

# MASTER SITE PLAN - DRB

## FINAL SIGN-OFF FOR MASTER SITE PLAN - EPC

### SUNSET MEMORIAL PARK, ALBUQUERQUE NM

#### OWNER

Sunset Memorial Park  
 924 Menaul Blvd. NE  
 Albuquerque, NM 87107  
 p: 505.345.3536  
 contact:  
 Chris Keller, Vice President

#### CEMETERY PLANNERS/LANDSCAPE ARCHITECTS

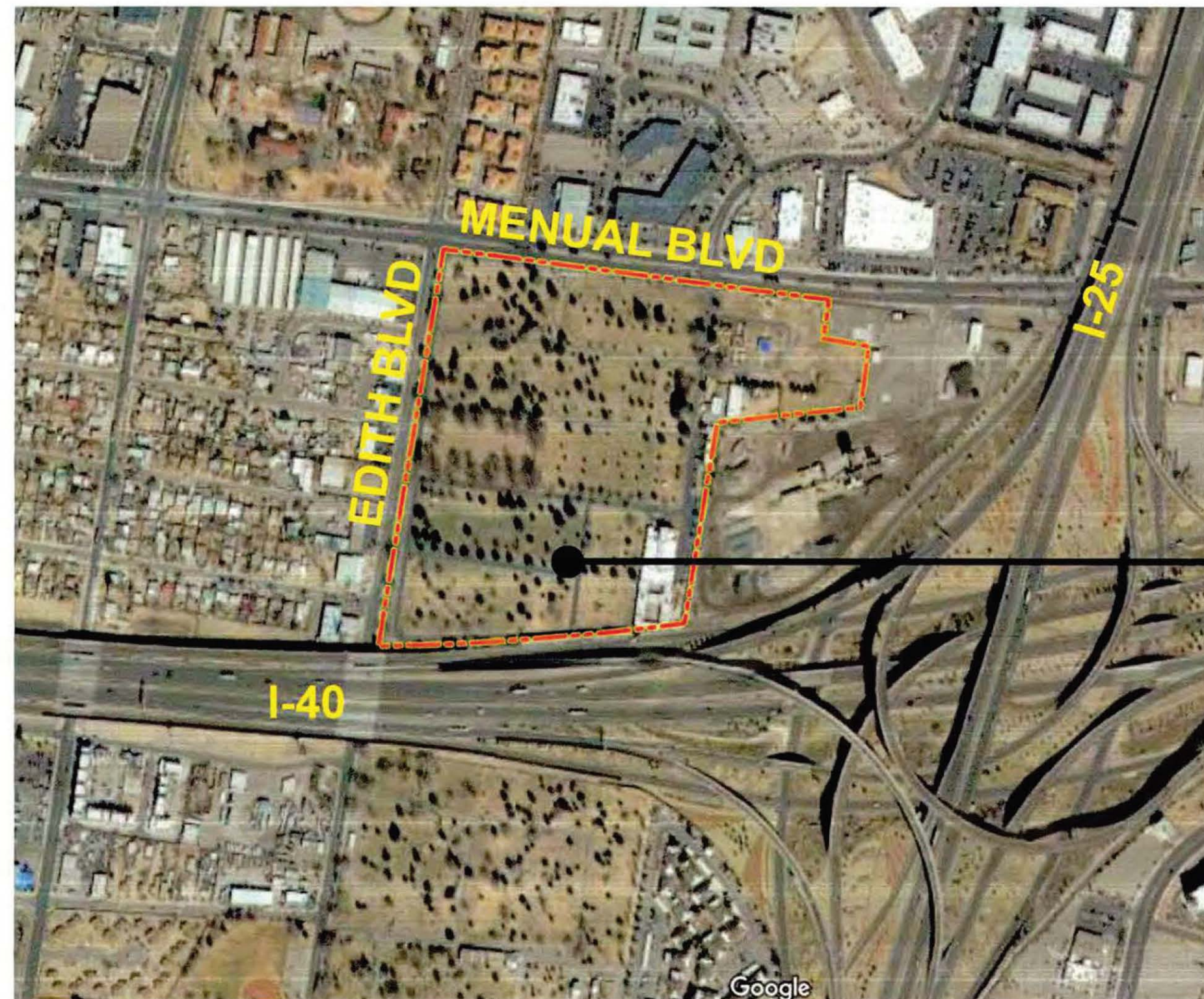
CPRA Studio, Inc.  
 (Prime)  
 9635 North Rampart Road  
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 www.cprastudio.com  
 contact:  
 Lane Ledbetter, RLA

#### CIVIL ENGINEER / SURVEYOR

High Mesa Consulting Group  
 6010 Midway Parkway Blvd. NE #B  
 Albuquerque, NM 87109  
 p: 505.345.4250  
 contacts:  
 Surveyor- Chuck Cala, PLS  
 Civil Engineer- Graeme Means, PE

#### GENERAL NOTES/CHANGES TO APPROVED MASTER SITE PLAN – EPC DOCUMENTS:

- These Master Site Plan - DRB documents are based on previously approved Master Site Plan – EPC documents, approved October 10, 2019.
- Changes made to these Master Site Plan documents since the EPC approval include the following:
  - Per CABQ Code Enforcement staff request, the Master Site Plan – DRB has been updated with a new air photo and survey base showing as-built conditions as prepared by High Mesa Consulting Group, dated 1.3.2020.
  - Per DRB Plan requirements, the Cover Sheet (sheet 1 of 6) has been modified to include a signature block.
  - Per CABQ Solid Waste Department staff request, a label has been added to the Master Site Plan – DRB Overall Plan calling out the location of the dumpster on the cemetery property.
  - Three exhibit sheets included as a convenience for EPC reviewers only, showing (1) Recent Developments Plan, (2) Exhibit #1 - Centennial Urn Garden Plan and Elevations, and (3) Exhibit #2 – Pueblo Esperanza Plan and Elevations, have been removed from this submittal.
  - Sheet notes on the Proposed Development Overall Plan have been modified to add clarity to requirements per CABQ Solid Waste, Fire Marshall, and Transportation concerns.
  - No other changes have been made to the Master Site Plan – DRB documents.
- Per CABQ staff request, the previously approved Master Drainage Plan documents, which accompany these Master Site Plan – DRB documents, have been updated with an updated air photo, site survey, and drainage calculations as required. Refer to these documents for additional submittal information.
- Future projects that are included in this site plan will go through an Administrative Amendment (AA) process.



Vicinity Map

N.T.S. ↑

#### Sheet Index:

- Cover Sheet
- Proposed Development – Overall Plan
- Proposed Development – Enlargements, Sheet 1
- Proposed Development – Enlargements, Sheet 2
- Proposed Cemetery Design Guidelines
- Previously Approved SDP with Amendments

SUNSET MEMORIAL PARK

PROJECT NUMBER: PR-2019-002807

Application Number: SI-2020-00091

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 APPROVAL:

<u>Jeanne Wolfenbarger</u> <small>Jeanne Wolfenbarger (Oct 16, 2020 09:12 MDT)</small>	Oct 16, 2020
Traffic Engineering, Transportation Division	Date
<u>David Gutierrez</u> <small>David Gutierrez (Oct 16, 2020 08:02 MDT)</small>	Oct 16, 2020
ABCWUA	Date
<u>Cheryl Emerfeldt</u> <small>Cheryl Emerfeldt (Oct 16, 2020 12:13 MDT)</small>	Oct 16, 2020
Parks and Recreation Department	Date
<u>Ernest Arroyo</u>	Oct 16, 2020
City Engineer/Hydrology	Date
<u>Carl Garcia</u> <small>Carl Garcia (Oct 15, 2020 20:44 MDT)</small>	Oct 15, 2020
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
<u>John M. Me...</u>	3-23-20
Solid Waste Management	Date
<u>Jeffrey...</u>	Oct 16, 2020
DRB Chairperson, Planning Department	Date



SHEET 1 OF 6

9.28.20

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**PROPOSED PROJECTS - Notes, Descriptions, and Area Calculations**

**Site Plan Notes:**

**General:**

1. Aerial Photo used in this Site Plan was prepared in 1/2020 and shows the latest "as-built" conditions at the cemetery.
2. Development shown is proposed over the next eight (8) years.
3. All areas of proposed cemetery improvements are owned by and will be developed solely by Sunset Memorial Park (SMP).
4. The entire SMP property is zoned NR-SU (Non-Residential Sensitive Use). Existing use is for cemetery purposes only. Proposed uses will also be cemetery purposes only to add improvements to meet the burial, entombment, and inurnment needs.
5. Proposed improvements will be developed using the design guidelines included in these submittal documents, and will closely match the existing design style and materials of the existing projects adjacent to them.

**Fire Protection:**

1. Three fire hydrants are located on the cemetery property: 2 are located on Lombardy Drive north of the Office and one is located on the loop drive north of Operations and Maintenance Compound (see plan).

**Solid Waste:**

1. A dumpster that serves the entire cemetery is located in the Operations and Maintenance Compound and is serviced by a commercial refuse hauling company (see plan).
2. Litter receptacles for pedestrian visitors will be provided in proposed expansion areas, with trash removed by staff and transferred to existing dumpster.
3. No new dumpsters will be needed in any of the proposed development areas.
4. Interim refuse location to be used for Phases 4 & 5. Existing refuse location to remain for all other phases.

