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 Littleton, CO 80125 p: 303.683.5917 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

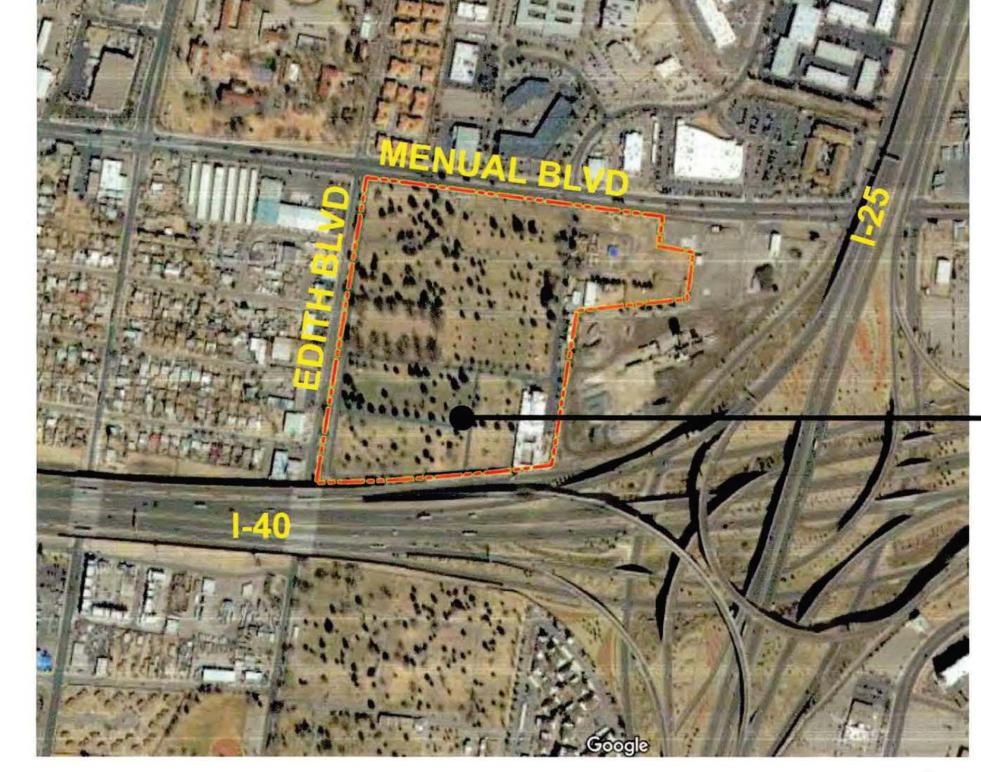
contacts:

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:
 - a. Per CABQ Code Enforcement staff request, the Master Site Plan DRB has been up dated with a new air photo and survey base showing as-built conditions as prepared by High Mesa Consulting Group, dated 1.3.2020.
 - b. Per DRB Plan requirements, the Cover Sheet (sheet 1 of 6) has been modified to include a signature block.
 - c. 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.
 - d. 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.
 - e. 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. f. 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



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:

Jeanne Wolfenbarger Oct 16, 2020 Traffic Engineering, Transportation Division Date Oct 16, 2020 Oct 16, 2020 Date Parks and Recreation Department Oct 16, 2020 Ernet any Date City Engineer/Hydrology Carl Garcia Oct 15, 2020 Date Code Enforcement Date

* Environmental Health Department (conditional)

Solid Waste Management

DRB Chairperson, Planning Department

Oct 16, 2020

Date

SHEET 1 OF 6





PROPOSED PROJECTS - Notes, Descriptions, and Area Calculations Site Plan Notes:

General:

- Aerial Photo used in this Site Plan was prepared in 1/2020 and shows the latest "as-built" conditions at the
- Development shown is proposed over the next eight (8) years.
- All areas of proposed cemetery improvements are owned by and will be developed solely by Sunset Memorial Park (SMP).
- 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

Fire Protection:

- 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.
- 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:

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)

NOTE: REFER TO ENLARGEMENTS FOR ADDITIONAL INFORMATION.

OVERALL MAP

PROPOSED DEVELOPMENT **MASTER SITE PLAN - DRB**

SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

TOTALS:

Total Proposed Areas of Development Total Existing Area of Cemetery Total Proposed Percentage of Overall Area

PROPERTY LINE

DITH BLVD'NE

61,611 SF (1.42 acres) 1,659,013 SF (39.0857 acres) 3.71 %

MENAUL BLVD NE



PROPOSED DEVELOPMENT

SHEET 2 OF 6

PROPERTY

T-FIRE HYDRAN

VULCAN MATERIALS

EXISTING DUMPSTER

POTENTIAL TEMPORARY

& 5) RECONSTRUCTION.

FINAL LOCATION TO BE

REFUSE LOCATION DURING

OPERATIONS AND COMPOUND/

BLOCK 28 EXPANSION (AREAS 4

DETERMINED AND APPROVED

(8)

WITH THOSE PHASES. FLORAL DR NOTE: Prior to any new development seeking water and/or sanitary service, an availability statement from the Water TULIP DRIVE Authority will be required.

MAIN ENTRY

SUNSET DRIVE NE

CANNA DRIVE

ELM DRIVE

LEGEND:

EXISTING DEVELOPMENT (SINCE 2007 UNDER PREVIOUS SITE PLAN)

9635 north rampart range road PROJECT BOUNDARY 303.683.5917

9.28.20

PROPOSED PROJECTS

Notes, Descriptions, and Area Calculations

Notes:

- Development shown is proposed over the next eight (8) years.
- All areas of proposed cemetery improvements are owned by and will be developed solely by Sunset Memorial Park (SMP).
- 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.
- 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.
- Estimated phases are shown for Pueblo Esperanza only. Other areas T.B.D.
- Refer to Overall Map for more information.

Descriptions:

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.

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

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 or decks, patios, ornamental plantings, and additional parking.

Estimated Development 2,985 SF (0.07 acres)

Operations and Maintenance Compound

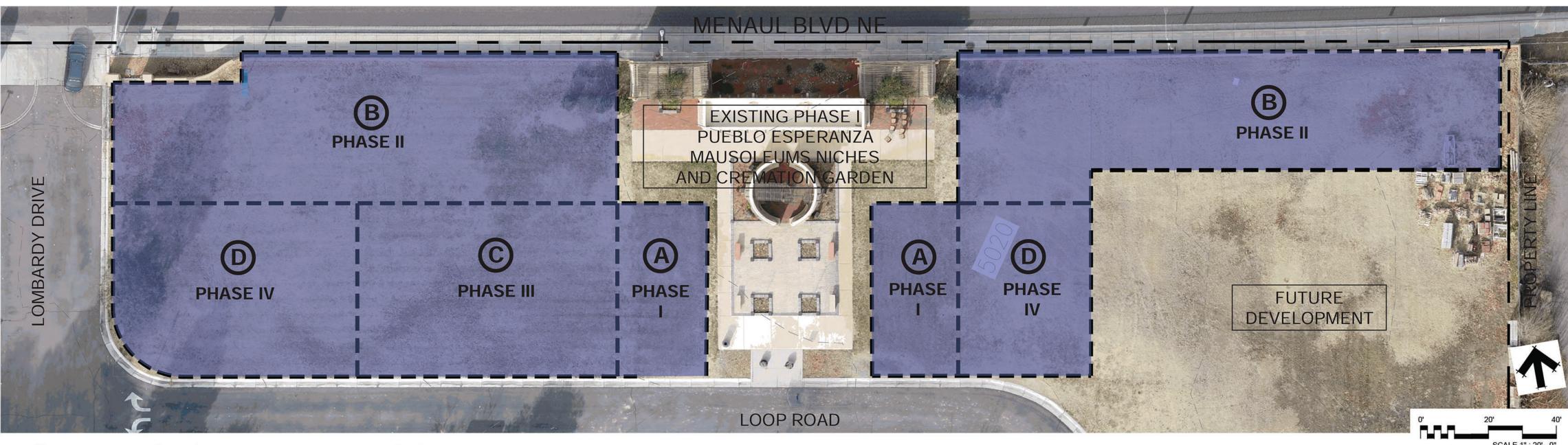
Proposed development will include a reduction of vehicle maneuvering and outdoor equipment/ material storage space and a consolidation of existing small outbuildings and covered storage areas into fewer buildings. Estimated Development 8,156 SF (0.19 acres)

