

SOUTH POINTE APARTMENTS

TALON DEVELOPMENT PLANNED RESIDENTIAL APPLICATION PACKAGE

PRELIMINARY

NOT FOR
CONSTRUCTION

hngm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

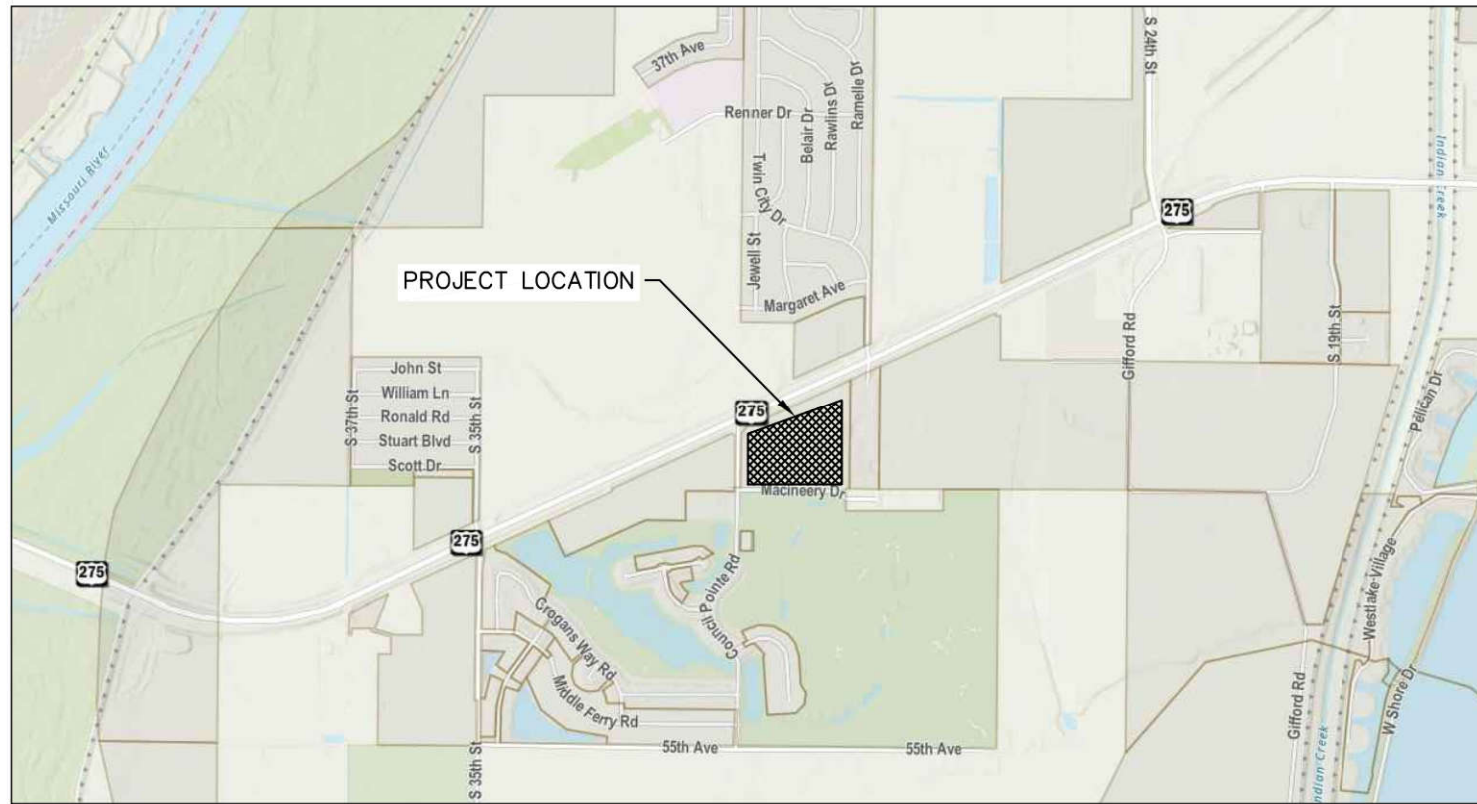
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Drawn	
DESIGNED	
PIG	
approved	2/14/2023
date	

SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA
project
client
sheet

TALON DEVELOPMENT
project no.
112522
sheet

**TITLE SHEET, INDEX
LOCATION MAP**



- INDICATES PROJECT LOCATION

LOCATION MAP
COUNCIL BLUFFS, IOWA
NO SCALE



INDEX

PAGE NO.	DESCRIPTION
A1.0	TITLE SHEET, INDEX, LOCATION MAP
B1.0	FLOODWAY OR FLOODWAY FRINGE ENCROACHMENT AREAS (NOT APPLICABLE TO THIS PROJECT)
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E1.0	ROADWAY PLANS AND SECTIONS
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L2.0	LANDSCAPE PLAN - ENLARGED PLAN/SCHEDULE
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N1.0	EXTERIOR BUILDING ELEVATIONS (BY EAGLE DESIGN + BUILD)
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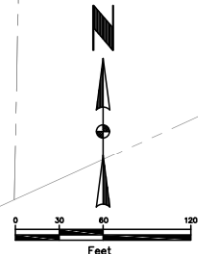
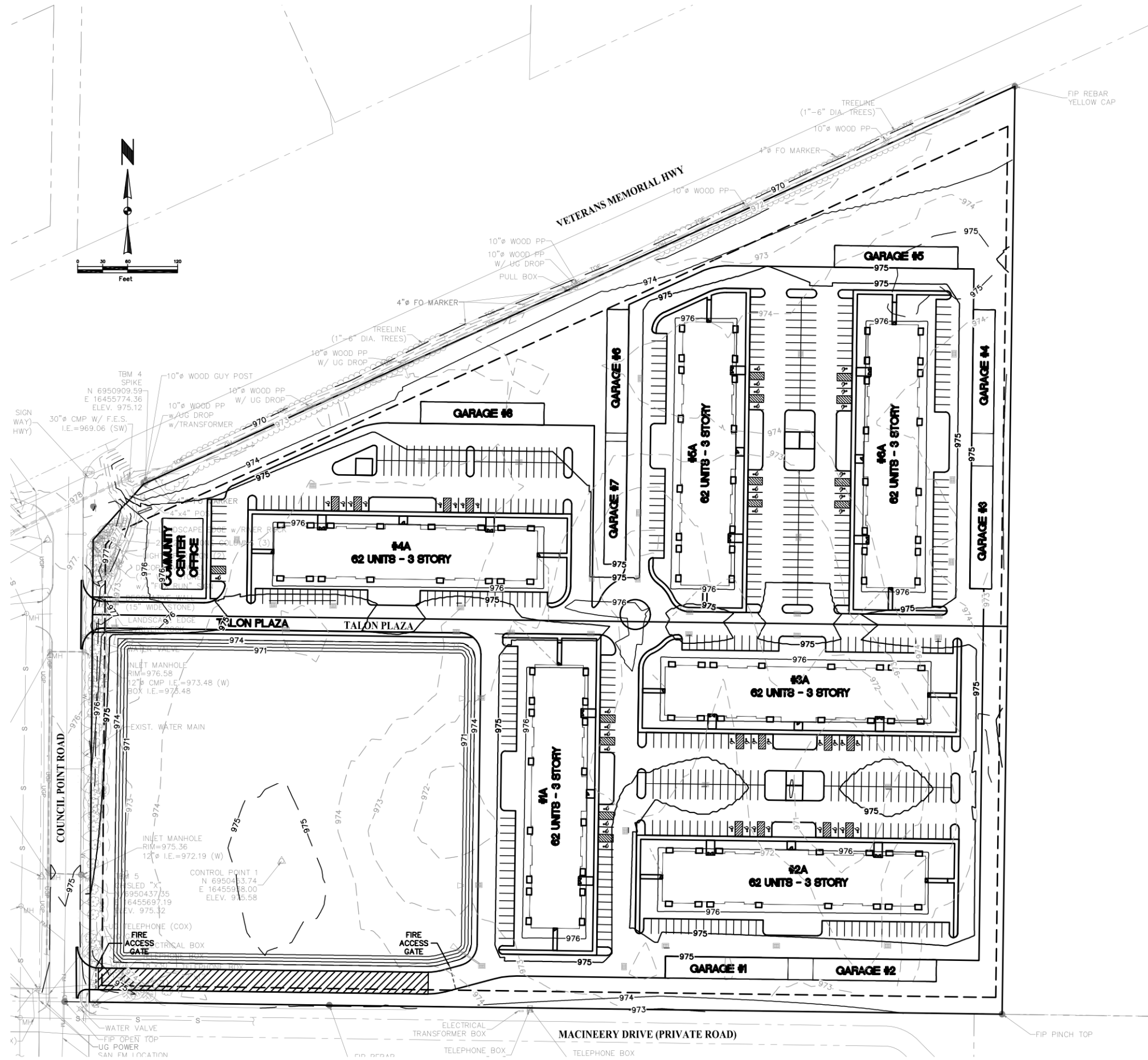
FOLLOWING ITEMS PROVIDED UNDER SEPARATE COVERS:

