

- Blank map is 4A

Issue #1

	Original plan	Existing Landscaping	proposed Landscaping
Tree Requirements	115	98	add 20

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 65 feet from a tree.

Trees will be placed according to professional Landscape recommendations and all irrigation will be repaired as needed to support landscaping material.

Trees will be chosen from plant palette and will be 10-12 ft or 2"

Issue #2

shrubs

signed plan	unknown
1 string message	142
posed message	65

plan does not specify
guaranteed amount of shrubs.
I propose to add
5 - 5 gallon shrubs to
fill in missing shrubbery.
this will ensure 150%
of area devoted to
landscaping.

shrubs will be
planted to fill
as recommended
by Professional
Landscaping Company

- One tree for each ground level dwelling unit = 64
- One tree for each 2 second story units = 28
- One tree for each 10 parking stalls - 23
or 23 trees

115

PLANT PALETTE	
SYMBOL	COMMON NAME
<u>TREES</u>	
	Evergreen 15' Min. Height
	Australian Pine, Scotch Pine, Pison Pine
	Dacrydium 12' Caliper Min.)
	Ash Species, Honeylocust Species, Chinese Pistache, New Mexico Olive, Desert Willow
	Acacia (15' Caliper Min.)
	Flowering Pear, Flowering Plum, Redbud, Flowering Locust

166

AND NEED SMALL TREE SPECIES
 60% OF TOTAL LANDSCAPE AREA

400 ACRES SHALL NOT EXCEED
50% OF TOTAL LANDSCAPE AREA
PROVIDED.

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NOTE: INSURANCE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE POLICE.



SCALE: 1" = 60 FEET

ADMINISTRATIVE AMENDMENT
FILE # 12-10166 PROJECT # 100954
sand landscaping and
parking
1/11/13
APPROVED BY DATE

Crawford
Development
Services



Stephen L. Crawford, P.E.

LANDSCAPE LEVEL

- [illegible]

-  Seed bank
 ^{1st} CRIMINAL seed bank / first floor
 Native seed
 COMMERCIAL SEED AND BANKS

NOTE:
ALL UNDERSTANDING SHALL BE BASED UPON BY A
COMPLETE UNDERSTANDING (PRESENTATION) OF THEM WITH
WHO-SAYS, WHAT-NOT, TO-DO, PROBLEMS TO-DO,
AND THE REASONING TO-DO.

The Hills

NOVEMBER 17, 1995

BRIDGEPOINT APARTMENTS
PHASE TWO
ALBUQUERQUE, NEW MEXICO

PL.1

CONCEPTUAL LANDSCAPE PLAN

SHEET 3 OF 7

Sandia Valley Apartments

map 1A

compare to map 1

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- GENERAL NOTES:
A. ALL PARKING LOT CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.
- KEYED NOTES:
① TRASH ENCLOSURE PER CITY STANDARDS
② SIDEWALK
③ 5' CEDAR PERIMETER FENCE

This map reflects the 3 spaces we propose to add as handicap parking spaces.