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)

Block 28 Improvements - Entry and Niches
Proposed developments will include stucco wall entry feature at



PUEBLO ESPERANZA EXPANSION



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

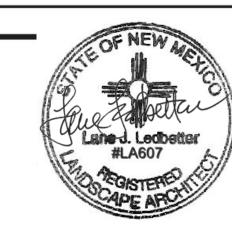
ENLARGEMENTS - SHEETS 1

PROPOSED DEVELOPMENT **MASTER SITE PLAN - DRB**

SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

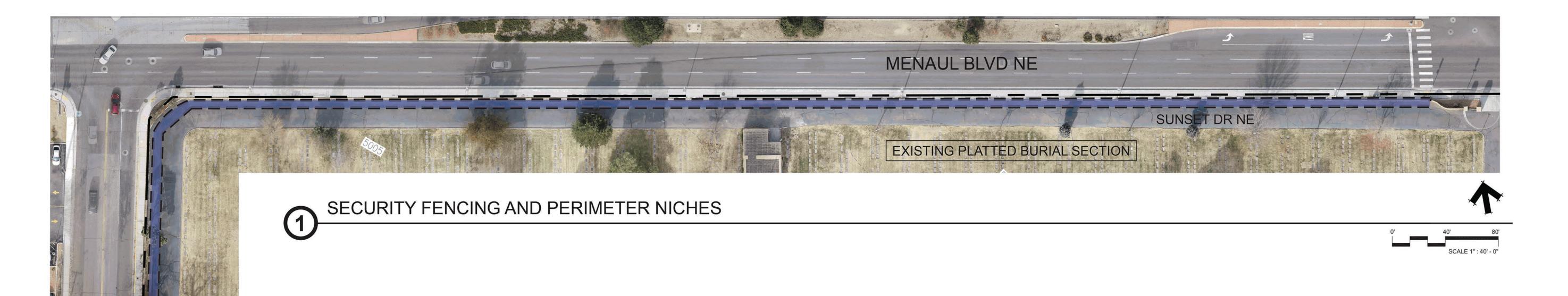
LEGEND: PROPERTY LINE

PROJECT BOUNDARY



9.28.20 cpra studio, Ilc 9635 north rampart range road littleton, colorado 80125

0 2020



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:

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.

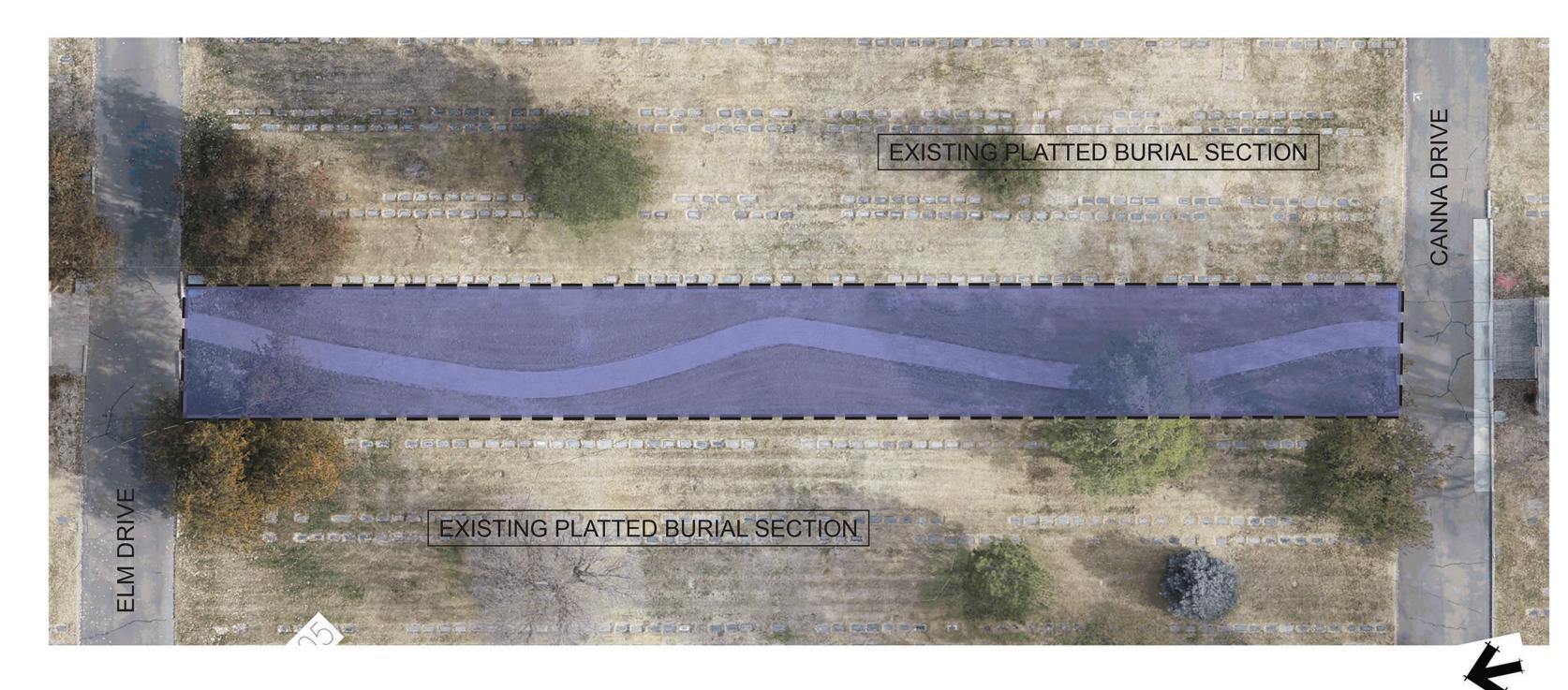
Security Fencing and Perimeter Niches 2,940 SF (0.07 acres)

Camino Encantado – Phase II

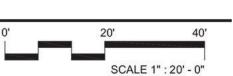
Proposed development will closely match the previous phase of Camino Esperanza development and could include additional stucco-walled courts with cremation niches and casket crypts, and associated cremation planters and garden bed cremation inventory.

