

Sandia Valley Apartments Phase II

map 4

- Blank map is 4A

Crawford Development Services
 Stephen L. Crawford, P.E.

Issue #1

Tree Requirements	Original Plan	Existing Landscaping	Proposed Landscaping
	115	98	add 20

- 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 = 23
115

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 55 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 to 18" caliper

Issue #2

shrubs

final plan	unknown
existing landscape	142
proposed landscape	65

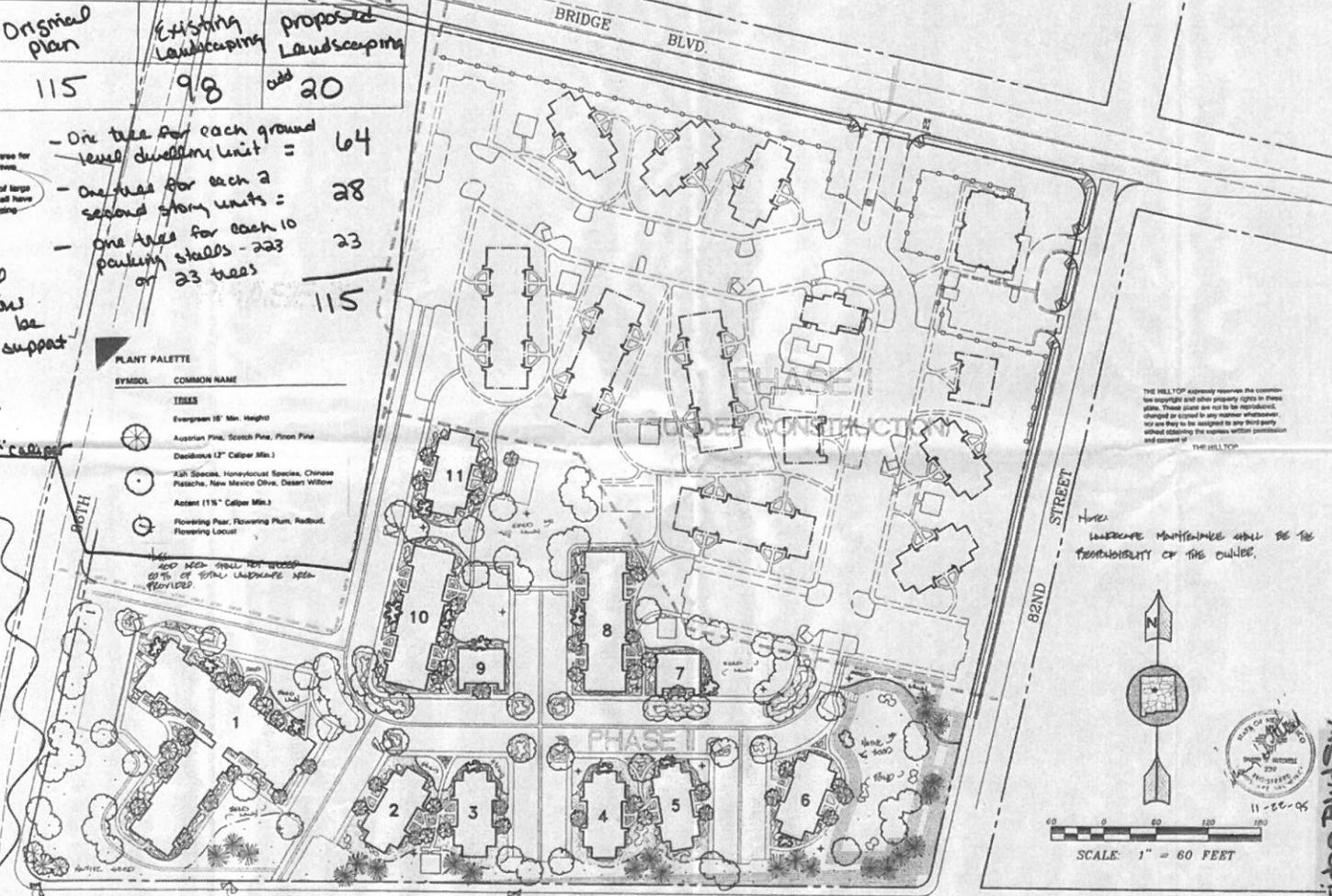
plan does not specify quant amount of shrubs. we propose to add 5-5 gallon shrubs to fill in missing shrubbery. this will ensure 15% of area devoted to landscaping.

shrubs will be planned to fill as recommended by Professional Landscaping Company.