**Transportation:**

1. Proposed improvements shown will be accessible from existing cemetery entries and private roads. No new entries or roads will be needed or are proposed.

**Descriptions:**

- 1 Camino Encantado – Phase II**  
Proposed development will closely match the previous phase of Camino Esperanza development and could include additional stucco-walled courts with cremation niches and casket crypts, and associated cremation planters and garden bed cremation inventory.  
**Camino Encantado - Phase II 6,885 sf (0.16 ac)**
- 2 Security Fencing and Perimeter Niches**  
Proposed development could include alternating sections of stucco wall niche cabinets and metal security fencing along portions of Menaul Boulevard and Edith Boulevard. Proposed development would replace an existing wall and fence.  
**Security Fencing and Perimeter Niches 2,940 sf (0.07 ac)**
- 3 Sunset House**  
Proposed development could include landscape improvements for family use in services and receptions, including decks, patios, and ornamental plantings.  
**Sunset House 2,985 sf (0.07 ac)**
- 4 Operations and Maintenance Compound**  
Proposed development could include a consolidation of vehicle maneuvering and outdoor equipment/material storage space and a consolidation of existing small outbuildings and covered storage areas into fewer buildings.  
**Operations and Maintenance Compound 8,156 sf (0.19 ac)**
- 5 Block 28 Expansion**  
Proposed development could include more graves added in the area reclaimed by Operations and Maintenance Compound consolidation (refer to description above). Other improvements could include stucco wall entry features, screen fencing, and ornamental plantings.  
**Block 28 Expansion 15,318 sf (0.35 ac)**
- 6 Block 28 Improvements**  
Proposed developments could include stucco wall entry feature at front and stucco wall niche cabinets along the east side.  
**Block 28 Improvements 922 sf (0.02 ac)**
- 7 Pueblo Esperanza Expansion**  
Proposed developments could include additional mausoleum buildings, stucco wall niche courts, planter and garden bed cremation inventory, and associated landscape plantings. Improvements could be built in phases and be similar to the existing Phase I.  
**Pueblo Esperanza Expansion 24,405 sf (0.56 ac)**
- 8 Future Development**  
Two areas of future, long range development will remain on the property and are not included in this submittal request for Master Plan Development (MDP).  
**Future Development 34,525 sf (0.79 ac)**

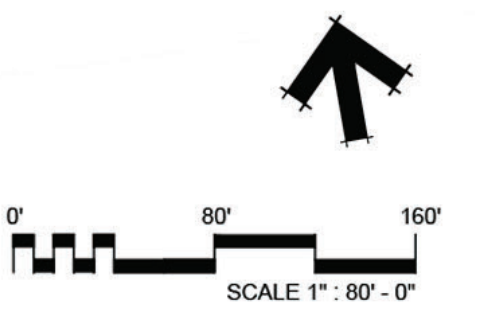
**Total Proposed Areas of Development 61,611 SF (1.42 acres)**

NOTE: REFER TO ENLARGEMENTS FOR ADDITIONAL INFORMATION.



EXISTING DUMPSTER  
POTENTIAL TEMPORARY REFUSE LOCATION DURING OPERATIONS AND COMPOUND/ BLOCK 28 EXPANSION (AREAS 4 & 5) RECONSTRUCTION. FINAL LOCATION TO BE DETERMINED AND APPROVED WITH THOSE PHASES.

NOTE:  
Prior to any new development seeking water and/or sanitary service, an availability statement from the Water Authority will be required.



SHEET 2 OF 6

9.28.20

OVERALL MAP

**PROPOSED DEVELOPMENT  
MASTER SITE PLAN - DRB**  
SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

**TOTALS:**

<b>Total Proposed Areas of Development</b>	61,611 SF (1.42 acres)
<b>Total Existing Area of Cemetery</b>	1,659,013 SF (39.0857 acres)
<b>Total Proposed Percentage of Overall Area</b>	3.71 %

**LEGEND:**

- EXISTING DEVELOPMENT (SINCE 2007 UNDER PREVIOUS SITE PLAN)
- PROPOSED DEVELOPMENT
- PROPERTY LINE
- PROJECT BOUNDARY

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**PROPOSED PROJECTS**

**Notes, Descriptions, and Area Calculations**

**Notes:**

1. Development shown is proposed over the next eight (8) years.
2. All areas of proposed cemetery improvements are owned by and will be developed solely by Sunset Memorial Park (SMP).
3. The entire SMP property is zoned NR-SU (Non-Residential Sensitive Use). Existing use is for cemetery purposes only. Proposed uses will also be cemetery purposes only to add improvements to meet the burial, entombment, and inurnment needs.
4. Proposed improvements will be developed using the design guidelines included in these submittal documents, and will closely match the existing design style and materials of the existing projects adjacent to them.
5. Estimated phases are shown for Pueblo Esperanza only. Other areas T.B.D.
6. Refer to Overall Map for more information.

**Descriptions:**

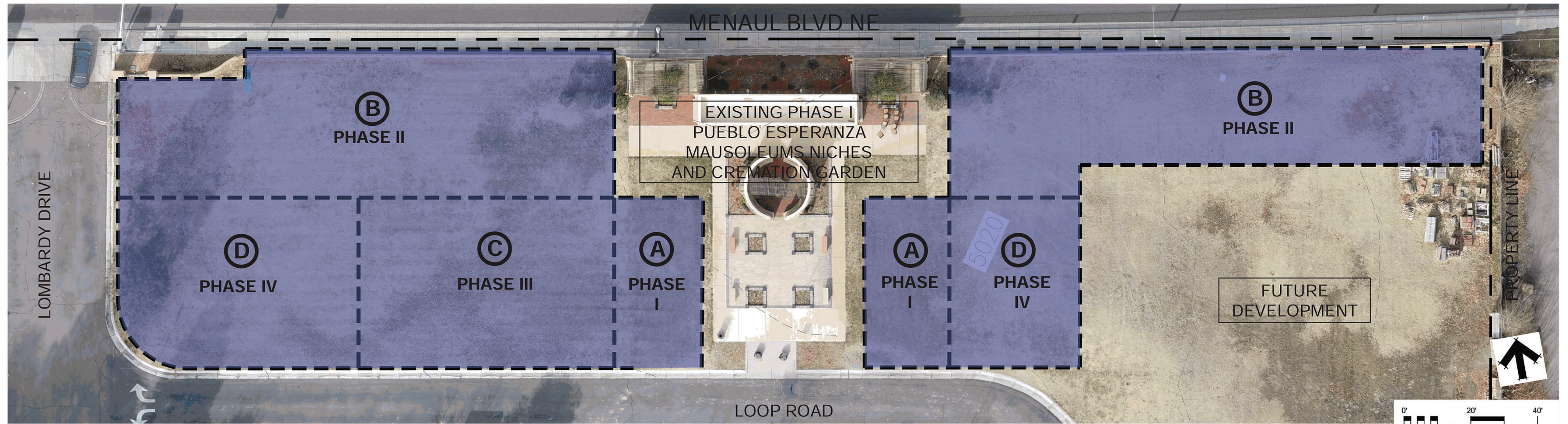
**1 Pueblo Esperanza Expansion**

Proposed developments will include additional mausoleum buildings, stucco wall niche courts, planter and garden bed cremation inventory, and associated landscape plantings. Improvements would be built in phases and be similar to the existing Phase I.

- (A) Twin-sided mausoleums at east and west sides of a plaza
  - (B) Multiple single-sided mausoleums and niche courts along Menaul Boulevard
  - (C) Large shelter, niche courts, and cremation gardens
  - (D) Single-sided mausoleums, niche courts, and cremation gardens
- Estimated Development 24,405 SF (0.56 ac)*

**2 Sunset House / Section 28 / Maintenance Complex Improvements**

- (A) **Sunset House**  
Proposed development will include landscape improvements for family use in services and receptions in the form of decks, patios, ornamental plantings, and additional parking.  
*Estimated Development 2,985 SF (0.07 acres)*
- (B) **Operations and Maintenance Compound**  
Proposed development will include a reduction of vehicle maneuvering and outdoor equipment/ material storage space and a consolidation of existing small outbuildings and covered storage areas into fewer buildings.  
*Estimated Development 8,156 SF (0.19 acres)*
- (C) **Block 28 Expansion**  
Proposed development will include more graves added in the area reclaimed by Operations and Maintenance Compound consolidation (refer to description above). Other improvements could include stucco wall entry features, screen fencing, ornamental plantings, additional parking and visitor facilities.  
*Estimated Development 15,318 SF (0.35 acres)*
- (D) **Block 28 Improvements - Entry and Niches**  
Proposed developments will include stucco wall entry feature at