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

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



CAMINO ENCANTADO PHASE II



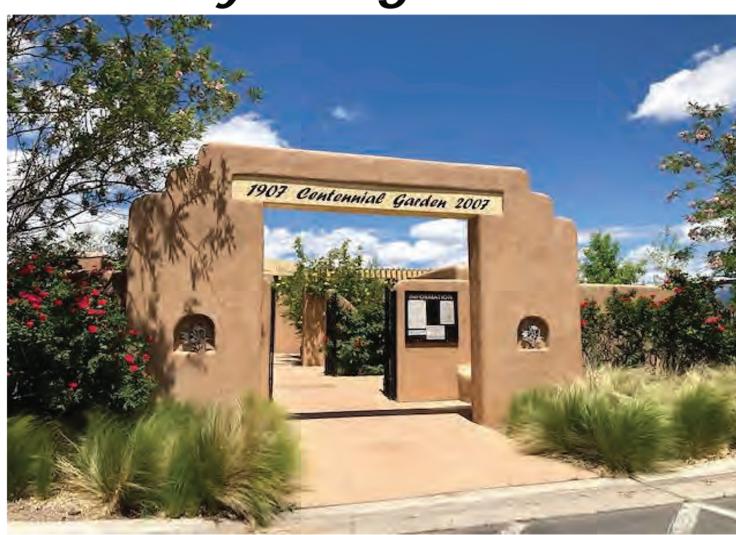
SHEET 4 OF 6

9.28.20

cpra studio, llc 9635 north rampart range road littleton, colorado 80125 0 2020



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

- 1. 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 visitorsupport buildings, roads and parking, walkways, landscaping and other elements.
- 2. 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

- 1. 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.
- 2. Unfavorable site grading and drainage issues in areas of proposed new cemetery improvements shall be identified and designs shall include remediation measures.
- 3. 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.
- 4. 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
- 5. 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

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



. Site Development (continued)

D. Private Cemetery Roads

1. 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

- 1. Design of proposed cemetery parking improvements shall comply with requirements listed in the IDO.
- 2. On street parking shall be preserved to the highest amount possible when proposed new cemetery improvements are constructed.
- 3. 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



Cemetery Walks and Shelter at Plaza Esperanza

F. Walks and Plazas

- 1. 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. 3. Proposed new walks shall provide access to
- and from the parking areas nearest to the proposed development. 4. 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
- 5. Proposed new cemetery walks shall comply with ADA and IBC requirements for sizes, curb ramps, accessible routes, maneuvering space, and other issues.

G. Outdoor Lighting

- 1. Because the cemetery closes at dark, with no public activities normally scheduled, no public outdoor lighting will be provided in proposed improvements.
- 2. If outdoor lighting is determined to be necessary in proposed cemetery improvements, it shall comply with regulations listed in the IDO and IBC.
- 3. 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

- 1. 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.
- 2. 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

- 1. Existing vehicle gates exist along Menaul and Edith Boulevards to provide vehicle access to the cemetery. No additional gates are needed for proposed improvements.
- 2. Ornamental fences currently exist along Menaul and Edith Boulevard.
- 3. Design of site fencing in proposed cemetery improvements shall comply with requirements listed in the IDO.
- 4. 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

- 1. Proposed new cemetery buildings shall comply with setback distances, overall height, and/or stepping requirements listed in the
- 2. 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.

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 compliment the design styles, massing, and materials of similar structures existing in the cemetery.

C. Architectural Style

- 1. 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.
- 2. 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.
- B. 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.
- 4. 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.

D. Materials and Construction

- 1. 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 nicho 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.

Niche Court Located Along Menaul Boulevard

Niche Court Wall and Planting Details

Architectural Detail of Niche Courts in Centennial Garden



Shade Structure Wood Detail in Centennial Garden

Kiva Wall Detail in Pueblo Esperanza

III. Landscape Development

A. Landscape Plantings

- 1. 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.
- 2. Proposed plantings shall incorporate native and low-water use plant species to reduce the amount of irrigation water required throughout the growing season.
- 3. Proposed plantings shall consider visitor use patterns to create valuable shade and screen improvements from road noises and visual distractions.
- 4. Proposed new lawn areas in cemetery improvement areas shall incorporate lowwater use type turf grasses to reduce the amount of irrigation water required.
- 5. Proposed cemetery improvements shall include the latest, most efficient irrigation system technologies available to reduce the amount of irrigation water required.
- 6. All plantings in proposed development shall be properly installed, irrigated, and maintained using landscape maintenance industry BMPs and all requirements listed in the IDO.



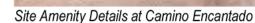
Native and Drought-Hardy Plantings Used in All Gardens



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.
- 2. Amenities shall match or be
- complimentary of others existing. Proposed cemetery improvements shall incorporate spaces to support cemeteryprovided or vendor-provided amenities for services, events, or other gatherings.



C. Specialty Cemetery Landscapes 1. 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



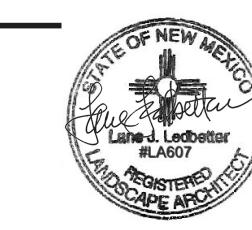
IV. Design Guideline Notes

A. General

- 1. Sunset Memorial Park has been a sole-use cemetery with funeral home and support buildings since it opened in 1929.
- 2. 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.
- 3. Cemetery improvements proposed in this MDP will continue the development of the property for sole-use cemetery purposes forever.
- 4. 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

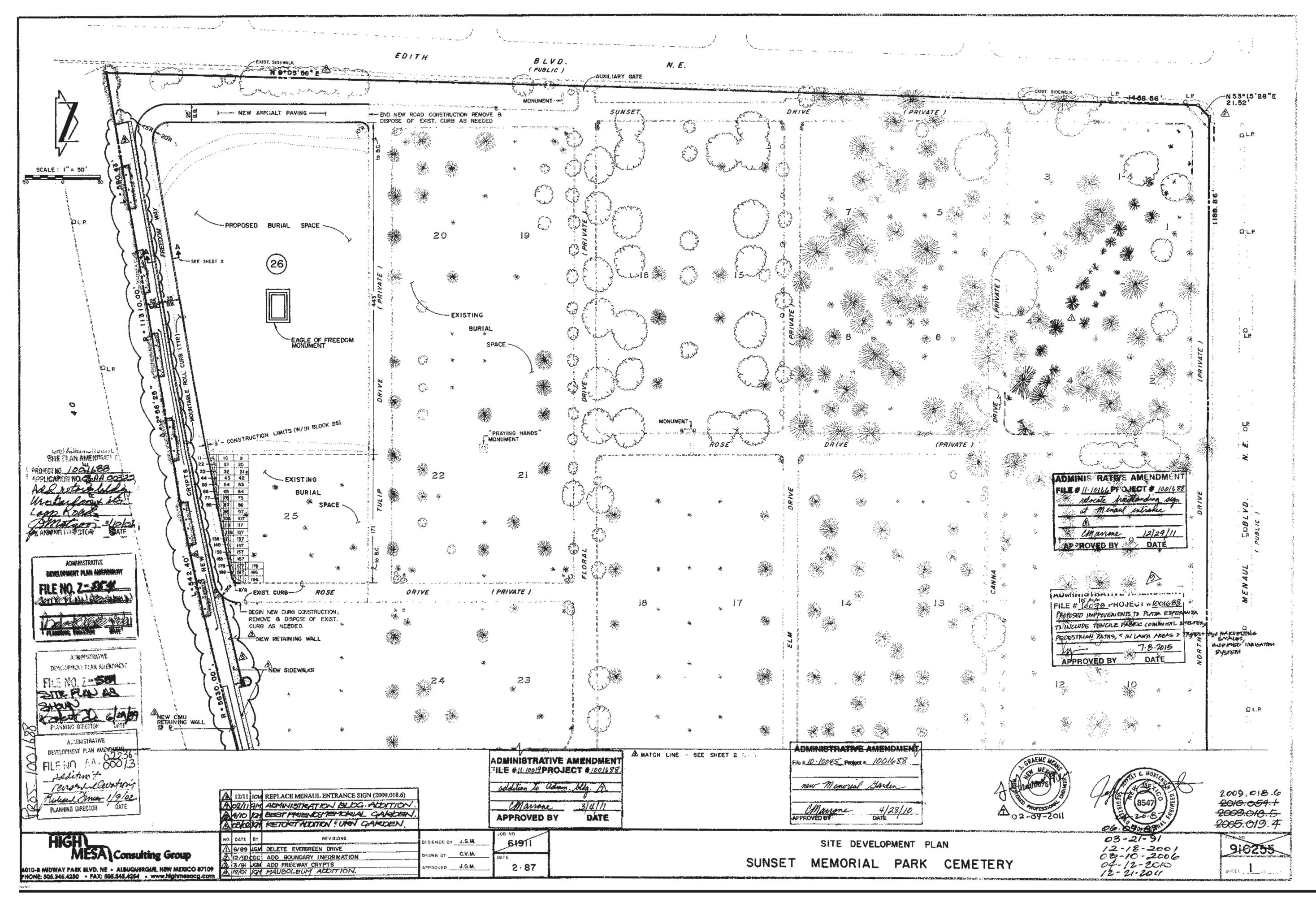
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MASTER SITE PLAN - DRB