PLANT PALETTE

SYMBOL	COMMON NAME
TREES	
	Evergreen 18" Min. Height
	Acadian Pine, Scotch Pine, Pinon Pine
	Davidsonia (1" Caliper Min.)
	Yah Species, Honeylocust, Sycamore, Chinese Pistache, New Mexico Olive, Desert Willow
	Accent (1 1/2" Caliper Min.)
	Flowering Pear, Flowering Plum, Redbud, Flowering Locust

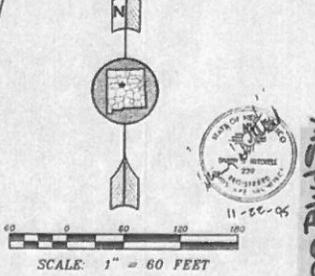
100' MIN. SPACING FOR GROUPS
 50% OF TOTAL LANDSCAPE AREA PROVIDED



- LANDSCAPE LEGEND**
- 10" OR SMALLER TREES
 - 5' SPACED PLANTING TREES
 - 10' SPACED PLANTING TREES
 - 15' SPACED PLANTING TREES
 - 20' SPACED PLANTING TREES
 - 25' SPACED PLANTING TREES
 - 30' SPACED PLANTING TREES
 - 35' SPACED PLANTING TREES
 - 40' SPACED PLANTING TREES
 - 45' SPACED PLANTING TREES
 - 50' SPACED PLANTING TREES
 - 55' SPACED PLANTING TREES
 - 60' SPACED PLANTING TREES
 - 65' SPACED PLANTING TREES
 - 70' SPACED PLANTING TREES
 - 75' SPACED PLANTING TREES
 - 80' SPACED PLANTING TREES
 - 85' SPACED PLANTING TREES
 - 90' SPACED PLANTING TREES
 - 95' SPACED PLANTING TREES
 - 100' SPACED PLANTING TREES

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- 20' SPACED PLANTING TREES
- 25' SPACED PLANTING TREES
- 30' SPACED PLANTING TREES
- 35' SPACED PLANTING TREES
- 40' SPACED PLANTING TREES
- 45' SPACED PLANTING TREES
- 50' SPACED PLANTING TREES
- 55' SPACED PLANTING TREES
- 60' SPACED PLANTING TREES
- 65' SPACED PLANTING TREES
- 70' SPACED PLANTING TREES
- 75' SPACED PLANTING TREES
- 80' SPACED PLANTING TREES
- 85' SPACED PLANTING TREES
- 90' SPACED PLANTING TREES
- 95' SPACED PLANTING TREES
- 100' SPACED PLANTING TREES



ADMINISTRATIVE AMENDMENT
 FILE # 121016 PROJECT # 1009501
 Sand Landscaping and parking
 1/11/13
 APPROVED BY DATE

The Hilltop
 NOVEMBER 17, 1995
BRIDGEPOINT APARTMENTS
 PHASE TWO
 ALBUQUERQUE, NEW MEXICO
PL.1
 CONCEPTUAL LANDSCAPE PLAN

Sandia Valley Apartments

map 1A

compare to map 1



Stephen L. Crawford, P.E.

- GENERAL NOTES:
 A. ALL PARKING LOT CURB RADI 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

- LEGEND:
 a [Symbol] = ACCESSIBLE PARKING SPACE
 b [Symbol] = ONE LIGHTING 30' DIAM.
 [Hatched Box] = 24" CROSS ACCESS GRABBAR