**1 PUEBLO ESPERANZA EXPANSION**



**2 SUNSET HOUSE / SECTION 28 / MAINTENANCE COMPOUND IMPROVEMENTS**

**Total Proposed Development (this sheet) 51,786 sf (1.19 ac)**

**LEGEND:**

- — — — — PROPERTY LINE
- - - - - PROJECT BOUNDARY

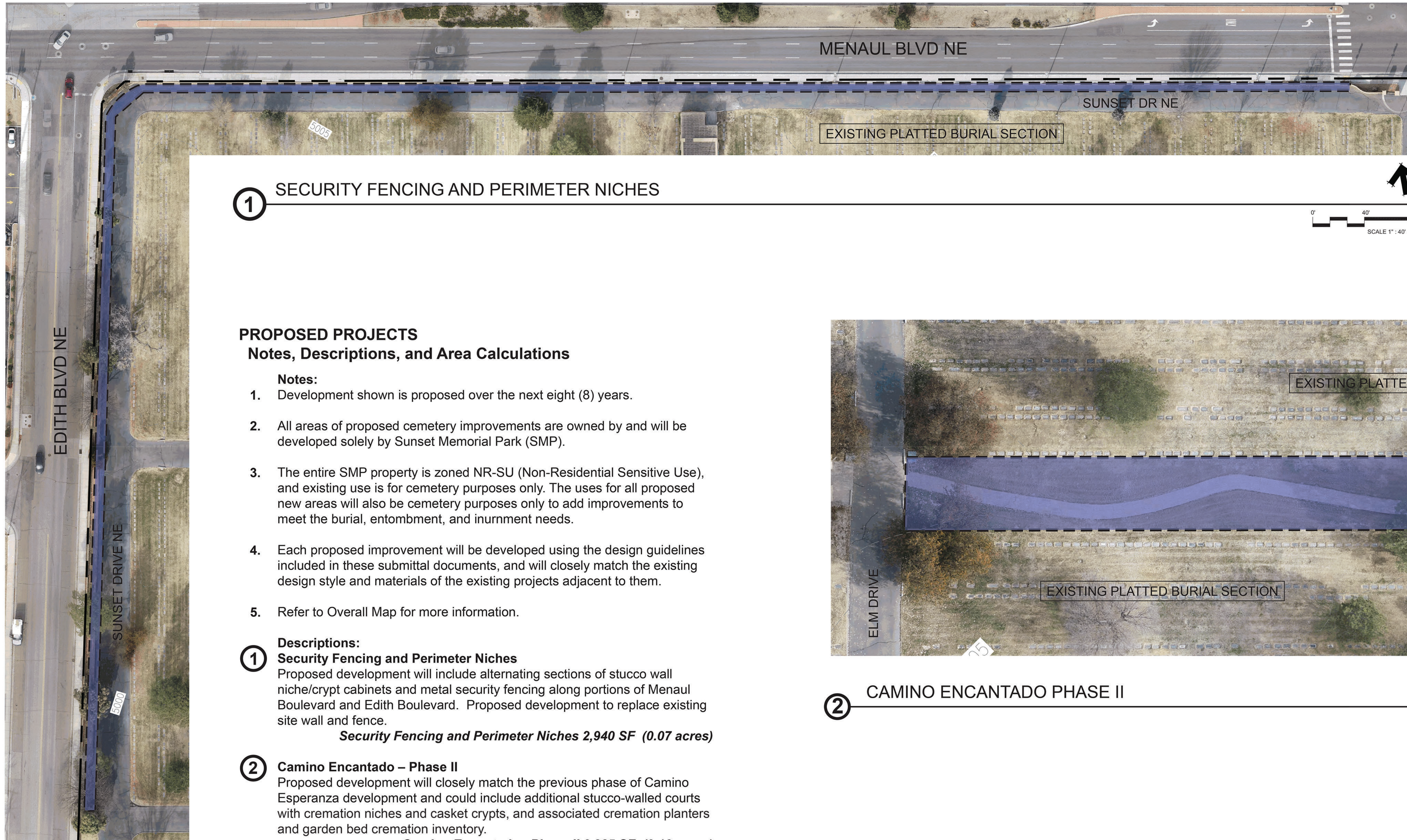


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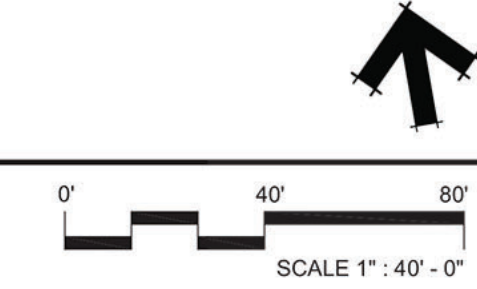
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**1 SECURITY FENCING AND PERIMETER NICHES**



**PROPOSED PROJECTS**  
**Notes, Descriptions, and Area Calculations**

**Notes:**

1. Development shown is proposed over the next eight (8) years.
2. All areas of proposed cemetery improvements are owned by and will be developed solely by Sunset Memorial Park (SMP).
3. The entire SMP property is zoned NR-SU (Non-Residential Sensitive Use), and existing use is for cemetery purposes only. The uses for all proposed new areas will also be cemetery purposes only to add improvements to meet the burial, entombment, and inurnment needs.
4. Each proposed improvement will be developed using the design guidelines included in these submittal documents, and will closely match the existing design style and materials of the existing projects adjacent to them.
5. Refer to Overall Map for more information.

**Descriptions:**

**1 Security Fencing and Perimeter Niches**

Proposed development will include alternating sections of stucco wall niche/crypt cabinets and metal security fencing along portions of Menaul Boulevard and Edith Boulevard. Proposed development to replace existing site wall and fence.

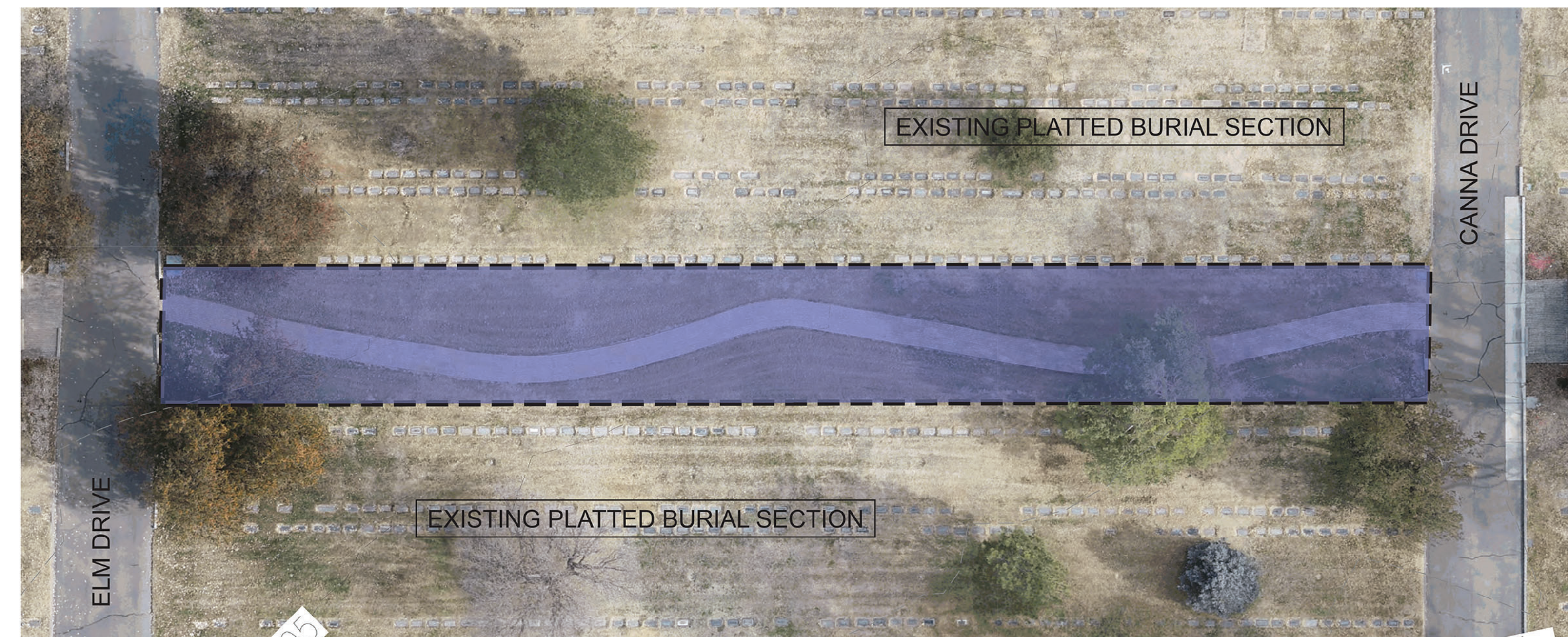
*Security Fencing and Perimeter Niches 2,940 SF (0.07 acres)*

**2 Camino Encantado – Phase II**

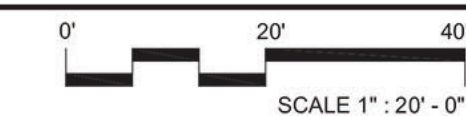
Proposed development will closely match the previous phase of Camino Esperanza development and could include additional stucco-walled courts with cremation niches and casket crypts, and associated cremation planters and garden bed cremation inventory.