PROPOSED DEVELOPMENT

CEMETERY DESIGN GUIDELINES



SHEET 6 OF 6

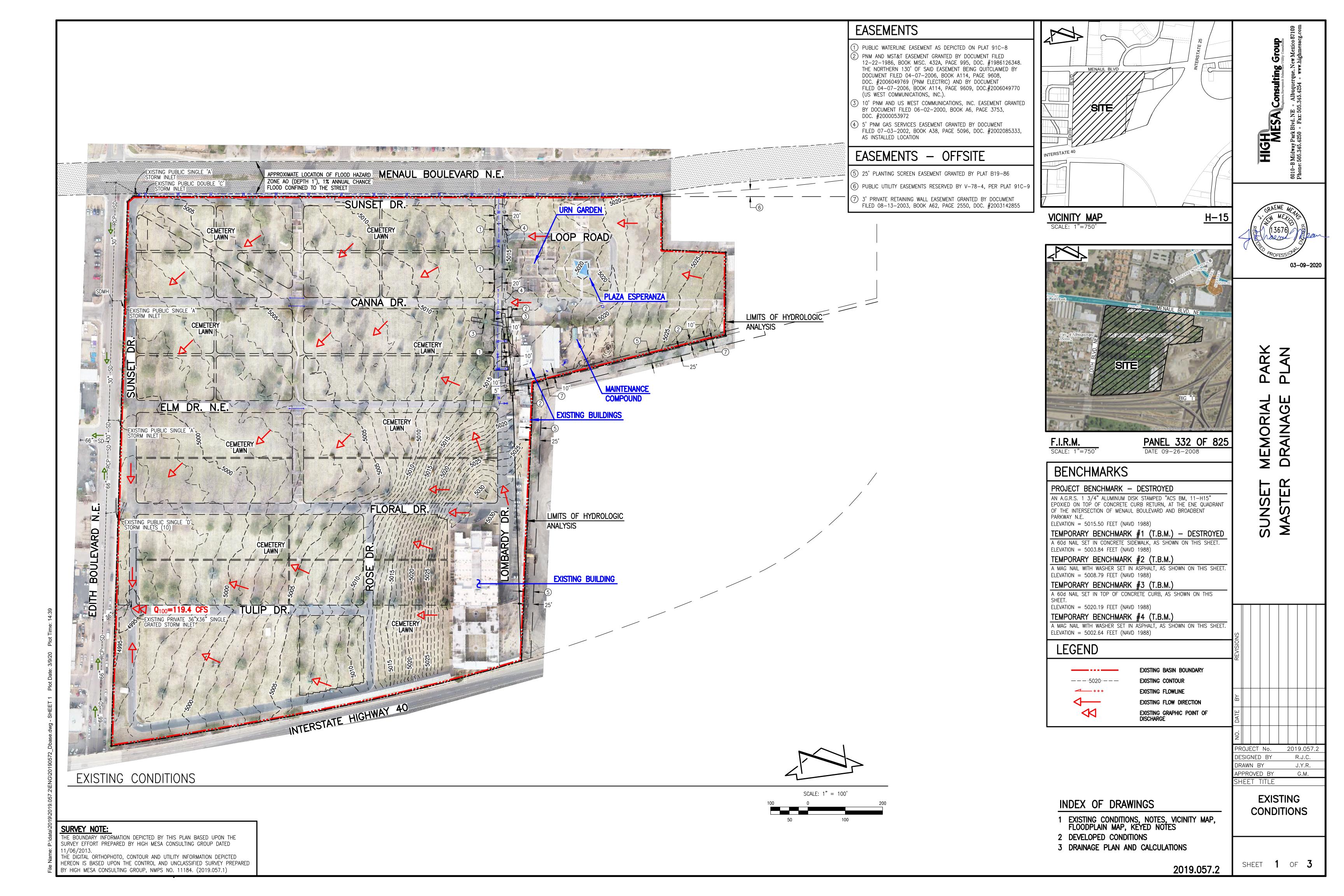
PREVIOUSLY APPROVED SDP WITH ADMENDMENTS