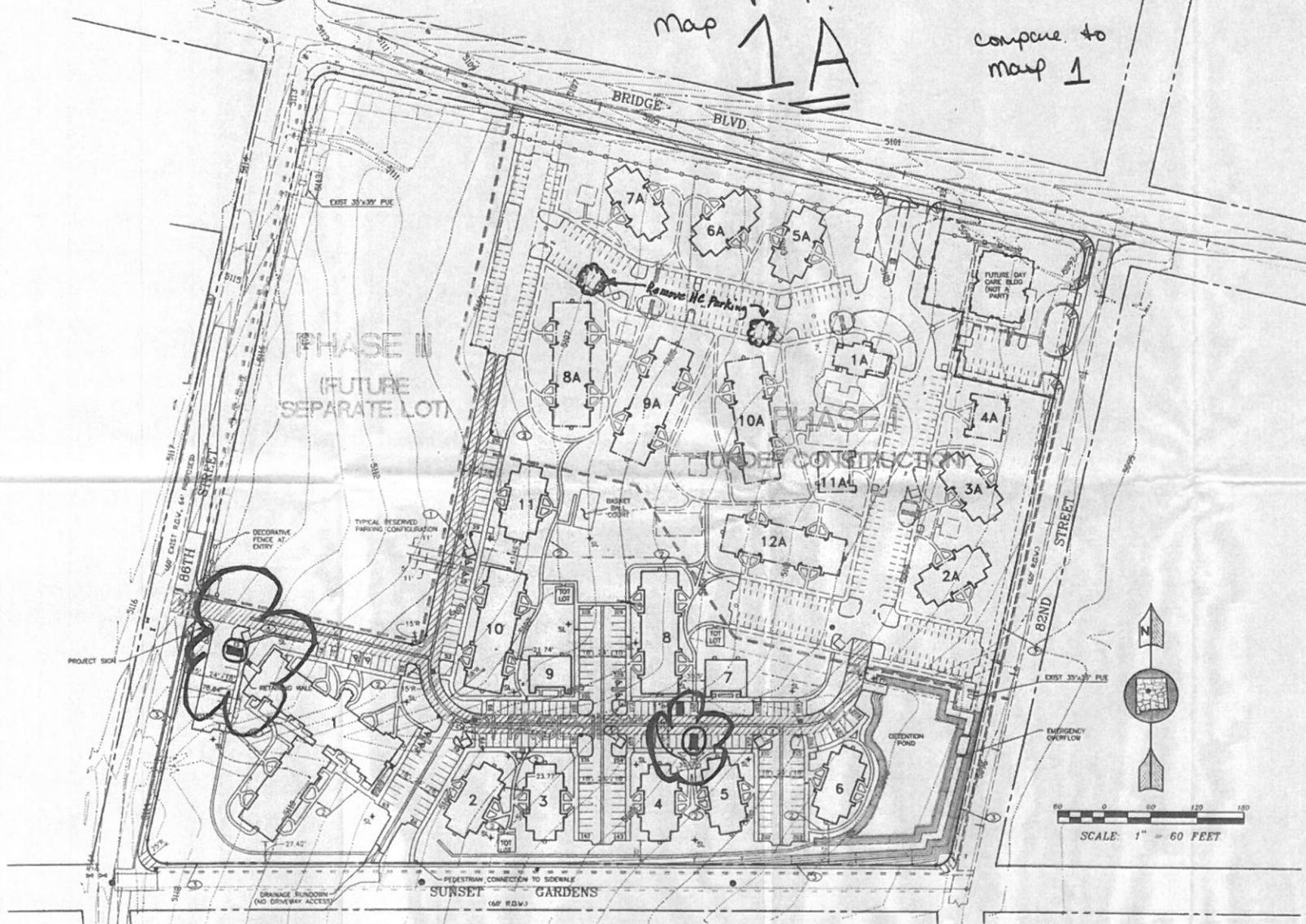
NOVEMBER 24, 1995

BRIDGEPOINT APARTMENTS
 PHASE TWO
 ALBUQUERQUE, NEW MEXICO

PS.1

SITE DEVELOPMENT PLAN

SHEET 2 OF 7



CDS JOB: 95008P51.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

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 unit = 26
= 82

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

105 trees

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.

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

- SHRUBS (11 & 3 Gallons)**
- Juniper Species, Poinsettia, Chamoe, Artemesia Species, Fourwing Saltbush, Red Flowering Yucca, Apache Plume, Oakle Species, Penstemon Species, Coloradoan Species, Forsythia, Phloxes, India Hawthorn, Mugho Pine, Heavenly Bamboo, Cherry Sage, Spruce, Caryopteris, Davily, Yucca Species

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
(Tree symbol)	TREES
(Star symbol)	Evergreen 18" Min. Height
(Circle with dot)	Austrian Pine, Scotch Pine, Pinon Pine
(Circle with dot)	Desiderona (2" Caliper Min.)
(Circle with dot)	Ash Species, Honeylocust Species, Chinese Pistache, New Mexico Olive, Queen Willow
(Circle with dot)	Accent (1 1/2" Caliper Min.)
(Circle with dot)	Flowering Pear, Flowering Plum, Redbud, Flowering Locust

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.

Sandia Valley Apartments

Map 3

Blank map of area is map 3A

Issue #1

Along Bridge Boulevard, there shall be a 20-foot landscaped setback. Seventy percent of the setback area shall be landscaped with living landscape materials.