*Camino Encantado - Phase II 6,885 SF (0.16 acres)*

**Total Proposed Development (this sheet) 9,825 sf (0.23 ac)**



**2 CAMINO ENCANTADO PHASE II**



**LEGEND:**

- PROPERTY LINE
- PROJECT BOUNDARY



# Cemetery Design Guidelines



Submitted per requirements for:

## Master Development Plan Sunset Memorial Park 924 Menaul Boulevard NE, Albuquerque, NM

The following guidelines are intended for use in future designs of proposed site improvements listed in the Master Development Plan for Sunset Memorial Park. They include categories of design guidelines for Site Development, Buildings and Site Structures, and Landscape Development.

### I. Site Development

#### A. Land Use and Site Access

- Design of proposed site improvements shall remain solely for cemetery and funeral home type land uses, including additional grave plots, cremation gardens, mausoleums, chapels, committal shelters, staff and visitor-support buildings, roads and parking, walkways, landscaping and other elements.
- Existing vehicle and pedestrian points of access shall be maintained from historical entries on Menaul and Edith Boulevards.



View of Committal Shelter in Centennial Garden

#### B. Grading and Drainage

- Design of proposed cemetery improvements shall comply with requirements listed in the City of Albuquerque Integrated Development Ordinance (IDO) and State of New Mexico regulations.
- Unfavorable site grading and drainage issues in areas of proposed new cemetery improvements shall be identified and designs shall include remediation measures.
- To the maximum amount possible, the design of proposed cemetery improvements shall incorporate Best Management Practices (BMPs) for on-site water management, including the capture, cleaning, conveyance, storage, and percolation of precipitation.
- Where possible, natural precipitation shall be harvested for the supplemental use in irrigation of existing and proposed site plantings using lawn swales, detention and infiltration basins, built channels and spreaders, and directed downspouts on structures.
- Where needed, retaining walls shall be used to improve site conditions, with more, shorter walls and graded slopes used to minimize structural and appearance issues.

#### C. Site Signage

- No additional property signage is proposed in this Master Development Plan (MDP).
- Design of new garden identification signage within the cemetery is proposed and shall comply with regulations listed in the IDO.
- Site identification signage for proposed cemetery improvements shall be designed to match existing signage in size, proportions, materials, colors, and font types.
- The design and placement of all new site identification signage shall consider vehicular and pedestrian visibility and safety concerns.



Garden Identification Signage at Centennial Garden

### I. Site Development (continued)

#### D. Private Cemetery Roads

- No new roads are proposed in this MDP. If determined to be necessary in any future cemetery improvements, new roads shall comply with requirements of the IDO.

#### E. Cemetery Parking

- Design of proposed cemetery parking improvements shall comply with requirements listed in the IDO.
- On street parking shall be preserved to the highest amount possible when proposed new cemetery improvements are constructed.
- As cemetery improvements are made accessible parking spaces shall be located in numbers and layouts that comply with American with Disabilities Act Design Guidelines (ADA) and International Building Code (IBC) requirements.



Parking at Cemetery Office

#### F. Walks and Plazas

- Design of walks and plazas in proposed cemetery improvements shall comply with requirements listed in the IDO.
- Walkways shall be provided to ensure safe access to and through existing and proposed cemetery improvements.
- Proposed new walks shall provide access to and from the parking areas nearest to the proposed development.
- Where possible, proposed new walks shall match existing sizes and materials, including standard and colored concrete, stone or concrete unit pavers, and crusher fines (decomposed granite) paths.
- Proposed new cemetery walks shall comply with ADA and IBC requirements for sizes, curb ramps, accessible routes, maneuvering space, and other issues.



Cemetery Walks and Shelter at Plaza Esperanza

#### G. Outdoor Lighting

- Because the cemetery closes at dark, with no public activities normally scheduled, no public outdoor lighting will be provided in proposed improvements.
- If outdoor lighting is determined to be necessary in proposed cemetery improvements, it shall comply with regulations listed in the IDO and IBC.
- Site lighting for the safety of cemetery staff and security of facilities shall be provided and comply with requirements listed in the IDO and IBC.

#### H. Site Utilities

- Primary site utility service lines, including electrical, gas, water, storm and sanitary sewer, and communications, currently extend to primary buildings only. Secondary limited electrical and water services lines also extend to limited site structures and garden areas.
- Design, construction, and maintenance of all site utility improvements in proposed new developments shall comply with all requirements listed in the IDO and IBC.

#### I. Gates and Fences

- Existing vehicle gates exist along Menaul and Edith Boulevards to provide vehicle access to the cemetery. No additional gates are needed for proposed improvements.
- Ornamental fences currently exist along Menaul and Edith Boulevard.
- Design of site fencing in proposed cemetery improvements shall comply with requirements listed in the IDO.
- Design of site fencing in proposed cemetery improvements shall include colors, materials, and styles, or compliment those, used in other fencing on the property.



Historic Front Gate at Menaul Boulevard

### II. Buildings and Site Structures

#### A. Buildings

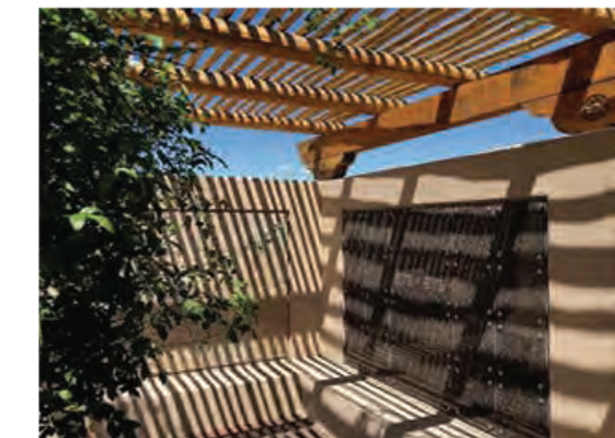
- Proposed new cemetery buildings shall comply with setback distances, overall height, and/or stepping requirements listed in the IDO.
- Proposed cemetery buildings shall match or be complimentary of existing design styles, massing, and materials of existing buildings, including multi-phase developments.
- Renovated buildings shall follow the setback distance, overall height, and stepping requirements listed in the IDO.
- Proposed or renovated support buildings shall be screened from city streets and cemetery visitors using screen walls, fences, and/or plantings.



Niche Court Located Along Menaul Boulevard

#### B. Site Structures

- Proposed site structures shall comply with setback, height, and stepping requirements listed in the IDO.
- Site structures proposed in new cemetery improvements shall match or complement the design styles, massing, and materials of similar structures existing in the cemetery.



Niche Court Wall and Planting Details

#### C. Architectural Style

- Proposed new cemetery administration and support buildings shall be designed to match or be complimentary of the Pueblo Revival design style used in recent developments.
- Proposed mausoleums, niche courts and niche wall structures shall be designed to match or be complimentary of the Pueblo Revival design style used in recent developments.
- Proposed entry gates, garden walls, and related site structures shall be designed to match or be complimentary of the Pueblo Revival design style used in recent developments.
- Proposed new construction or renovations to operations and maintenance buildings shall be designed to match or be complimentary of the utilitarian style of existing buildings.
- Proposed garden planters, memorial markers, and hardscape improvements shall be designed to match or be complimentary of the site design styles used in recent developments.



Architectural Detail of Niche Courts in Centennial Garden



Shade Structure Wood Detail in Centennial Garden

#### D. Materials and Construction

- Proposed building improvements and major site structures shall include materials that match or are complimentary to those existing in nearby structures, including wood posts, corbels, vigas, latillas, and stucco materials for site walls, built-in banco seating, and niche shelves.
- Proposed site wall-related cemetery inventory improvements shall incorporate materials similar to existing inventory, including niches, crypts, granite and other stone covers, metals, ceramic panels, and custom art pieces.



Kiva Wall Detail in Pueblo Esperanza

### III. Landscape Development

#### A. Landscape Plantings

- Proposed plantings shall be selected from a proven list of natives and hardy deciduous and evergreen trees, shrubs, ornamental grasses, perennials, and seasonal annuals to enhance the existing cemetery plantings and add to the arboretum character of the cemetery.
- Proposed plantings shall incorporate native and low-water use plant species to reduce the amount of irrigation water required throughout the growing season.
- Proposed plantings shall consider visitor use patterns to create valuable shade and screen improvements from road noises and visual distractions.
- Proposed new lawn areas in cemetery improvement areas shall incorporate low-water use type turf grasses to reduce the amount of irrigation water required.
- Proposed cemetery improvements shall include the latest, most efficient irrigation system technologies available to reduce the amount of irrigation water required.
- All plantings in proposed development shall be properly installed, irrigated, and maintained using landscape maintenance industry BMPs and all requirements listed in the IDO.



Native and Drought-Hardy Plantings Used in All Gardens



Diverse Plantings Enhance Garden Interiors

#### B. Site Amenities

- Proposed cemetery improvements shall incorporate site amenities, including benches, litter receptacles, water stations, garden signage, fountains, and artwork for visitor use and enjoyment.
- Amenities shall match or be complimentary of others existing.
- Proposed cemetery improvements shall incorporate spaces to support cemetery-provided or vendor-provided amenities for services, events, or other gatherings.