- SOILS AND DRAINAGE REPORT (SEPARATE COVER)
- TRAFFIC STUDY (SEPARATE COVER)
- PRELIMINARY PLAT (SEPARATE COVER)
- SIGNAGE PLAN (SEPARATE COVER BY TALON DEVELOPMENT AND EAGLE DESIGN + BUILD)

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project no.
112522
sheet
A1.0

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 DRAWN BY: Tls2, SAVE DATE: Feb 14, 2023 9:00 AM DATE PLOTTED: 2/14/2023 10:10 AM, PLOT SCALE: 1:1



LEGEND	
	EXISTING SURFACE CONTOUR
	PROPOSED SURFACE CONTOUR

1 GRADING PLAN

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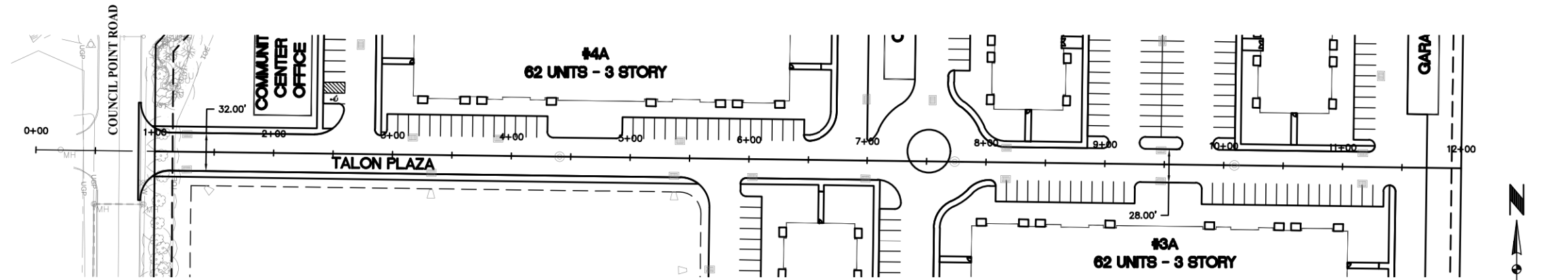
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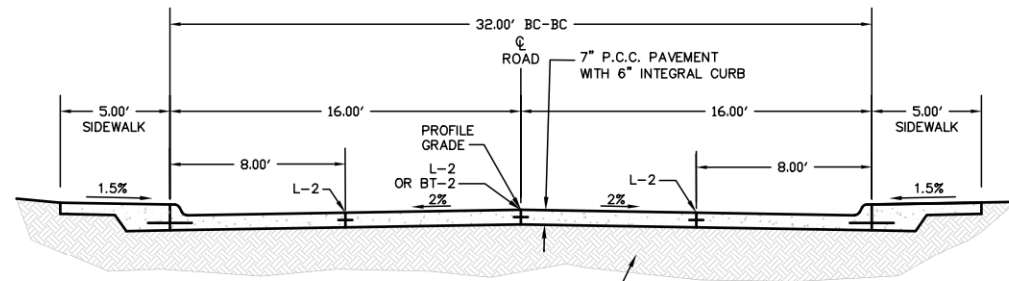
project SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
 client TALON DEVELOPMENT
PRELIMINARY GRADING PLAN