Street trees are to be provided along Bridge Boulevard in accordance with the City's Street Tree Ordinance.

STREET TREE ORDINANCE REQUIREMENTS

The total quantity of street trees shall be according to the City of Albuquerque Street Tree Ordinance, and are as follows:

Bridge Boulevard, Trees Required	23
Bridge Boulevard, Trees Provided	23

Issue #2

NOTE #3

ADDITIONAL TREE REQUIREMENTS

Parking Area Trees Required	25
Parking Area Trees Provided	48
Dealing Live Trees Required	23
Dealing Live Trees Provided	182

Issue #3

185 trees minus 23 trees along Bridge = 162 trees

253 shrubs

BRIDGE POINTE APARTMENTS

Sandia Valley Apartments Phase II

Map 4

- Blank map is 4A

Issue #1

Tree Requirements	Original Plan 115	Existing Landscaping 98	Proposed Landscaping 20
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- 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**

Additional trees shall be provided at a rate of one tree for each ground level dwelling, and one tree for each second-story dwelling unit.
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 25 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" caliper

Issue #2

shrubs

ground plan	unknown
existing landscape	142
proposed landscape	65

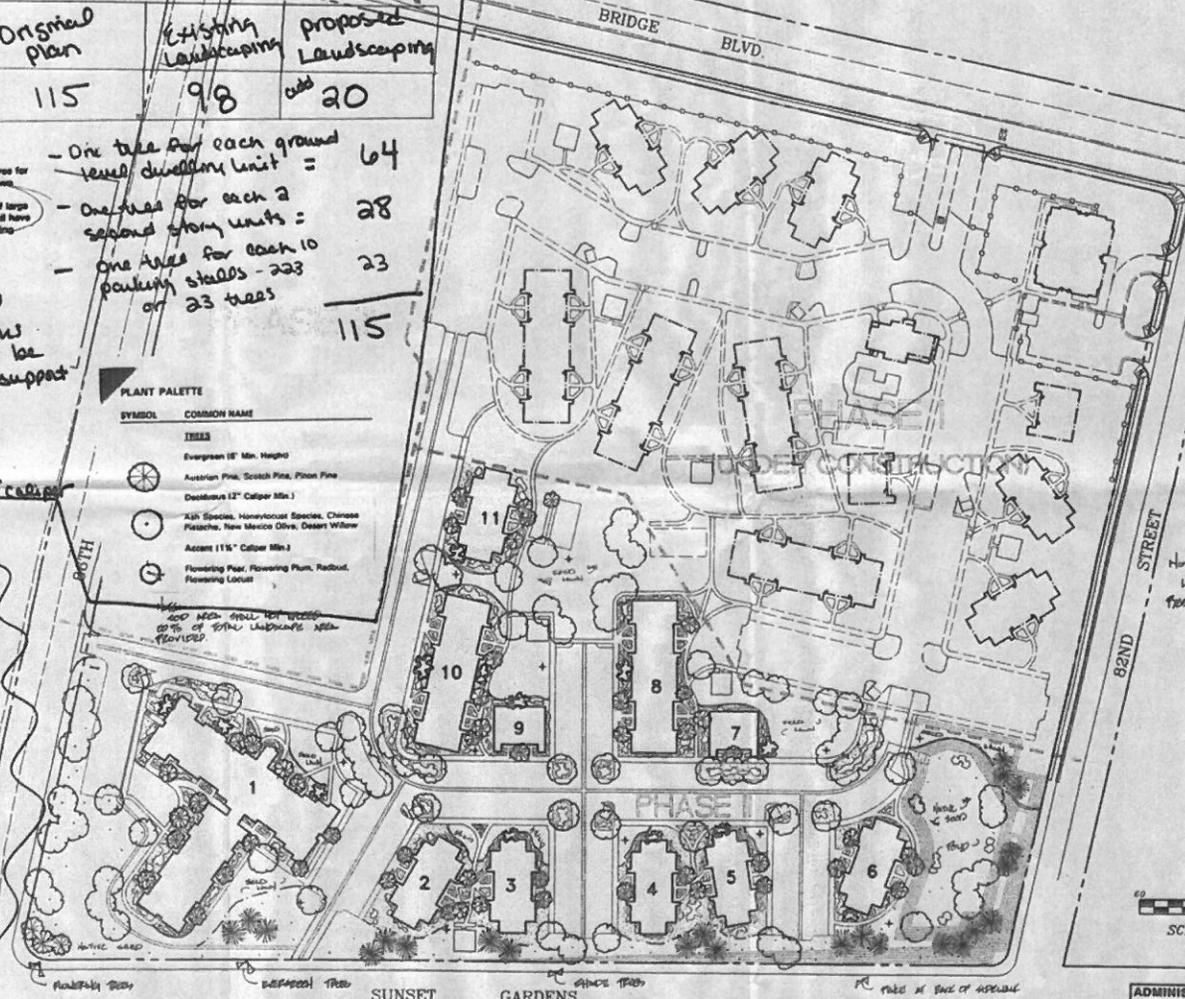
plan does not specify ground amount of shrubs. propose to add 5-5 gallon shrubs to missing shrubbery. will ensure 15% of area devoted to landscaping.