Site Amenity Details at Camino Encantado

#### C. Specialty Cemetery Landscapes

- Specialty cemetery landscape improvements proposed in undeveloped areas, including grave burial sections, cremation burial plots, and cremation gardens, shall match or be complimentary of the cemetery landscape character, patterns, materials, layout, and other characteristics of those that currently exist.



Niches and Cremation Memorials in Centennial Garden

### IV. Design Guideline Notes

#### A. General

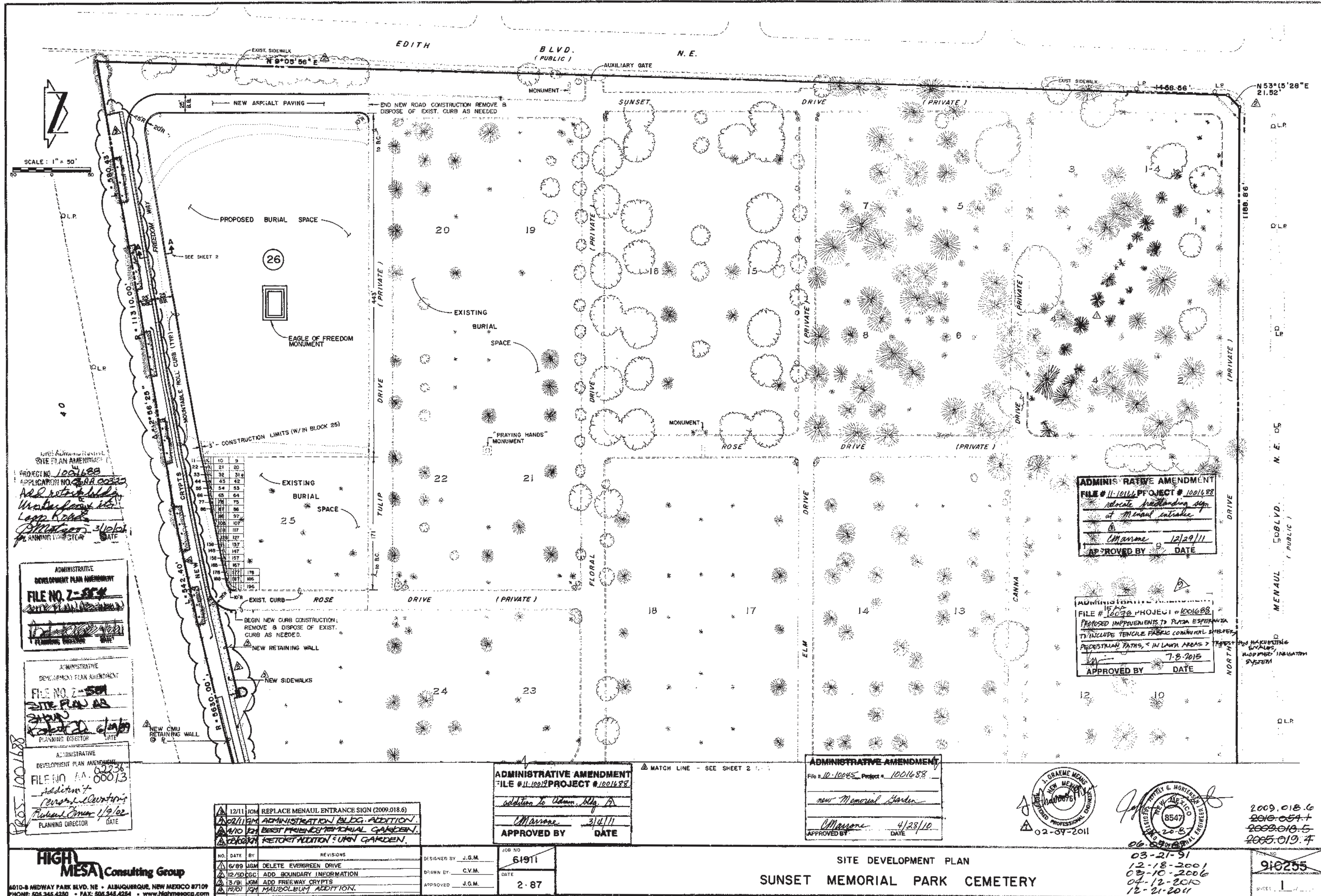
- Sunset Memorial Park has been a sole-use cemetery with funeral home and support buildings since it opened in 1929.
- Sunset Memorial Park is registered with the State of New Mexico as an Endowed Care Cemetery and will continue to meet all regulatory requirements to maintain this standing.
- Cemetery improvements proposed in this MDP will continue the development of the property for sole-use cemetery purposes forever.
- Cemetery improvements proposed will be developed incrementally over the duration of the approval of the MDP using supplemental CABQ Site Development Plan (SDP) processes and timelines.

SHEET 5 OF 6

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PROJECT NO. 1001688  
 APPLICATION NO. 000133  
 Add retaining wall  
 Water feature  
 Loop Road  
 3/10/11  
 DATE

ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. 2-554  
 DATE

ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. 2-554  
 DATE

ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. AA-00013  
 DATE

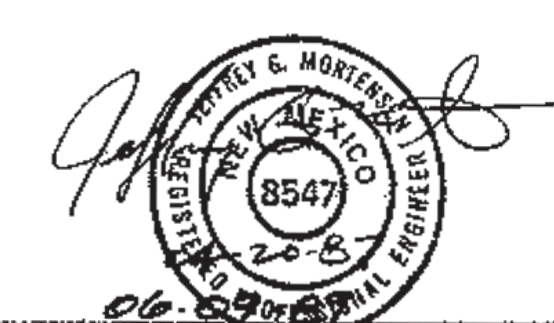
NO.	DATE	BY	REVISIONS
12/11	JOM		REPLACE MENAUL ENTRANCE SIGN (2009.018.6)
02/11	JOM		ADMINISTRATIVE BLDG. ADDITION
04/10	JOM		BEST FRIENDS MEMORIAL GARDEN
08/08	JOM		RESTRICT ADDITION: UPRN GARDEN
06/09	JGM		DELETE EVERGREEN DRIVE
12/50	JCC		ADD BOUNDARY INFORMATION
13/01	JGM		ADD FREEWAY CRYPTS
12/01	JGM		MAUSOLEUM ADDITION

ADMINISTRATIVE AMENDMENT  
 FILE # 11-10019 PROJECT # 1001688  
 addition to Urban Bldg. A  
 APPROVED BY *M. Malone* DATE 3/2/11

ADMINISTRATIVE AMENDMENT  
 File # 10-10045 Project # 1001688  
 new Memorial Garden  
 APPROVED BY *M. Malone* DATE 4/28/10

ADMINISTRATIVE AMENDMENT  
 FILE # 11-10011 PROJECT # 1001688  
 relocate freestanding sign  
 at Memorial entrance  
 APPROVED BY *M. Malone* DATE 12/29/11

ADMINISTRATIVE AMENDMENT  
 FILE # 10-10070 PROJECT # 1001688  
 PROPOSED IMPROVEMENTS TO PLAZA ESPERANZA  
 TO INCLUDE TEMPORARY FABRIC CONTAINER SYSTEMS  
 PEDESTRIAN PATHS IN LAWN AREAS  
 APPROVED BY *M. Malone* DATE 7-8-2015



