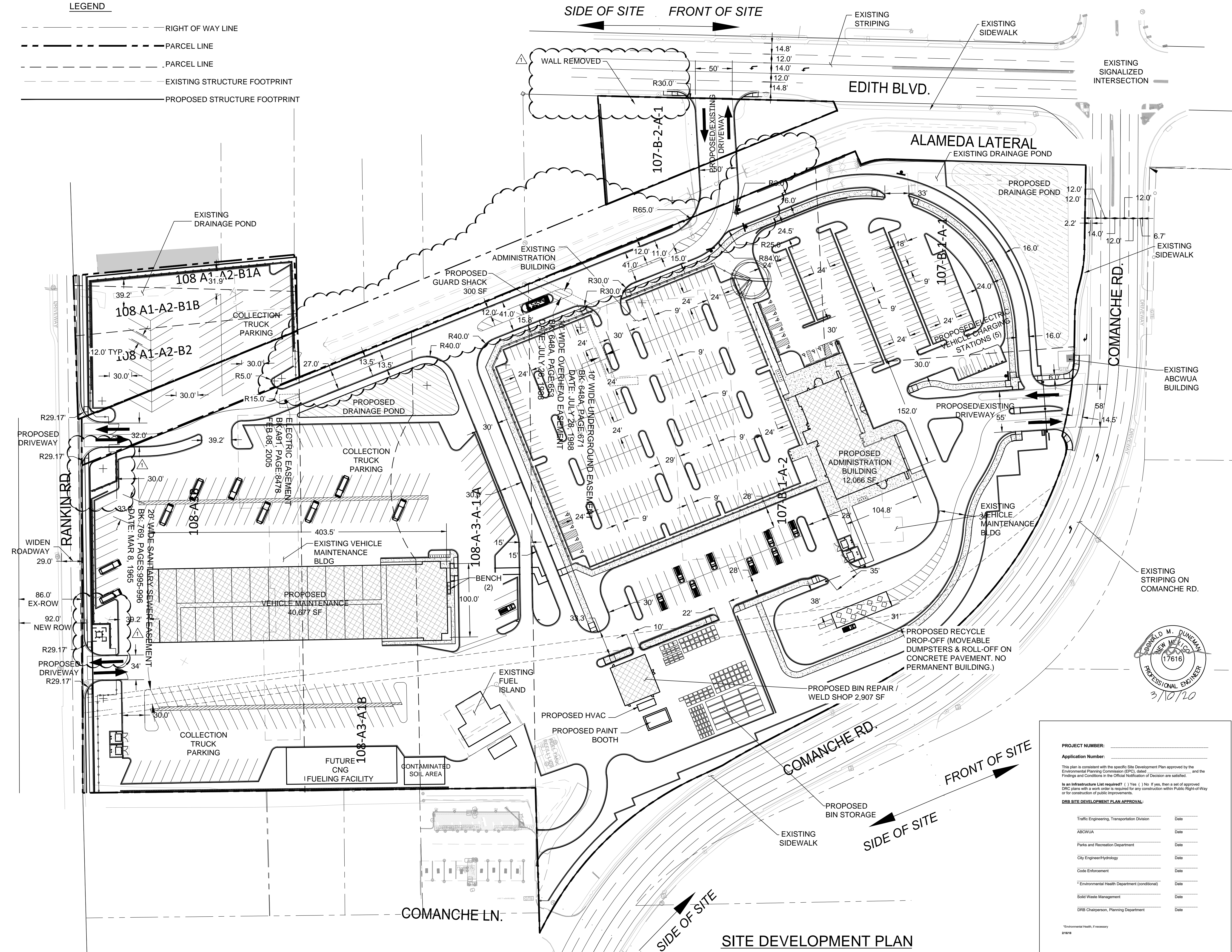
DECEMBER 10, 2019
SHEET No. SP-1

COA PROJECT No. 7006.92 JRMA No. 4907

LEGEND

- RIGHT OF WAY LINE
- - - PARCEL LINE
- - - PARCEL LINE
- - - EXISTING STRUCTURE FOOTPRINT
- - - PROPOSED STRUCTURE FOOTPRINT

SIDE OF SITE FRONT OF SITE



PROJECT NUMBER: _____
Application Number: _____

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.

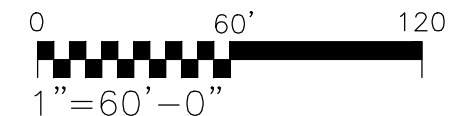
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, Necessary
 2/19/19

SITE DEVELOPMENT PLAN



REVISIONS:

1. Wall 8, Wall 10, adding Security Gates, and Curb adjustments

M:\TRN14-100-132-012_DISCIPLINES_SHEETS_2_SHEETS_CIVIL\SP-01-1.DWG/26/2021 1:54 PM