project no. **112522**
 sheet **D1.0**

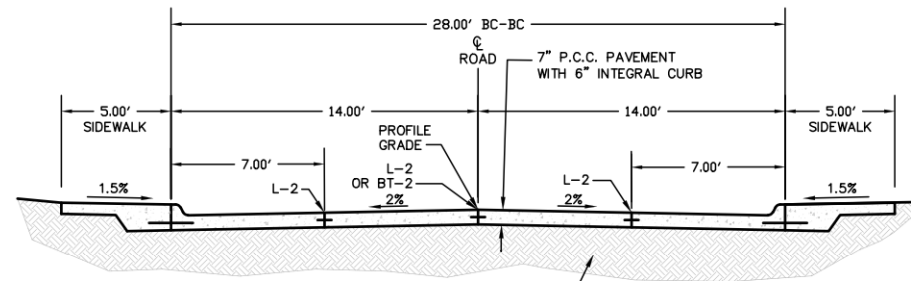
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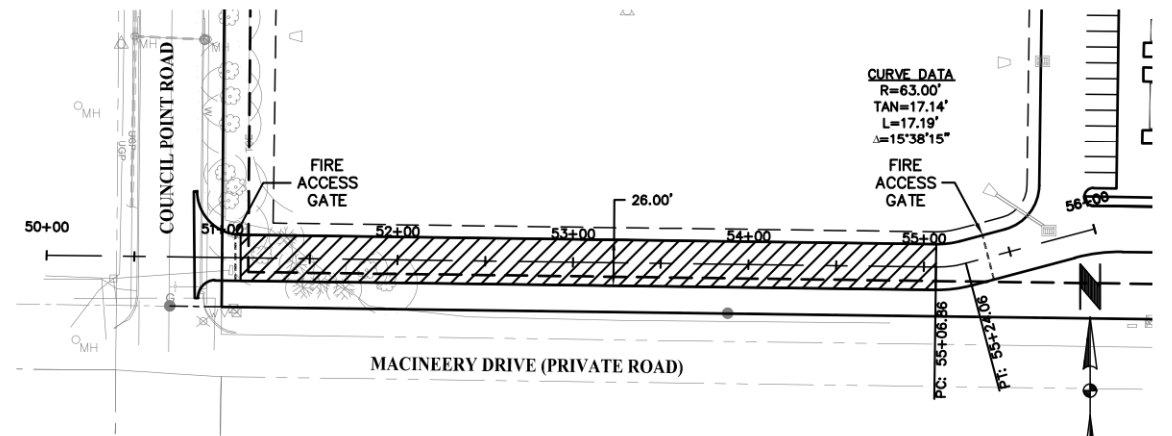
1 TALON PLAZA PLAN



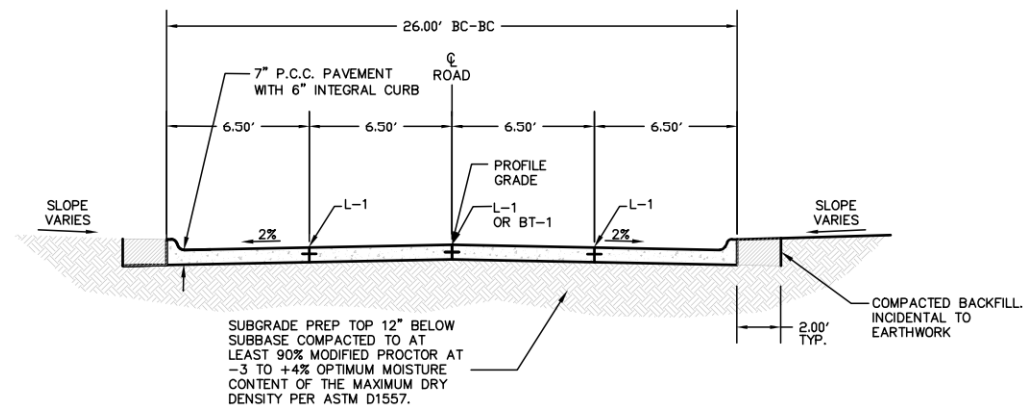
2 32' TYPICAL SECTION
NOT TO SCALE



3 28' TYPICAL SECTION
NOT TO SCALE



4 EMERGENCY ACCESS ROAD PLAN



5 26' TYPICAL SECTION
NOT TO SCALE

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SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
TALON DEVELOPMENT
ROADWAY
PLANS AND SECTIONS