2009.018.6  
 2010.054.1  
 2009.019.5  
 2005.019.7

**HIGH MESA Consulting Group**  
 6010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesa.com

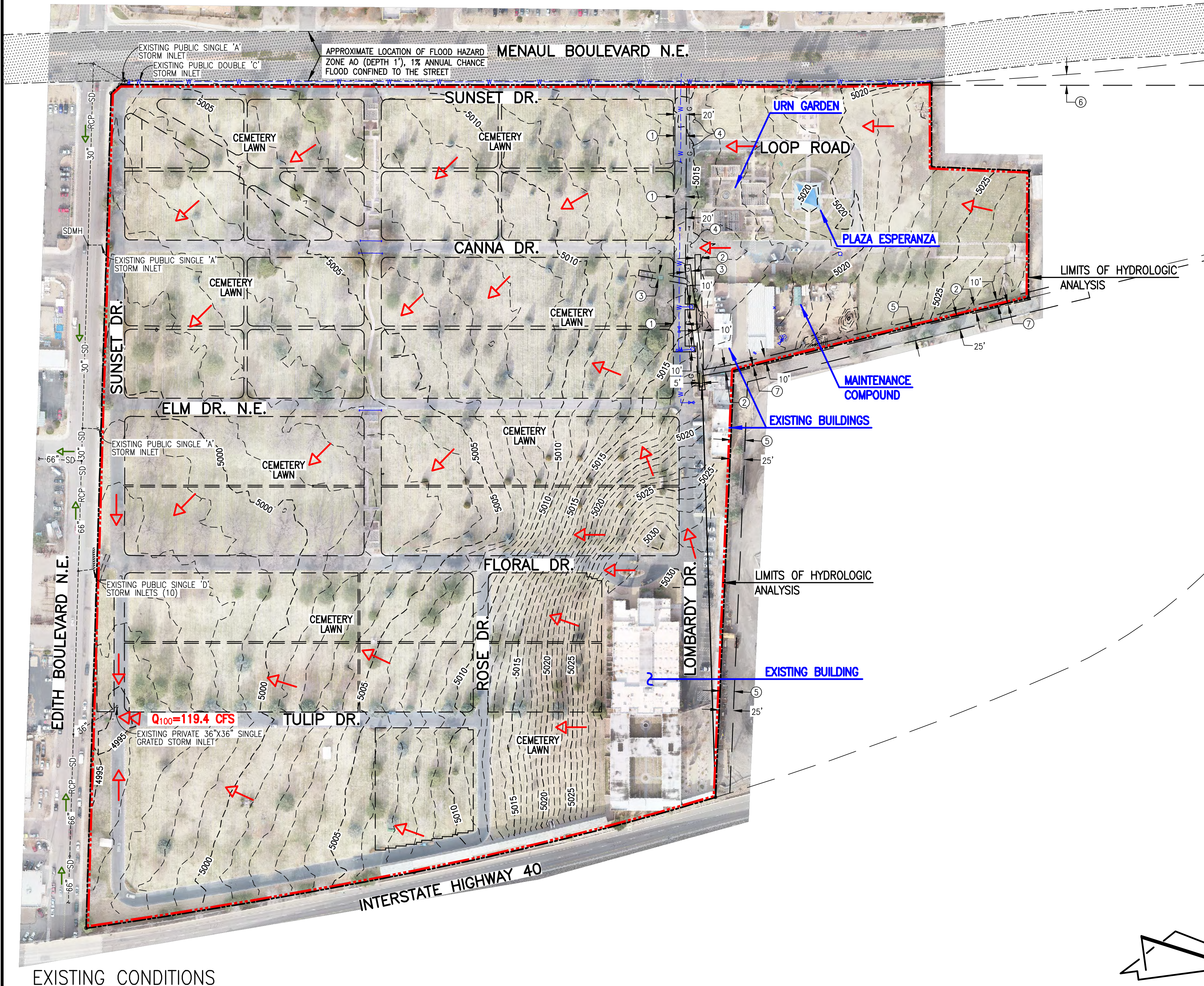
SITE DEVELOPMENT PLAN  
 SUNSET MEMORIAL PARK CEMETERY

910255  
 SHEET 6 OF 6

PREVIOUSLY APPROVED SDP WITH ADMENDMENTS  
 EXISTING DEVELOPMENT  
 MASTER SITE PLAN - DRB  
 SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

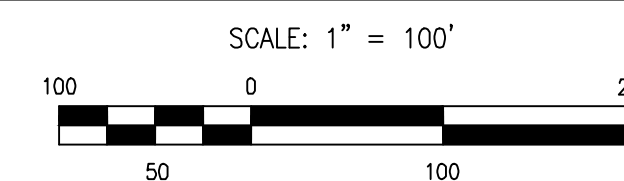
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File Name: P:\data\2019\2019.0572\ENGIN\20190572\_Dbaec.dwg - SHEET 1 Plot Date: 3/9/20 Plot Time: 14:39



EXISTING CONDITIONS

**SURVEY NOTE:**  
 THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN BASED UPON THE SURVEY EFFORT PREPARED BY HIGH MESA CONSULTING GROUP DATED 11/06/2013.  
 THE DIGITAL ORTHOPHOTO, CONTOUR AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE CONTROL AND UNCLASSIFIED SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184. (2019.057.1)

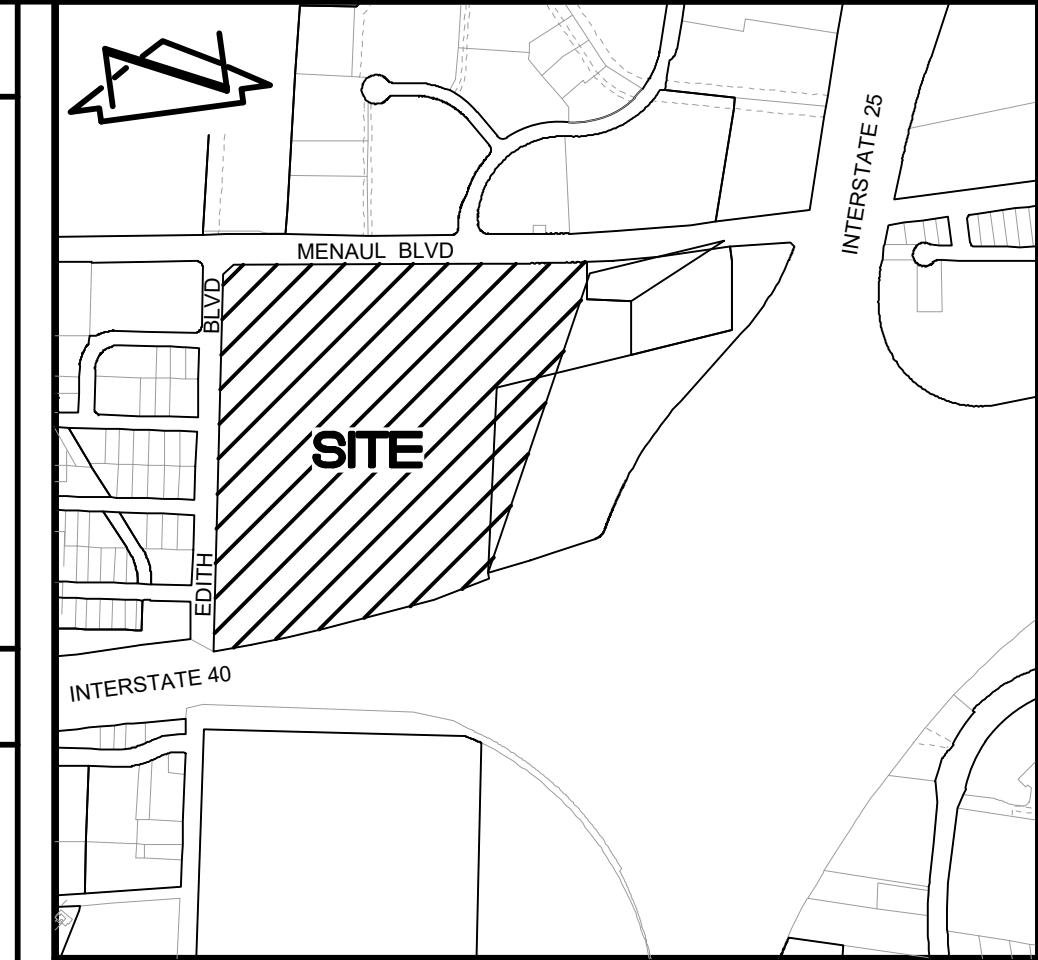


**EASEMENTS**

- ① PUBLIC WATERLINE EASEMENT AS DEPICTED ON PLAT 91C-8
- ② PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 12-22-1986, BOOK MISC. 432A, PAGE 995, DOC. #1986126348. THE NORTHERN 130' OF SAID EASEMENT BEING QUITCLAIMED BY DOCUMENT FILED 04-07-2006, BOOK A114, PAGE 9608, DOC. #2006049769 (PNM ELECTRIC) AND BY DOCUMENT FILED 04-07-2006, BOOK A114, PAGE 9609, DOC. #2006049770 (US WEST COMMUNICATIONS, INC.).
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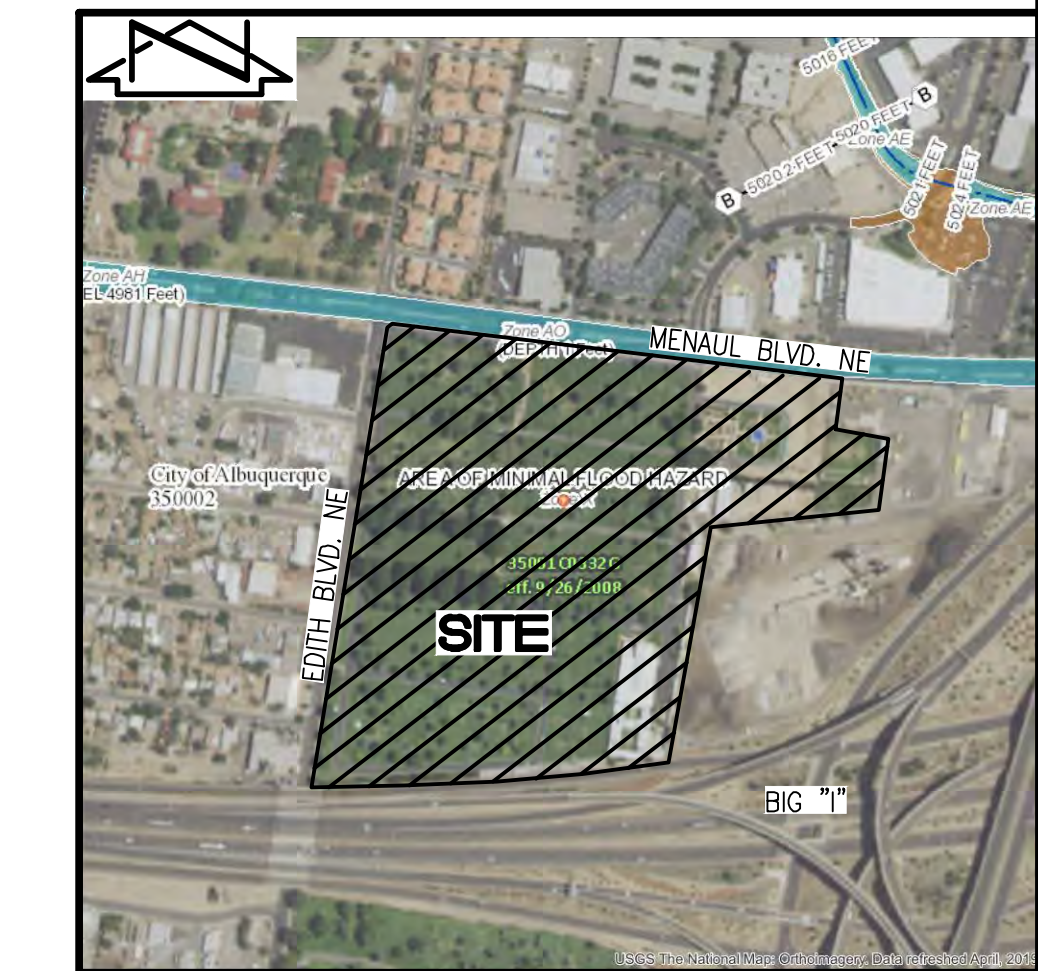
**EASEMENTS - OFFSITE**