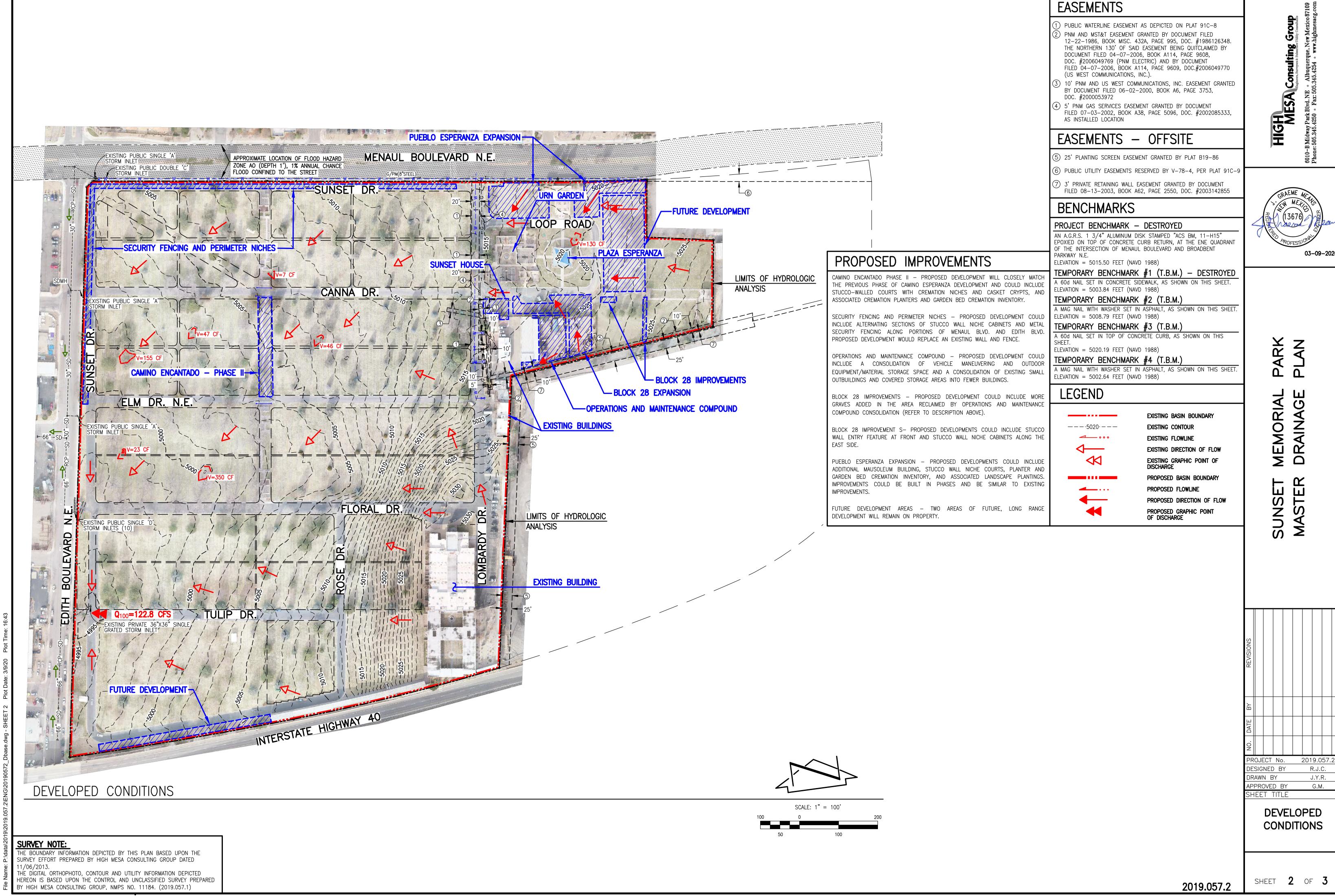
EXISTING DEVELOPMENT

MASTER SITE PLAN - DRB

SUNSET MEMORIAL PARK, ALBUQUERQUE, NM







03-09-2020

R.J.C. G.M.

DRAINAGE PLAN:

I. INTRODUCTION AND EXECUTIVE SUMMARY

THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MENAUL BLVD. NE AND EDITH BLVD. NE. AT PRESENT, THE SITE IS DEVELOPED AS A CEMETERY PARK AND RELATED USES. INSOMUCH AS THE EXISTING PARK IS DEVELOPED, INFILL AREAS EXIST WHERE ADDITIONAL DEVELOPMENT CAN OCCUR AND OTHER AREAS WHERE EXISTING DEVELOPMENT CAN BE MODIFIED AND REDEVELOPMENT CAN OCCUR. THE MASTER DEVELOPMENT PLAN FOR THE SITE WILL BE TO DEVELOP INDIVIDUAL INFILL PROJECTS WITHIN THE SITE WHILE MAINTAINING THE CURRENT OVERALL APPROACH TO DRAINAGE MANAGEMENT AS DESCRIBED HEREIN. THE REDEVELOPMENT PROJECT AREAS WILL RELY UPON EXISTING PAVING, DRAINAGE AND LANDSCAPE IMPROVEMENTS TO CONTINUE TO SERVE THESE PORTIONS OF THE SITE. THE PROPOSED IMPROVEMENTS INCLUDED HEREIN WILL BE CONSTRUCTED IN PHASES, AS REFERENCED BELOW.

THE PROPOSED DRAINAGE CONCEPT WILL BE THE CONTINUED FREE DISCHARGE OF RUNOFF VIA A COMBINATION OF EXISTING SHEET AND SHALLOW CONCENTRATED FLOW ACROSS EXISTING CEMETERY LAWN AREAS AND INTERNAL PAVED ROADS TO EDITH BLVD. NE.

THIS SUBMITTAL IS MADE FOR MASTER SITE DEVELOPMENT PLAN APPROVAL (DRB). INDIVIDUAL PROJECTS TO CONSTRUCTED IN ACCORDANCE WITH THIS MASTER DRAINAGE PLAN WILL INCLUDE DETAILED SITE—SPECIFIC GRADING AND DRAINAGE PLANS AS THEY COME IN AND WILL BE REVIEWED AND APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS.

II. PROJECT DESCRIPTION

AS SHOWN BY THE EXISTING AND DEVELOPED CONDITIONS PLANS, THE PROJECT SITE GENERALLY SLOPES FROM NORTHEAST TO SOUTHWEST AND CONSISTS OF SEVERAL DISTINCT AREAS WITH CEMETERY—RELATED USES INCLUDING LARGE EXPANSES OF LAWN BURIAL AREAS WITH ACCESS ROADS DIVIDING THE AREA INTO BLOCKS. SITE DRAINAGE PATTERNS ARE MAINLY OVERLAND/SURFACE DRAINAGE WITH A MIXTURE OF SHEET AND SHALLOW CONCENTRATED FLOW. MOST OF THE PROPOSED IMPROVEMENTS WILL BE LOCATED AT THE NORTH EAST (UPHILL) CORNER OF THE SITE NEAR THE MAIN ENTRANCE LOCATED OFF OF MENAUL BLVD. OTHER IMPROVEMENTS WILL OCCUR TOWARD THE MIDDLE OF THE SITE BETWEEN CANNA DRIVE AND ELM DRIVE, AND AT THE NORTH, WEST AND SOUTH EDGES OF THE SITE ADJACENT TO MENAUL BLVD. NE, EDITH BLVD. NE AND I—40 FREEWAY FRONTAGES.

THE CURRENT LEGAL DESCRIPTION OF THE SITE IS TRACT 1, SUNSET MEMORIAL PARK. AS SHOWN BY PANEL 332 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 26, 2008, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. FURTHERMORE, THE SITE DOES NOT APPEAR TO DRAIN TO A DESIGNATED FLOOD HAZARD ZONE. FLOODING IS IDENTIFIED WITHIN MENAUL BLVD. NE ADJACENT TO THE SITE, HOWEVER, THE 1% ANNUAL CHANCE FLOOD IS CONFINED TO THE STREET.

III. BACKGROUND DOCUMENTS & RESEARCH

THE FOLLOWING BACKGROUND DOCUMENTS WERE REVIEWED IN THE PREPARATION OF THIS SUBMITTAL:

- A. MASTER DRAINAGE PLAN UPDATE FOR SUNSET MEMORIAL PARK (H-15/D16), DATED 04-09-2015, PREPARED BY HIGH MESA CONSULTING GROUP THE 2014 MASTER DRAINAGE PLAN WAS AN UPDATE TO A PREVIOUSLY APPROVED 1987 MASTER DRAINAGE PLAN AND MAINTAINED EXISTING DRAINAGE PATTERNS AND FREE DISCHARGE OF RUNOFF FROM THE SITE IS ALLOWABLE TO EDITH BLVD. NE
- B. A CONTROL AND UNCLASSIFIED SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184 (2019.057.1) THIS REFERENCED DOCUMENTS PROVIDES A DIGITAL ORTHOPHOTO, CONTOUR, UTILITY INFORMATION AND THE BASIS FOR THE EXISTING CONDITIONS OF THE SITE TO BE DEVELOPED IN THE PHASES LISTED BELOW.