project no. 112522
 sheet E1.0

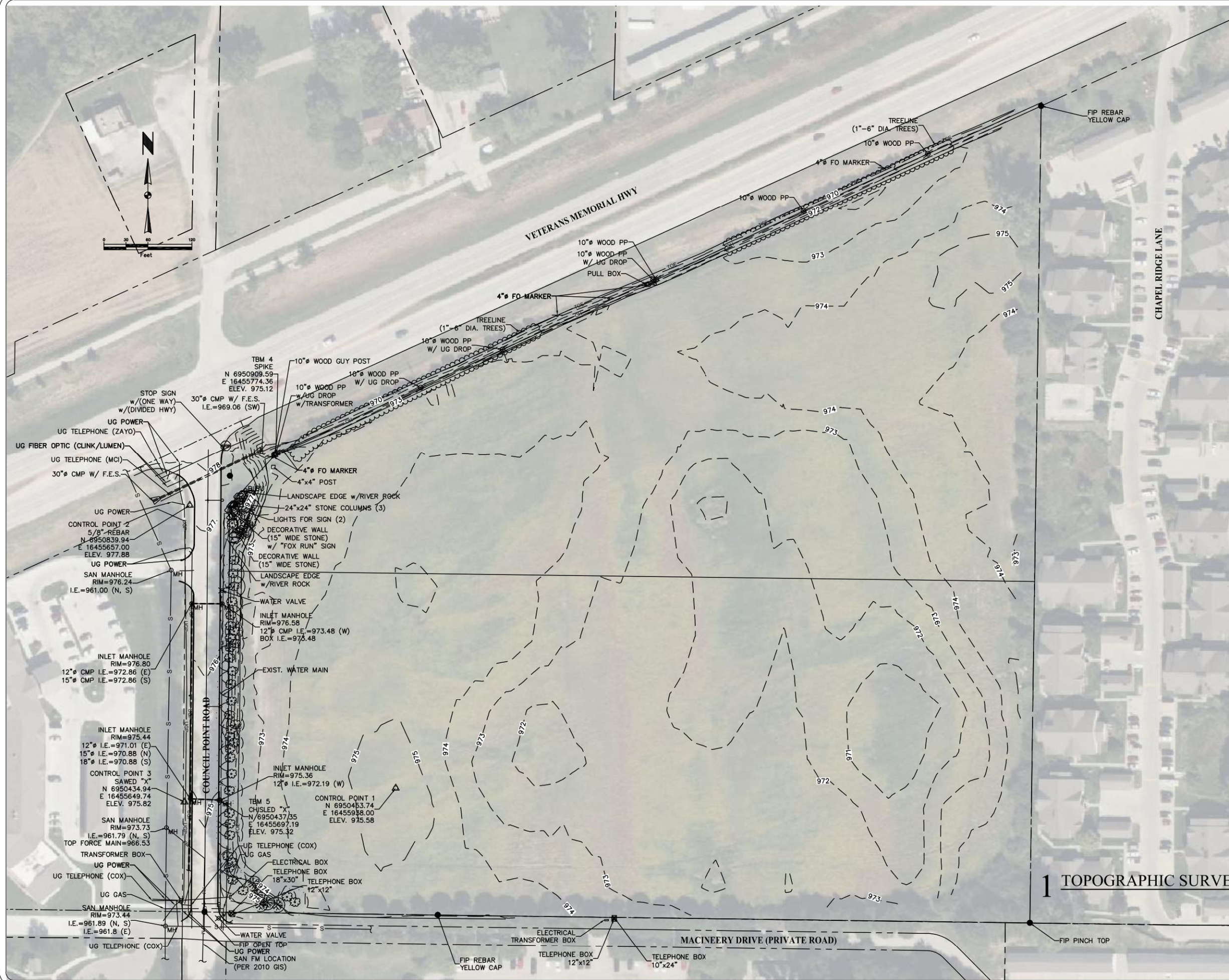
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sheet E1.0