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- ⑦ 3' PRIVATE RETAINING WALL EASEMENT GRANTED BY DOCUMENT FILED 08-13-2003, BOOK A62, PAGE 2550, DOC. #2003142855



**VICINITY MAP**  
 SCALE: 1"=750'

H-15



**F.I.R.M.**  
 SCALE: 1"=750'

**PANEL 332 OF 825**  
 DATE 09-26-2008

**BENCHMARKS**

- PROJECT BENCHMARK - DESTROYED**  
 AN A.G.R.S. 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-H15" EPOXYED ON TOP OF CONCRETE CURB RETURN, AT THE ENE QUADRANT OF THE INTERSECTION OF MENAUL BOULEVARD AND BROADBENT PARKWAY N.E.  
 ELEVATION = 5015.50 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #1 (T.B.M.) - DESTROYED**  
 A 60d NAIL SET IN CONCRETE SIDEWALK, AS SHOWN ON THIS SHEET.  
 ELEVATION = 5003.84 FEET (NAVD 1988)
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 ELEVATION = 5020.19 FEET (NAVD 1988)
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 A MAG NAIL WITH WASHER SET IN ASPHALT, AS SHOWN ON THIS SHEET.  
 ELEVATION = 5002.64 FEET (NAVD 1988)

**LEGEND**

- EXISTING BASIN BOUNDARY
- - - 5020 - - - EXISTING CONTOUR
- EXISTING FLOWLINE
- EXISTING FLOW DIRECTION
- EXISTING GRAPHIC POINT OF DISCHARGE

**INDEX OF DRAWINGS**

- 1 EXISTING CONDITIONS, NOTES, VICINITY MAP, FLOODPLAIN MAP, KEYED NOTES
- 2 DEVELOPED CONDITIONS
- 3 DRAINAGE PLAN AND CALCULATIONS

2019.057.2

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 6010-B Midway Park Blvd, NE - Albuquerque, New Mexico 87109  
 Phone: 505.346.4250 • Fax: 505.346.4254 • www.highmesagroup.com

**J. GRAEME MEANS**  
 (13676)  
 REGISTERED PROFESSIONAL ENGINEER  
 03-09-2020

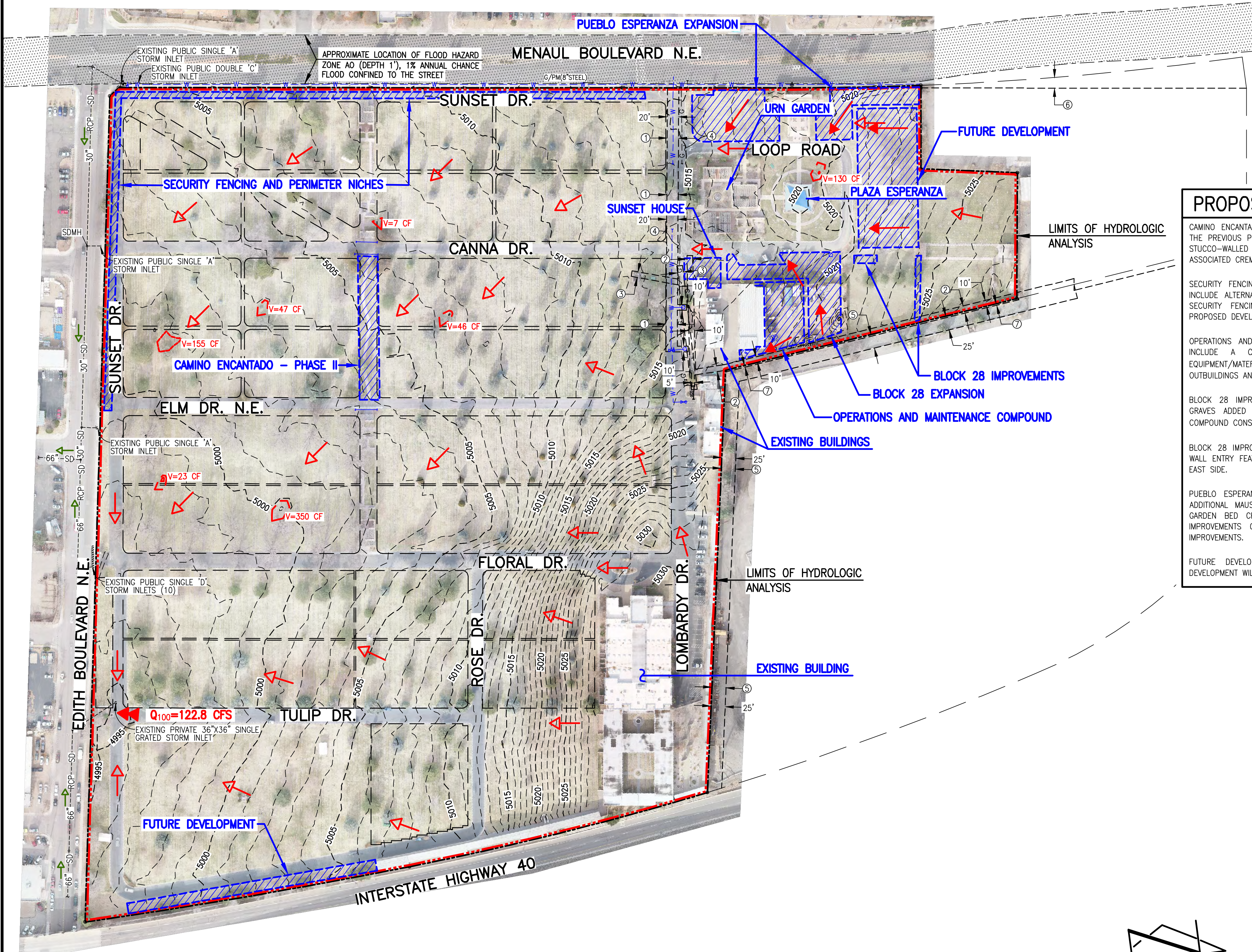
**SUNSET MEMORIAL PARK  
 MASTER DRAINAGE PLAN**

NO.	DATE	BY	REVISIONS

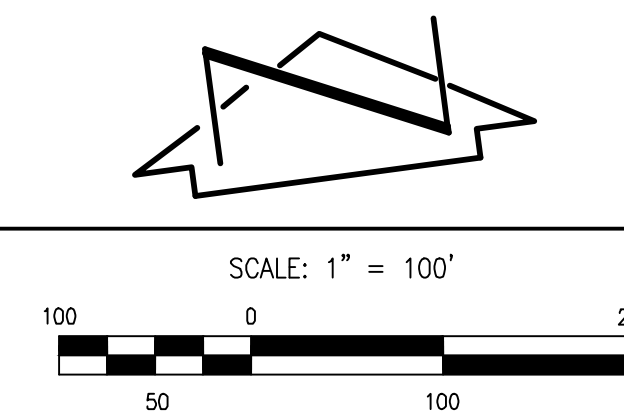
PROJECT No. 2019.057.2  
 DESIGNED BY R.J.C.  
 DRAWN BY J.Y.R.  
 APPROVED BY G.M.  
 SHEET TITLE

**EXISTING CONDITIONS**

File Name: P:\data\2019\0572\ENGIN\20190572\_Dbaec.dwg - SHEET 2 Plot Date: 3/9/20 Plot Time: 16:43



DEVELOPED CONDITIONS



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**PROPOSED IMPROVEMENTS**

CAMINO ENCANTADO PHASE II - PROPOSED DEVELOPMENT WILL CLOSELY MATCH THE PREVIOUS PHASE OF CAMINO ESPERANZA DEVELOPMENT AND COULD INCLUDE STUCCO-WALLED COURTS WITH CREMATION NICHE AND CASKET CRYPTS, AND ASSOCIATED CREMATION PLANTERS AND GARDEN BED CREMATION INVENTORY.