IV.EXISTING CONDITIONS

THE EXISTING SITE IS DEVELOPED AS A CEMETERY WITH RELATED USES. AT PRESENT, THE SITE CONSISTS PRIMARILY OF TURF GRASS BURIAL PLOTS WITH INTERNAL PAVED ACCESS ROADS MAKING UP THE WESTERN AND CENTRAL PORTIONS OF THE SITE. THE EASTERN EDGE OF THE SITE CONTAINS THE EXISTING ADMINISTRATION BUILDING, RETORT, SEVERAL CRYPT BUILDINGS, MAUSOLEUM, ROSE DRIVE IMPROVEMENTS AND ROSE GARDEN. THE NORTHEAST CORNER OF THE SITE CONTAINS THE BEST FRIENDS MEMORIAL GARDEN / NON-PERPETUAL CARE, CENTENNIAL URN GARDEN, PLAZA ESPERANZA/PUEBLO IMPROVEMENTS AND LOOP ROAD. THE SITE GENERALLY DRAINS FROM NORTHEAST TO THE SOUTHWEST CORNER OF THE SITE. THE EXISTING TURF AREAS BETWEEN THE LAVED ROADWAYS PROVIDES A FLOW PATH THAT DISCONNECTS THE MAJORITY OF UPSTREAM IMPERVIOUS AREAS FROM THE EXISTING POINTS OF DISCHARGE. IN ADDITION TO PROVIDING DISCONNECTED IMPERVIOUSNESS, THERE ARE MULTIPLE EXISTING DEPRESSIONS IN THE TURF AREAS OF VARYING VOLUME THAT COLLECT AND RETAIN RUNOFF PRIOR TO DISCHARGE. AFTER CROSSING THE TURF AREAS, SITE RUNOFF DISCHARGES FREELY TO EDITH BLVD. NE VIA TWO POINTS: A PRIVATE STORM INLET AND 36" STORM DRAIN THAT CONNECTS DIRECTLY TO THE 66" PUBLIC STORM DRAIN WITHIN EDITH BLVD., AND THROUGH THE PRIVATE ENTRANCE TO EDITH BLVD. LOCATED AT THE SOUTH END OF FLORAL DRIVE (A PAVED INTERNAL DRIVE). AS REFERENCED IN THE 2014 MDP LISTED ABOVE, FDITH BLVD, IS A FULLY IMPROVED PUBLIC STREET WITH PUBLIC STORM DRAIN FACILITIES. SIZED FOR THE FREE DISCHARGE OF CONTRIBUTING PROPERTIES.

AS ESTABLISHED BY PREVIOUS MDP UPDATE, THERE ARE NO OFFSITE FLOWS AFFECTING THIS SITE (H-15/D16).

V. DEVELOPED CONDITIONS AND PHASING

DEVELOPMENT IS PROPOSED IN SEVERAL SITE AREAS. THESE AREAS ARE LABELED IN THE DEVELOPED CONDITIONS SITE PLAN. THE DEVELOPED CONDITIONS FOR EACH AREA ARE AS FOLLOWS:

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

SECURITY FENCING AND PERIMETER NICHES — 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.

V. DEVELOPED CONDITIONS AND PHASING (CONTINUED)

EACH IMPROVEMENT DESCRIBED ABOVE MAY BE BUILT-OUT IN ITS ENTIRETY AS A SINGLE PROJECT, HOWEVER, IT IS RECOGNIZED THAT MARKET DEMANDS CHANGE WITH TIME THEREBY NECESSITATING RE-VISITING THE SCOPE OF IMPROVEMENTS OFFERED AND HENCE CONSTRUCTED WITHIN EACH ANTICIPATED PHASE AND ASSOCIATED PROJECT. IN RECOGNITION OF THIS DYNAMIC, IT IS RECOGNIZED THAT EACH IMPROVEMENT DESCRIBED ABOVE MAY UNDERGO FUTURE DEFINITION AND DENSIFICATION (I.E. INFILL DEVELOPMENT) AND/OR A CHANGE IN PRODUCT OFFERED. ADDITIONALLY, SOME PHASES MAY BE DEVELOPED IN SUB-PHASES. CHANGES IN SCOPE, SEQUENCE AND PHASING WILL BE ADDRESSED BY INDIVIDUAL SITE-SPECIFIC DRAINAGE SUBMITTALS.

EACH INDIVIDUAL PROJECT WILL BE ADDRESSED BY PROJECT—SPECIFIC SUBMITTALS FOR PERMIT. THERE WILL BE NO CONSTRUCTION BASED UPON THE CONCEPTS AND THIS MASTER PLAN.

VI. EXISTING AND DEVELOPED CONDITIONS PLANS

THE EXISTING AND DEVELOPED CONDITIONS PLANS SHOW 1) EXISTING GRADES INDICATED BY FLOW ARROWS AND CONTOURS AT 1'-0" INTERVALS AS TAKEN FROM THE ABOVE REFERENCED 2019 SURVEY, 2) PROPOSED DEVELOPMENT AREAS WITH RELATED GENERAL FLOW ARROWS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS TAKEN FROM THE ABOVE REFERENCED 2019 SURVEY, AND 4) THE LIMITS OF THE PROPOSED IMPROVEMENTS AS GENERALLY DESCRIBED BY THE PRECEDING DEVELOPED CONDITIONS SECTION. AS SHOWN BY THIS PLAN, THE RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS WILL CONTINUE TO DRAIN GENERALLY FROM NORTHEAST TO SOUTHWEST VIA EXISTING PRIVATE DRAINAGE INFRASTRUCTURE (INTERNAL PAVED ROADS) TO THE EXISTING TURF AREAS AND THEN DISCHARGE FREELY TO EDITH BLVD. NW IN ACCORDANCE WITH THE PREVIOUSLY APPROVED DRAINAGE PATTERN FOR THE SITE.

VII. CALCULATIONS

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100—YEAR, 6—HOUR RAINFALL EVENT FOR THE PROJECT SITE. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED PHASED IMPROVEMENTS WILL RESULT IN A MINOR INCREASE IN THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED BY THE PARK. THAT WILL CONTINUE TO DRAIN TO HISTORIC OUTFALLS.

VIII. FIRST FLUSH

THE PROPOSED NEW DEVELOPMENT AREA WILL GENERATE A FIRST FLUCH VOLUME OF 1,490 CF. THIS RUNOFF WILL BE INHERENTLY TREATED BY FLOWING ACROSS EXISTING TURF AREAS THAT DISCONNECT UPSTREAM IMPERVIOUS AREAS FROM THE EXISTING DOWNSTREAM DISCHARGE LOCATIONS. THE TURF AREAS CONTAIN MULTIPLE EXISITING DEPRESSED AREAS OF VARYING VOLUME THAT TOTAL 758 CUBIC FEET AND WILL RETAIN A PORTION (APPROXIMATELY HALF) OF THE FIRST FLUSH RUNOFF GENERATED BY THE NEW IMPERVIOUS AREAS.

