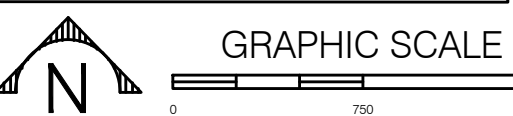


VICINITY MAP  
MAP NO. G-16-Z



#### SITE DATA

Address: 3300 VASSAR DRIVE NE ALBUQUERQUE NM 87107

Legal Description: THE SOUTH 100 FEET OF THE NORTH 330 FEET OF WEST 1/2 OF TRACT J OF COLE'S INDUSTRIAL SUBDIVISION #2

Current Use: (Mortuary) Conditional Use # VA-2021-00134.

Proposed Use: Mortuary and Crematorium

Acres: 0.3948

Current Zoning: NR-LM

Proposed Zoning: NR-SU

Building Square Footage:

-Mortuary & Admin: 10,000  
-Crematorium: 2,500  
12,500 sq. ft.

#### Parking and Loading

Required Spaces: 12 Spaces

Mortuary - 1 Space / 1,000 sq. ft. GFA or 1 space/ 4 seats in main assembly area, whichever is greater. = 10,000 sq. ft. / 1,000 = 10

Crematorium - 1 Space / 1,000 sq. ft. GFA. = 2,500 sq. ft. / 1,000 = +2.5  
Required: 12

Existing Spaces Provided: 14 Spaces

Required ADA Space: 1 Space

Provided ADA Space: 1 Space

PROJECT NUMBER: 2021-005426

Application Number:

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:

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

## CARE CENTER (MORTUARY & CREMATORIUM) 3300 VASSAR DRIVE NE SITE PLAN

Prepared For:

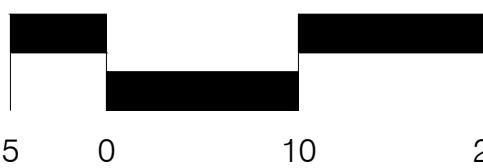
SMI - ABQ Assets, LLC  
1000 Louisiana St., Suite 400  
Houston, TX 77002-5005

Prepared By:

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM, 87102



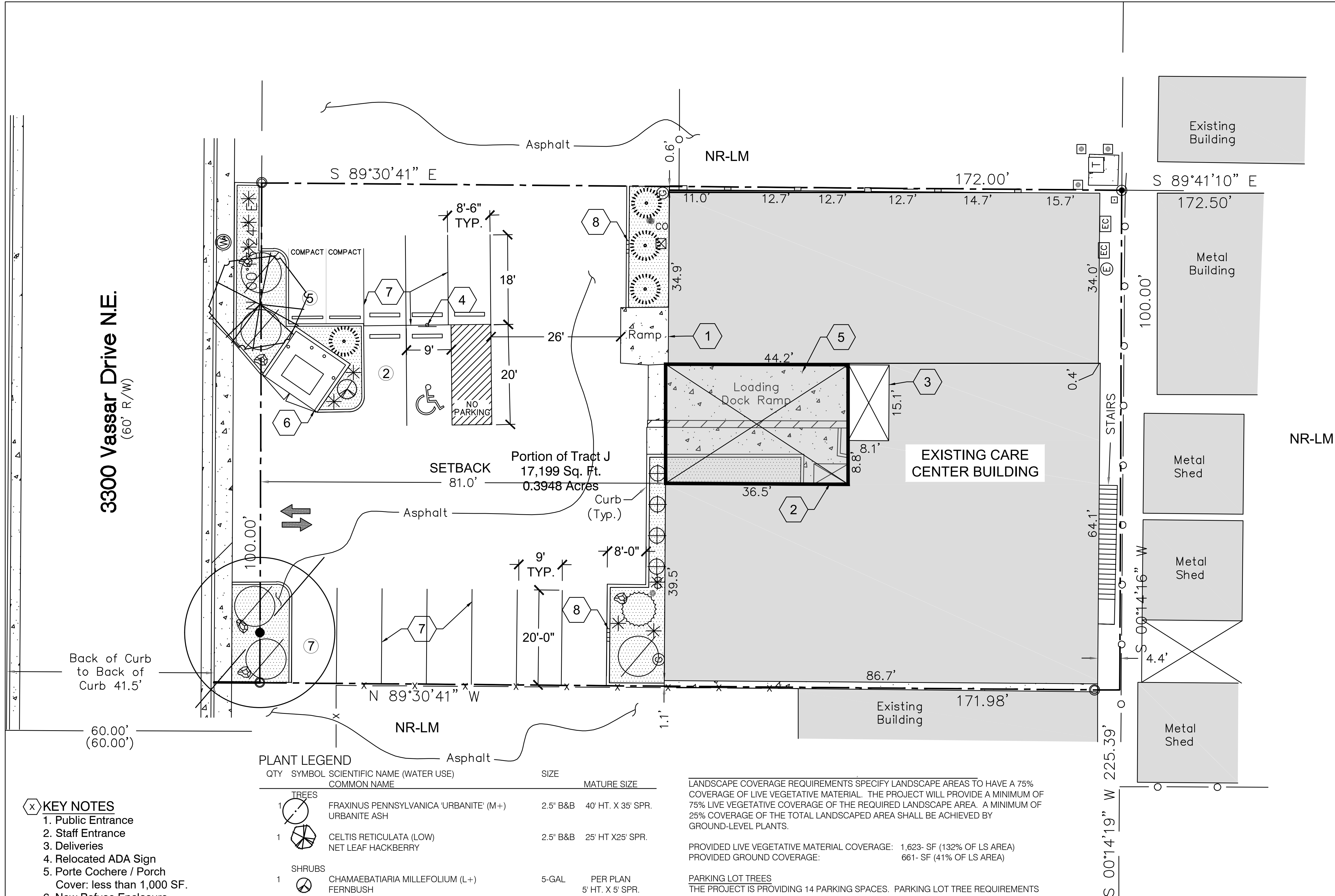
Scale: 1" = 10'