shrubs will be planted to fill as recommended by professional landscaping company.

PLANT PALETTE

SYMBOL	COMMON NAME
TREES	
	Evergreen 18" Min. Height
	Austrian Pine, Scotch Pine, Pines Pine
	Deciduous 12" Caliper Min.
	"High Species, Homegrown Species, Chinese Parasols, New Mexico Olive, Desert Willow
	Accent 1 1/2" Caliper Min.
	Flowering Pear, Flowering Plum, Redbud, Flowering Locust

200' MIN. SHALL NOT BE LESS THAN 25% OF TOTAL LANDSCAPE AREA PROVIDED



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NOTE: LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.



SCALE: 1" = 60 FEET

Crawford Development Services
 Stephen L. Crawford, P.E.

- LANDSCAPE LEGEND**
- 2 1/2" or 3" SHADE TREES: Mt. Watercourse, White Pine, Colorado
 - 15' CANOPY PLANTING TREES: Redwood, Elm, Black Oak, Cottonwood
 - 10' CANOPY TREES: Redwood, Elm, Black Oak
 - MULTI-TREE PLANTING TREES: Redwood, Elm, Black Oak, Cottonwood
 - 6" CANOPY SHRUBS: Redwood, Elm, Black Oak, Cottonwood, Blueberry, Juniper, Yucca, Lavender, Rose, Hydrangea, Forsythia, Magnolia, Camellia, Azalea, Lilac, Spirea, Dogwood, Weigela, Nandina, Ligustrum, Sycamore, Red Maple, White Birch, Norway Spruce, Eastern Red Cedar, Juniper, Yucca

- 200' MIN. TREE
- 10' CANOPY TREE/SHRUB
- 10' CANOPY TREE/SHRUB
- NATIVE SEED
- COMMERCIAL GRADE SEED

NOTE: ALL LANDSCAPING SHALL BE MAINTAINED BY A COMPLETE ABOVEGROUND IRRIGATION SYSTEM WITH AUTO-PIECE, SPARTAN 100, 200, 300, 400, 500 AND 600 DEPENDENT TO METHOD.

The Hilltop

NOVEMBER 17, 1995

BRIDGEPOINT APARTMENTS
 PHASE TWO
 ALBUQUERQUE, NEW MEXICO

PL.1

CONCEPTUAL LANDSCAPE PLAN

ADMINISTRATIVE AMENDMENT
 FILE # 12 1015 PROJECT # 10095V1
 sand landscaping and parking
 1/11/96
 APPROVED BY: [Signature] DATE: 9/11/96