AS PREVIOUSLY DESCRIBED, THE MAJORITY OF THE SITE RUNOFF WILL CROSS LONG EXPANSES OF TURN AREAS AS IF FLOWS ACROSS THE SITE. THIS DISCONNECTED IMPERVIOUSNESS WILL CONTINUE TO PROVIDE WATER QUALITY BENEFITS FOR THE ENTIRE SITE. ALTHOUGH A DETAILED ANALYSIS OF THE SPECIFIC LOCATIONS WAS NOT PERFORMED, WE HAVE PROVIDED CALCULATIONS THAT PROVIDE A REPRESENTATIVE EXAMPLE OF THE OVERAL BENEFIT AS DESCRIBED BY THE FOLLOWING:

THERE ARE A TOTAL OF 9 LARGE TURF AREAS WEST OF LOMBARDY DRIVE THAT RECEIVE UPSTREAM RUNIFF FOM IMPERVIOUS AREAS. THE AVERAGE SLOPE OF THESE LARGE AREAS IS 2.7%. ASSUMING THAT THE INITIAL 100 FEET OF DISTANCE TRAVELLED IS SHEET FLOW IN NATURE, THE RESULTANT TRAVEL TIME IS 0.34 HOURS OVER AN AREA OF 260,000 SQUARE FEET. THE INFILTRATION RATE FOR LAND TREATMENT B IS 1.25 INCHES PER HOUR. THIS AMOUNTS TO 9,208 CUBIC FEET OF LOSS OVER THE TRAVEL TIME JUST FOR THE UPPERMOST 100 LINEAR FEET OF THESE AREAS THAT REPESENT LESS THAN 25% OF THE TOTAL TURF AREA OF THE SITE. THE TOTAL INFILTRATION OVER THE TURF AREAS WILL ACTUALLY BE MUCH HIGHER.

AS SHOWN BY THE CALCULATION ON THIS SHEET, THE INFILTRATION RATE FROM THE SEVERAL TURF AREAS GREATLY EXCEEDS THE FIRST FLUSH RUNOFF GENERATED FROM THESE DEVELOPED IMPROVEMENTS WHIL THE EXISTING DEPRESSIONS MANAGE THE FIRST FLUSH FROM APPROXIMATELY HALF OF THE NEW IMPERVIOUS AREAS.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS AND ANALYSES CONTAINED HEREIN:

- 1. THE PROPOSED IMPROVEMENTS REPRESENT MODIFICATIONS TO AN EXISTING SITE WITHIN AN INFILL AREA
- 2. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE, OR DISCHARGE TO A
- DESIGNATED FLOOD HAZARD ZONE.

 3. THERE IS NO ADVERSE IMPACT ON ADJACENT OR DOWNSTREAM FLOOD ZONES.
- 4. THERE WIL BE A MINOR INCREASE IN DEVELOPED RUNOFF GENERATED BY THE PROPOSED PHASED IMPROVEMENTS
- 5. THE EXISTING DRAINAGE PATTERN (STATUS QUO) WILL NOT BE ALTERED AND HENCE MAINTAINED
- 6. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE PREVIOUSLY APPROVED MASTER DRAINAGE PLAN, MAINTAINING FREE DISCHARGE TO EDITH BLVD. NE
- 7. THE FIRST FLUSH RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT AREAS SHOWN IN THIS PLAN WILL EFFECTIVELY BE TREATED BY THE EXISTING TURF AREAS THAT DISCONNECT
- IMPERVIOUS AREAS ONSITE BY EXISTING STORAGE AND INFILTRATION.

 8. DEVELOPMENT OF THE PARK WILL PROCEED IN PHASES. THE PHASING PLAN PRESENTED HEREIN IS THE MOST RELIABLE TOOL AVAILABLE TO THE OWNER, PLANNERS, AND ENGINEER AT THIS TIME. CHANGES IN SCOPE, SEQUENCE AND PHASING TO THAT PRESENTED HEREIN WILL
- BE ADDRESSED BY INDIVIDUAL SITE—SPECIFIC DRAINAGE SUBMITTALS.

 11. THIS PLAN SUPPORTS DRB MASTER SITE PLAN APPROVAL.
- 12. PHASED PROJECTS IDENTIFIED BY THIS PLAN WILL REQUIRE INDIVIDUAL SUBMITTALS TO SUPPORT ADMINISTRATIVE AMENDEMNTS AND BUILDING AND/OR GRADING AND PAVING PERMIT

CALCULATIONS:

I. SITE CHARACTERISTICS A. PRECIPITATION ZONE =	2	
B. P _{8,100} = P ₃₈₀ =	2.35	
C. TOTAL PROJECT AREA (A _T) =	1,702,574 39.09	SF AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

<u>A</u> B	1129800 / 25.94	66
		00
C	42900 / 0.98	3
D	529,874 / 12.16	31
		100

2. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
Α	1 / 0.00	0
В	1,094,081 / 25.12	64
С	42,900 / 0.98	3
D	565,593 / 12.98	33

II. HYDROLOGY

A. EXISTING CONDITION

a. VOLUME

 $E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) A_T$

E _W =	((0.00*0.5	3) + (25.94*0.78) + (0.98*	1.13) + (12.16*2.12))/39.09	1.21 IN
$V_{100} = (E_W/$	12)A _T =	(1.21/12)39.09 =	3.9276 AC-FT =	171,088 CF

b. PEAK DISCHARGE

 $Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

 $Q_P = Q_{100} = ((0.00*1.56) + (25.94*2.28) + (0.98*3.14) + (12.16*4.7)) = 119.4 CFS$

(0.00 1.00) - (20.04 2.20) - (0.00 0.14) - (12.10 4.17))

a. VOLUME

B. <u>DEVELOPED CONDITION</u>

 $E_W = (E_AA_A + E_BA_B + E_CA_C + E_DA_D)/A_T$

 $E_W = \underbrace{((0.00*0.53) + (25.12*0.78) + (0.98*1.13) + (12.98*2.12))/39.09} : 1.23 \text{ IN}$ $V_{100} = (E_W/12)A_T = \underbrace{(1.23/12)39.09} = \underbrace{4.0192} \text{ AC-FT} = \underbrace{175,076} \text{ CF}$

b. PEAK DISCHARGE

 $Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

 $Q_P = Q_{100} = ((0.00*1.56) + (25.12*2.28) + (0.98*3.14) + (12.98*4.7)) = 121.4 CFS$

c. FIRST FLUSH VOLUME: NEW DEVELOPMENT AREAS ONLY FOR 0.6 EVENT OVER 6 HRS

 $V_{FF} = ((P_{FF} - IA_D)/12) \cdot A_D$ $V_{FF} = ((0.60 - 0.10)/12) \cdot (0.82) =$ 0.0342 AC-FT = 1,490 CF

TURF AREA INFILTRATION AND STORAGE

THERE ARE 9 EXISTING PERVIOUS LAWN AREAS (TREATMENT B WITH AN ASSOCIATED INFILTRATION RATE OF 1.25 IN/HR) THAT WILL DISCONNECT IMPERVIOUS AREAS FROM THE EXISTING OUTFALL AND INFILTRATE RUNOFF FROM THE UPSTREAM IMPROVEMENTS. IN ORDER TO BE CONSERVATIVE, WE ONLY APPLIED THE INFILTRATION RATE TO THE FIRST (UPSTREAM) 100 FEET OF SHEET FLOW CONDITION.