SECURITY FENCING AND PERIMETER NICHE - PROPOSED DEVELOPMENT COULD INCLUDE ALTERNATING SECTIONS OF STUCCO WALL NICHE CABINETS AND METAL SECURITY FENCING ALONG PORTIONS OF MENAUL BLVD. AND EDITH BLVD. PROPOSED DEVELOPMENT WOULD REPLACE AN EXISTING WALL AND FENCE.

OPERATIONS AND MAINTENANCE COMPOUND - PROPOSED DEVELOPMENT COULD INCLUDE A CONSOLIDATION OF VEHICLE MANEUVERING AND OUTDOOR EQUIPMENT/MATERIAL STORAGE SPACE AND A CONSOLIDATION OF EXISTING SMALL OUTBUILDINGS AND COVERED STORAGE AREAS INTO FEWER BUILDINGS.

BLOCK 28 IMPROVEMENTS - PROPOSED DEVELOPMENT COULD INCLUDE MORE GRAVES ADDED IN THE AREA RECLAIMED BY OPERATIONS AND MAINTENANCE COMPOUND CONSOLIDATION (REFER TO DESCRIPTION ABOVE).

BLOCK 28 IMPROVEMENT S- PROPOSED DEVELOPMENTS COULD INCLUDE STUCCO WALL ENTRY FEATURE AT FRONT AND STUCCO WALL NICHE CABINETS ALONG THE EAST SIDE.

PUEBLO ESPERANZA EXPANSION - PROPOSED DEVELOPMENTS COULD INCLUDE ADDITIONAL MAUSOLEUM BUILDING, STUCCO WALL NICHE COURTS, PLANTER AND GARDEN BED CREMATION INVENTORY, AND ASSOCIATED LANDSCAPE PLANTINGS. IMPROVEMENTS COULD BE BUILT IN PHASES AND BE SIMILAR TO EXISTING IMPROVEMENTS.

FUTURE DEVELOPMENT AREAS - TWO AREAS OF FUTURE, LONG RANGE DEVELOPMENT WILL REMAIN ON PROPERTY.

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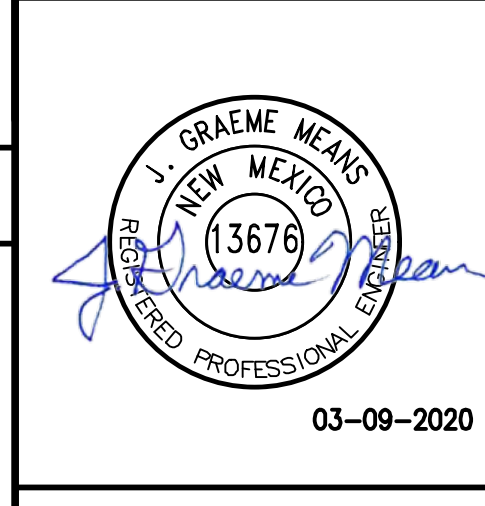
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**LEGEND**

- EXISTING BASIN BOUNDARY
- EXISTING CONTOUR
- EXISTING FLOWLINE
- EXISTING DIRECTION OF FLOW
- EXISTING GRAPHIC POINT OF DISCHARGE
- PROPOSED BASIN BOUNDARY
- PROPOSED FLOWLINE
- PROPOSED DIRECTION OF FLOW
- PROPOSED GRAPHIC POINT OF DISCHARGE

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**SUNSET MEMORIAL PARK MASTER DRAINAGE PLAN**

NO.	DATE	BY	REVISIONS

PROJECT No. 2019.057.2  
 DESIGNED BY R.J.C.  
 DRAWN BY J.Y.R.  
 APPROVED BY G.M.  
 SHEET TITLE

**DEVELOPED CONDITIONS**

SHEET 2 OF 3

2019.057.2





**PROPOSED PROJECTS - Fire 1 Notes, Descriptions, and Area Calculations**

**Fire 1 Plan Notes:**

- Property vehicle entrances are shown on the plan.
- Three existing fire hydrants are located on the cemetery property: 2 are located on Lombardy Drive north of the Office and one is located on the loop drive north of the Operations and Maintenance Compound (see plan).
- All existing road widths and curve radii are per CABQ design requirements. No new roads are proposed.
- Public water main locations and sizes are shown on the plan.
- Fire Hydrant supply lines and sizes are shown on the plan.
- Water feed line to hydrant near Loop Road comes from cemetery well (800 GPM/80 PSI) and was previously approved by CABQ Fire Department.
- No proposed structures are occupiable space – all structures are classified as “U – Utility” uses and are exterior cemetery niche and crypt walls only. Construction materials are primarily poured concrete bases and walks, concrete block walls, pre-cast concrete niche and crypt cabinets, and limited amounts of viga and latilla-type wood shade structures.

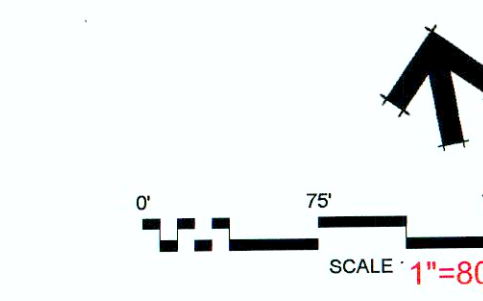
**Descriptions and Area Calculations:**

- Camino Encantado – Phase II**  
Proposed development will closely match the previous phase of Camino Esperanza development and could include additional stucco-walled courts with cremation niches and casket crypts, and associated cremation planters and garden bed cremation inventory.  
*Camino Encantado - Phase II 6,885 sf (0.16 ac)*
- Security Fencing and Perimeter Niches**  
Proposed development could include alternating sections of stucco wall niche cabinets and metal security fencing along portions of Menaul Boulevard and Edith Boulevard. Proposed development would replace an existing wall and fence.  
*Security Fencing and Perimeter Niches 2,940 sf (0.07 ac)*
- Sunset House**  
Proposed development could include landscape improvements for family use in services and receptions, including decks, patios, and ornamental plantings.  
*Sunset House 2,985 sf (0.07 ac)*
- Operations and Maintenance Compound**  
Proposed development could include a consolidation of vehicle maneuvering and outdoor equipment/material storage space and a consolidation of existing small outbuildings and covered storage areas into fewer buildings.  
*Operations and Maintenance Compound 8,156 sf (0.19 ac)*
- Block 28 Expansion**  
Proposed development could include more graves added in the area reclaimed by Operations and Maintenance Compound consolidation (refer to description above). Other improvements could include stucco wall entry features, screen fencing, and ornamental plantings.  
*Block 28 Expansion 15,318 sf (0.35 ac)*
- Block 28 Improvements**  
Proposed developments could include stucco wall entry feature at front and stucco wall niche cabinets along the east side.  
*Block 28 Improvements 922 sf (0.02 ac)*
- Pueblo Esperanza Expansion**  
Proposed developments could include additional mausoleum buildings, stucco wall niche courts, planter and garden bed cremation inventory, and associated landscape plantings. Improvements could be built in phases and be similar to the existing Phase I.  
*Pueblo Esperanza Expansion 24,405 sf (0.56 ac)*
- Future Development**  
Two areas of future, long range development will remain on the property and are not included in this submittal request for Master Plan Development (MDP).  
*Future Development 34,525 sf (0.79 ac)*

**Total Proposed Areas of Development 61,611 SF (1.42 acres)**



HYDRANT AND FIRE ACCESS  
ALBUQUERQUE FIRE MARSHAL'S OFFICE  
PLANS CHECKING DIVISION  
SOFT COPY CONSTRUCTION TYPE  
GPA R/A NUMBER OF HYDRANTS  
APPROVED/DISAPPROVED  
Lance Powell 3-9-2020  
SIGNATURE / DATE / PROJECT ID



SHEET 1 OF 1

**OVERALL MAP  
FIRE 1 PLAN  
PROPOSED CEMETERY DEVELOPMENT**  
SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

**TOTALS:**

Total Proposed Areas of Development	61,611 SF (1.42 acres)
Total Existing Area of Cemetery	1,659,013 SF (39.0857 acres)
Total Proposed Percentage of Overall Area	3.71 %

**LEGEND:**

- EXISTING DEVELOPMENT (SINCE 2007 UNDER PREVIOUS SITE PLAN)
- PROPOSED DEVELOPMENT
- FIRE HYDRANTS
- PROPERTY LINE
- PROJECT BOUNDARY
- HYDRANT SUPPLY LINE

3.10.2020  
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303.683.5917  
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# PR-2019-002807\_SI-2020-00091\_Site\_Plan\_Approved\_4-29-20\_Sheet\_1


Final Audit Report


2020-10-16


Created:	2020-10-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeMIX4WML0_Q8S-Hhk7-AIt-4g64LfaIA


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