The proposed spaces are included by a

- LEGEND:
a = ACCESSIBLE PARKING SPACE
+ SL = SIDE LIGHTING, 20' DIAL
[Hatched Box] = 24" CRUSH ACCESS EQUIPMENT

NOVEMBER 24, 1995

BRIDGEPOINT APARTMENTS
PHASE TWO
ALBUQUERQUE, NEW MEXICO

PS.1

SITE DEVELOPMENT PLAN

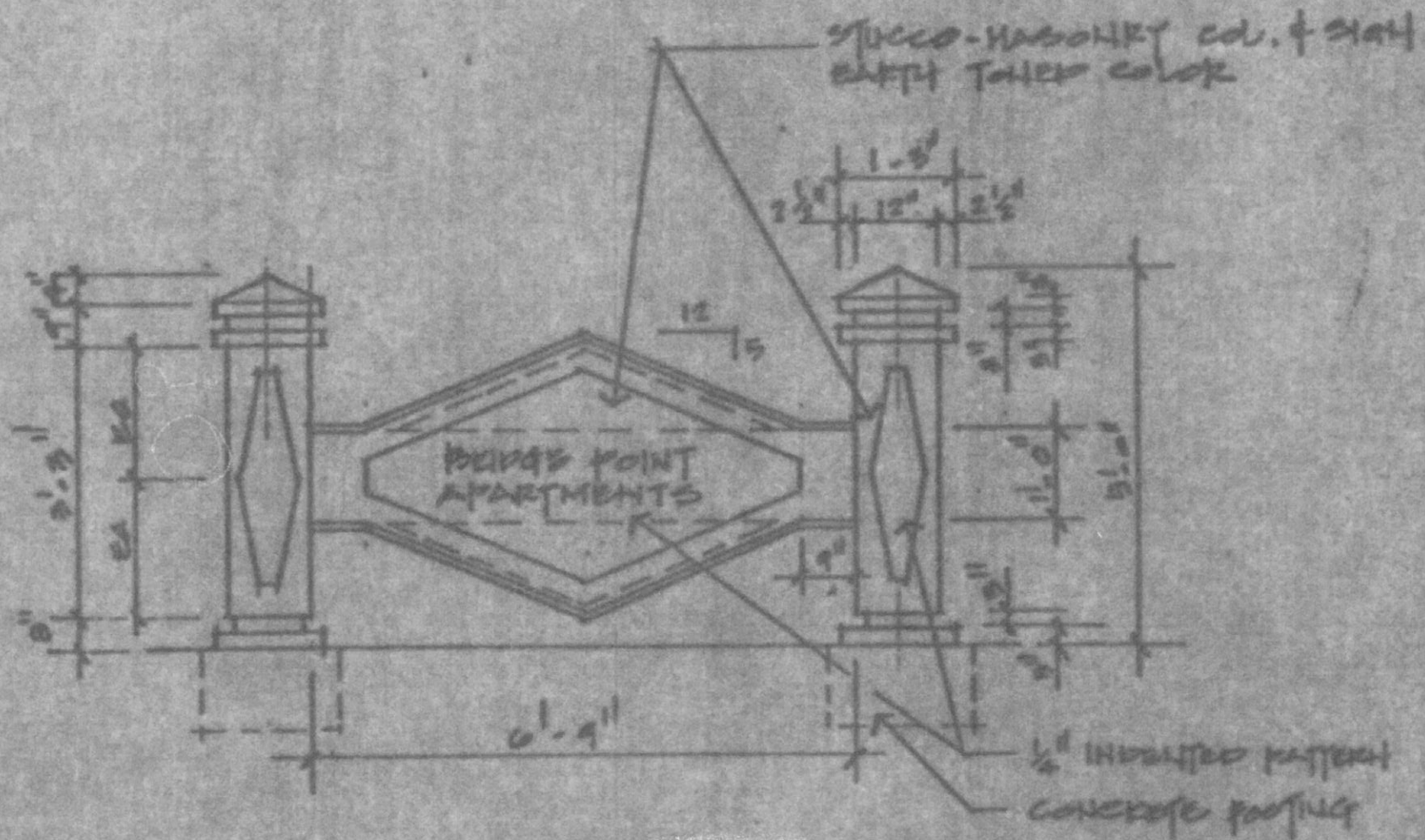
SHEET 2 OF 7

CRAWFORD DEVELOPMENT SERVICES

21 LLANO ROAD, LOS LUNAS, NM 87031

865-6442 MOBILE: 220-3028

CDS JOB: 9506PS1.DWG



PROJECT SIGN 9/8" x 1.5"

- NOTES: 1, LETTERS of SIGN TO BE 1" HIGH, BROWN COLOR.
2, LETTERS STYLE TO BE SELECTED BY OWNER.

Sandia Valley Apartments

map 1A

compare to map 1

Crawford
Development
Services
Founded 1989



Stephen L. Crawford, P.E.

GENERAL NOTES:

A. ALL PARKING LOT CURB RACKS ARE 5' UNLESS OTHERWISE NOTED.

KEYED NOTES:

① TRASH ENCLOSURE PER CITY STANDARDS

② SIDEWALK

③ 5' CEDAR PERIMETER FENCE

THIS MAP
reflects the
1 space we propose
to add

(1) Free standing
sign. THE proposed
space is marked
by a 

LEGEND:

-  ACCESSIBLE PARKING SPACE
-  SITE LIGHTING TOP MALL
-  5' CEDAR ACCESS BARRIER

NOVEMBER 24, 1995

BRIDGEPOINT APARTMENTS
PHASE TWO
ALBUQUERQUE, NEW MEXICO

PS.1

SITE DEVELOPMENT PLAN

SHEET 2 OF 7

CRAWFORD DEVELOPMENT SERVICES

21 LLANO ROAD, LOS LUNAS, NM 87031

865-6442 MOBILE: 220-3028

CDS JOB: 15006PS1.DWG

Issue #1	Original plan	Existing Landscaping	Proposed Landscaping
Street Tree Ordinance along Bridge Blvd	23 Trees	9	add 14 trees

Issue #2	Original plan	Existing Landscaping	Proposed Landscaping
Additional Tree Requirements	162 trees	92 trees	add 70 trees

#1 Additional trees shall be provided at a rate of one tree for each ground level dwelling, and one tree for each two second-story dwelling units.

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 85 feet from a tree.

#1 One tree for each ground level unit = 50
One tree for each 2 second story units = 20
= 82

#2 One tree for each 10 parking stalls = 23 parking stalls or 23 trees
= 23
105 trees

Issue #3	Original plan	Existing Landscaping	Proposed Landscaping
shrubs	253	183	add 70

+ propose to add 70 5 gallon shrubs from list. This will ensure 15% of area devoted to landscape.

Placement of trees will be based on Professional Landscaper recommendations. Irrigation will be repaired as needed to support all landscaping.

A minimum of 15 percent of the site area shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

PLANT PALETTE	
SYMBOL	COMMON NAME
TREES	
	Evergreen 18" Min. Height
	Deciduous 12" Caliper Min.
	Shrub 12" Caliper Min.
	Flowering shrub 12" Caliper Min.
	Flowering tree 12" Caliper Min.

Minimum plant size at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

+ See Note #3
The additional tree requirements only "required" 107 trees. We proposed to meet the amount originally provided in the approved plan.

* By adding 70 trees we meet/surpass all above requirements.

- Trees will be chosen from plant palette and will be a minimum 2" caliper or be 10-12 feet in height. Placement of trees will be based on Professional Landscaper recommendations. Irrigation will be repaired as needed to support all landscaping.

Sandia Valley Apartments Map 3 Phase I