TRAVEL TIME (NRCS CH.15 PART 630.1502 PART B)

TRAVEL TIME= $(0.007(N \times L)^{0.8})/((P_2)^{0.5} \times S^{0.4})$ IN HRS

L, LENGTH = 100 FT (MAX LENGTH FOR SHEET FLOW) N, MANNINGS ROUGHNESS COEFFICIENT= 0.24 (DENSE GRASS) P2, 2 YR 24 HR RAINFALL (IN) = 1.22 (NOAA ATLAS)

TRAVEL TIME= (0.007(0.24 x 100)^{0.8})/((1.22)^{0.5} x 2.77^{0.4})

S. AVG. SLOPE OF LAND SURFACE (FT/FT) = 0.027

TRAVEL TIME = (0.007(0.24 x TRAVEL TIME = 0.34 HRS

TOTAL AREA OF 1ST 100' OF LAWN AREAS= 260,000 SF TOTAL INFILTRATION = 260,000 SF X (1.25 IN/HR)/12) X 0.34 HRS = 9,208 CF

TOTAL EXISTING STORAGE OF DEPRESSED VOLUMES= 758 CF

TOTAL REDUCTION/TREATMENT = 9,208 CF + 758 CF = 9,966 CF >> 1,490 CF

C. COMPARISON

a. VOLUME

 $\Delta Q_{100} = 121.4 - 119.4 =$

$\Delta V_{100} =$	175076 - 171088 =	3,989 CF	(INCREASE)
h PEAK D	ISCHARGE		

2.0 CFS

(INCREASE)

HIGH

MESA Consulting Group

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13676)
ROFESSION
03-09-2020

SUNSET MEMORIAL PARK MASTER DRAINAGE PLAN

RAWN BY

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SOID

SOID

RENIGNED BY

R.J.C.

DRAWN BY

J.Y.R.

DRAINAGE PLAN AND CALCULATIONS

G.M.

APPROVED BY

SHEET TITLE

SHEET 3 OF 3

PROPOSED PROJECTS - Fire 1 Notes, Descriptions, and Area Calculations Fire 1 Plan Notes:

- 1. Property vehicle entrances are shown on the plan.
- 2. 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).
- 3. All existing road widths and curve radii are per CABQ design requirements. No new roads are
- 4. Public water main locations and sizes are shown on the plan.
- 5. Fire Hydrant supply lines and sizes are shown on the plan.
- 6. Water feed line to hydrant near Loop Road comes from cemetery well (800 GPM/80 PSI) and was previously approved by CABQ Fire Department.
- 7. 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)

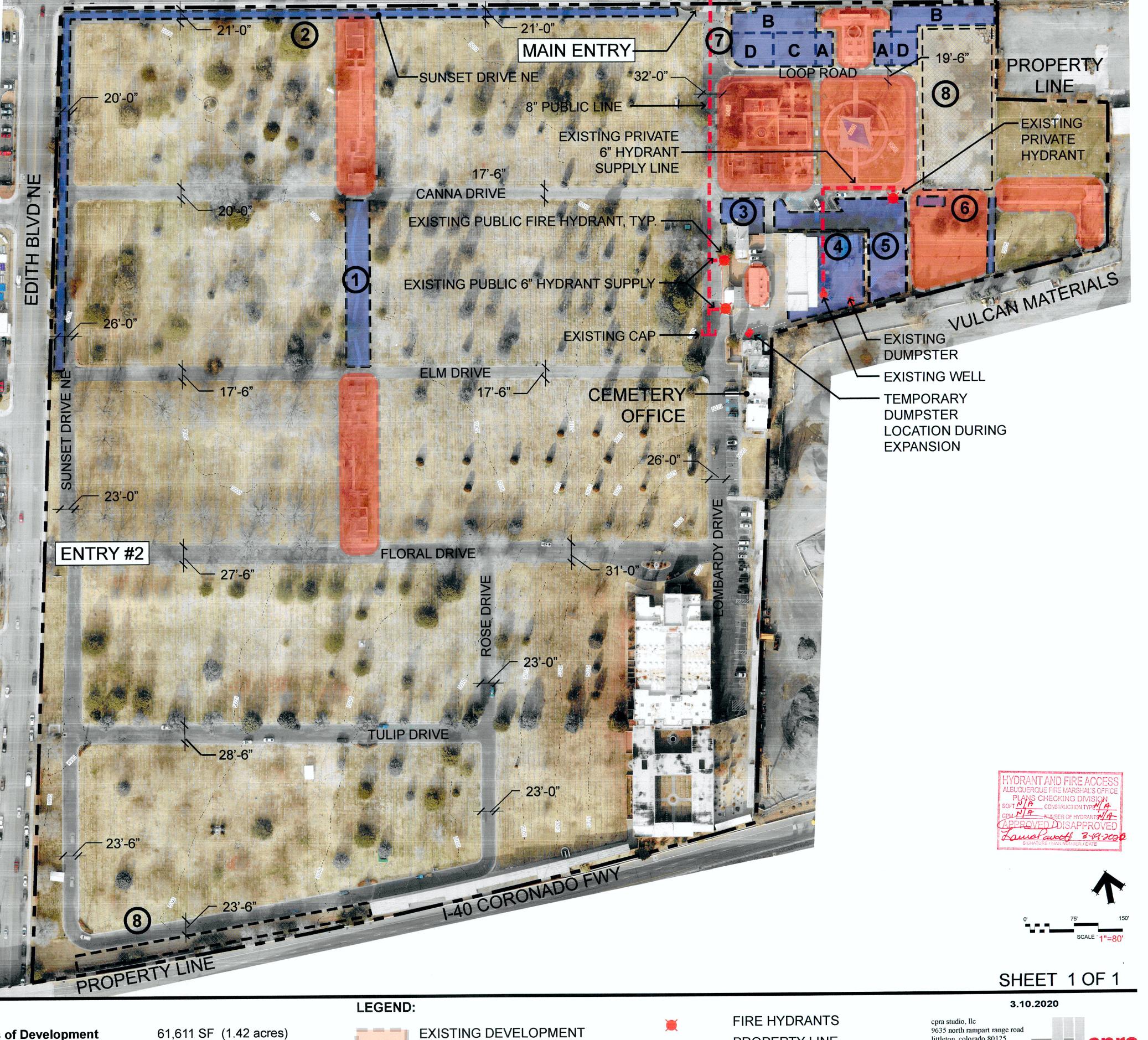
Future Development

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)



OVERALL MAP

FIRE 1 PLAN

PROPOSED CEMETERY DEVELOPMENT

SUNSET MEMORIAL PARK, ALBUQUERQUE, NM

TOTALS:

Total Proposed Areas of Development Total Existing Area of Cemetery

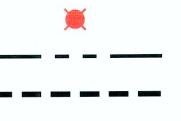
Total Proposed Percentage of Overall Area

1,659,013 SF (39.0857 acres)

3.71 %

MENAUL BLVD NE

EXISTING DEVELOPMENT (SINCE 2007 UNDER PREVIOUS SITE PLAN) PROPOSED DEVELOPMEN



PROPERTY LINE PROJECT BOUNDARY HYDRANT SUPPLY LINE 9635 north rampart range road

littleton, colorado 80125 www.cprastudio.com

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Final Audit Report 2020-10-16

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