1

REFUSE ENCLOSURE

SCALE: 1/4"=1'-0"



- KEY NOTES**
- Public Entrance
  - Staff Entrance
  - Deliveries
  - Relocated ADA Sign
  - Porte Cochere / Porch  
Cover: less than 1,000 SF.
  - New Refuse Enclosure
  - Updated Parking  
Dimensions, TYP.
  - Curb Cut

**NOTE:**

New landscape areas shall be depressed 12" to allow storm-water from curb cuts to reach the landscape areas for water harvesting.

PLANT LEGEND				
QTY	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	MATURE SIZE
TREES				
1		FRAXINUS PENNSYLVANICA 'URBANITE' (M+) URBANITE ASH	2.5" B&B	40' HT. X 35" SPR.
1		CELTIS RETICULATA (LOW) NET LEAF HACKBERRY	2.5" B&B	25' HT X25" SPR.
SHRUBS				
1		CHAMAEBATIARIA MILLEFOLIUM (L+) FERNBUSH	5-GAL	PER PLAN 5' HT. X 5' SPR.
5		JUNIPERUS SABINA 'BUFFALO' (L+) BUFFALO JUNIPER	5-GAL	PER PLAN 12" HT X 10" SPR.
4		PINUS MUGO VAR. PUMILIO (M) DWARF MUGO PINE	5-GAL	PER PLAN 5' HT X 6" SPR.
4		SALVIA GREGGII 'FERMAN'S RED' (L+) FERMAN'S RED AUTUMN SAGE	5-GAL	PER PLAN 2' HT X 3' SPR.
1		SPARTIUM JUNCEUM (M) SPANISH BROOM	5-GAL	PER PLAN 8' HT X 8' SPR.
8		HESPERALOE PARVIFLORA (L) RED YUCCA	5-GAL	PER PLAN 3' HT. X 3' SPR.
MULCHES AND BOULDERS				
5		MOSS ROCK BOULDERS (3x3' MIN)		
1,231 SF		AMARETTO BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 1,623- SF (132% OF LS AREA)  
PROVIDED GROUND COVERAGE: 661- SF (41% OF LS AREA)

**PARKING LOT TREES**  
THE PROJECT IS PROVIDING 14 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 1  
PARKING LOT TREES PROVIDED: 2

**STREET TREES**  
VASSAR IS A LOCAL STREET.

STREET TREES REQUIRES: 0  
STREET TREES PROVIDED: 2



VICINITY MAP  
MAP NO. G-16-Z



#### GENERAL LANDSCAPE NOTES

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 3/4" GRAY ROCK MULCH, 1"-3" ROCK MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
NO HIGH WATER USE TURF IS PERMITTED. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**LANDSCAPE AREA COVERAGE**  
TOTAL SITE AREA: 8,110 SF (.19 AC)  
NET AREA: 8,110 SF

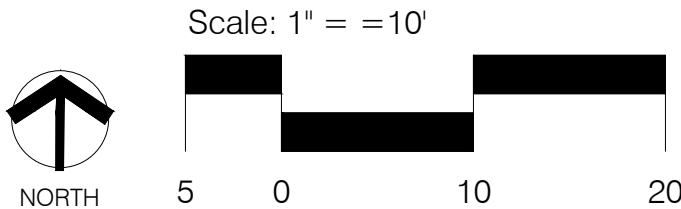
REQUIRED LANDSCAPE AREA (15% OF NET AREA): 1,216 SF  
PROVIDED LANDSCAPE AREA: 1,231 SF (-%)

LANDSCAPE LIVE VEGETATIVE COVERAGE LANDSCAPE CALCULATIONS:

## CARE CENTER (MORTUARY & CREMATORIUM) 3300 VASSAR DRIVE NE LANDSCAPE PLAN

Prepared For: SMI - ABQ Assets, LLC  
1000 Louisiana St., Suite 400  
Houston, TX 77002-5005

Prepared By: Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM, 87102





28'-8"

18'-8"



EXISTING CARE CENTER BUILDING: LOOKING EAST

18'-8"



EXISTING CARE CENTER BUILDING: LOOKING SOUTHEAST



VICINITY MAP  
MAP NO. G-16-Z

GRAPHIC SCALE  
N  
FEET

- GENERAL NOTES:
- A. Dimensions are field estimates based on cmu dimensions and are intended to be representative of the existing as-built conditions.
  - B. Modifications to the existing signage may be approved through the sign permit process.
  - C. Existing building to remain as is. No proposed changes to exterior of building.
  - D. Access to North, East, and South is limited due to existing buildings and other obstructions.
  - E. Mechanical upgrades anticipated to be located on roof due to limited space at grade with no setback.
  - F. Existing internally lit, building mounted signage on building will be upgraded and replaced.
  - G. Building mounted light shall remain.

CARE CENTER (MORTUARY & CREMATORIUM)  
3300 VASSAR DRIVE NE  
EXISTING ELEVATIONS

Prepared For:	Prepared By:
SMI - ABQ Assets, LLC 1000 Louisiana St., Suite 400 Houston, TX 77002-5005	Consensus Planning, Inc. 302 Eighth Street NW Albuquerque, NM, 87102