Sandia Valley Apartments

Map 1A

compare to map 1

Crawford
Development
Services



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
-  SIDE LIGHTING TOP SILL
-  24" CURED ACCESS BASEMENT

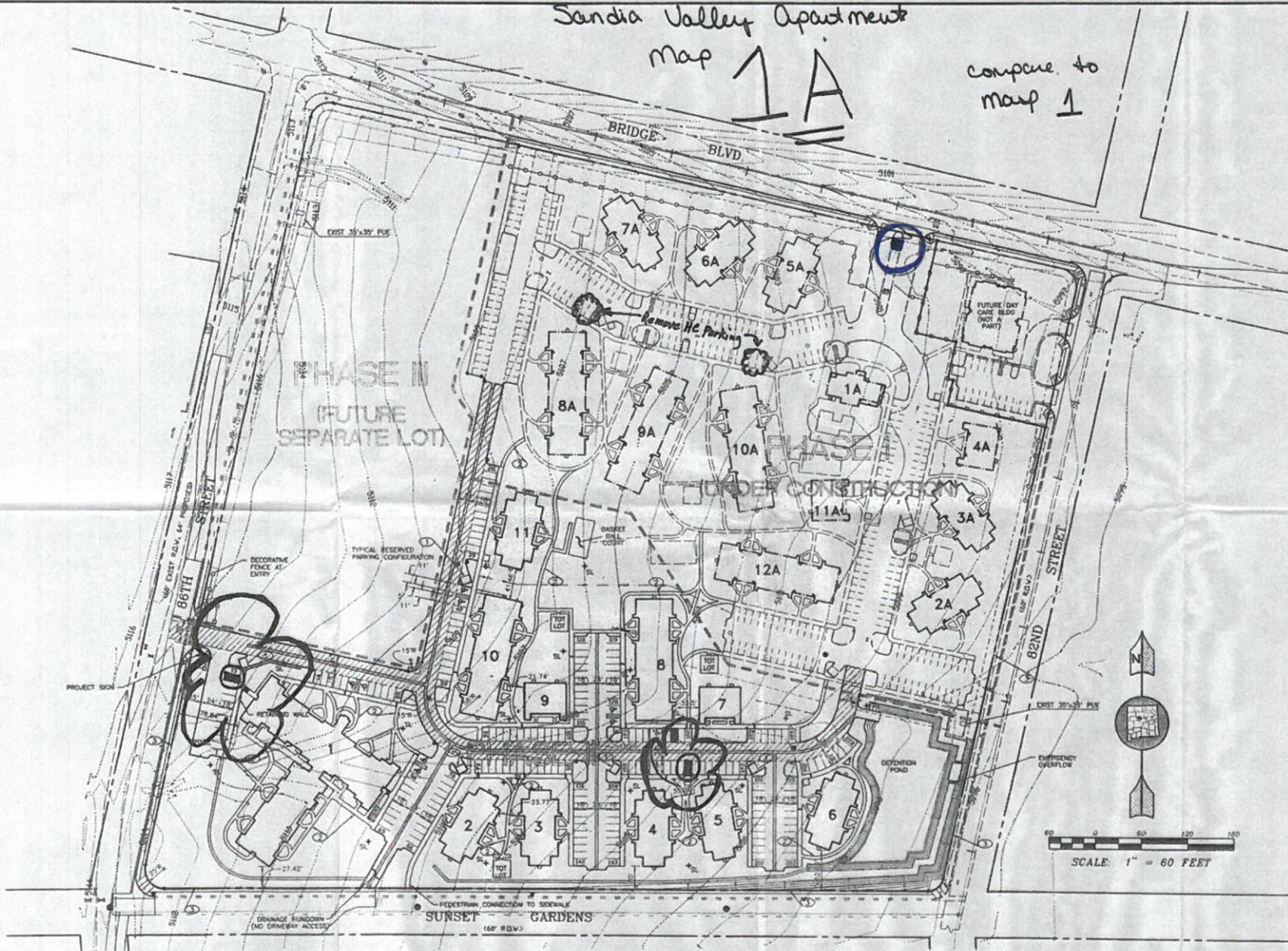
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BRIDGEPOINT APARTMENTS
PHASE TWO
ALBUQUERQUE, NEW MEXICO

PS.1

SITE DEVELOPMENT PLAN

SHEET 2 OF 7



CDS JOB: 15006PS1.DWG

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105 trees

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+ 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.

- SHRUB LIST**
- Jumper Species, Potentilla, Chamaea, Artemesia Species, Fourwing Saltbush, Red Flowering Yucca, Apache Plume, Dalea Species, Penstemon Species, Columnar Species, Forsythia, Phacelia, Indigo Bunting, Magpie Pine, Heavenly Bamboo, Cherry Sage, Spiraea, Caryopteris, Davila, Yucca Species

PLANT PALETTE

SYMBOL	COMMON NAME
TREES	
	Evergreen 18" Min. Height
	Austrian Pine, Scotch Pine, Pinon Pine
	Dwarfed 12" Caliper Min.
	Aph Species, Honeylocust Species, Chinese Pistache, New Mexico Olive, Desert Willow
	Assent 1 1/2" Caliper Min.
	Flowering Pear, Flowering Plum, Redbud, Flowering Locust

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Bridge Boulevard, Trees Provided	23

Issue #2

ADDITIONAL TREE REQUIREMENTS

Parking Area Trees Required	28
Parking Area Trees Provided	48
Dwelling Unit Trees Required	105
Dwelling Unit Trees Provided	175

Issue #3

185 trees
minus 23 trees along Bridge = 162 trees
253 shrubs

BRIDGE POINTE APARTMENTS