E1.0

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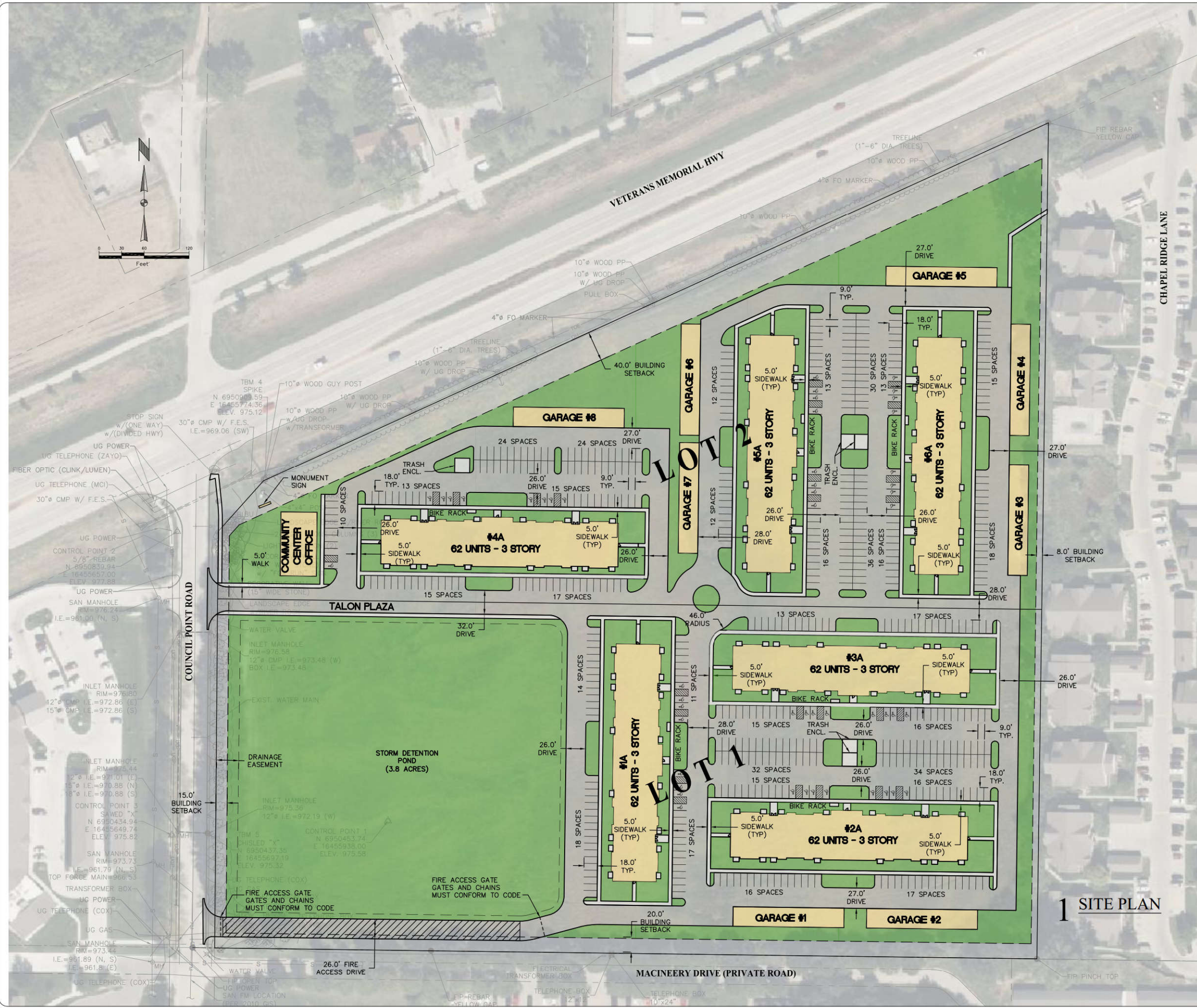
SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
 TALON DEVELOPMENT
TOPOGRAPHIC SURVEY AND BOUNDARY

project no.
112522
 sheet
G1.0

1 TOPOGRAPHIC SURVEY

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FILENAME: S:\Blue_Team\Projects\112522 Southpoint Apartments\Engineering\Drawings\Design\APPLICATION EXHIBITS.dwg
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NOTE:
 ALL GROUND AND ROOF MECHANICAL UNITS
 MUST BE SCREENED.
 ROOF MOUNT - BY FENCE
 GROUND - BY LANDSCAPE
 BUILDING FACADES THAT FACE HIGHWAY TO
 BE BRICK OR NICHHA

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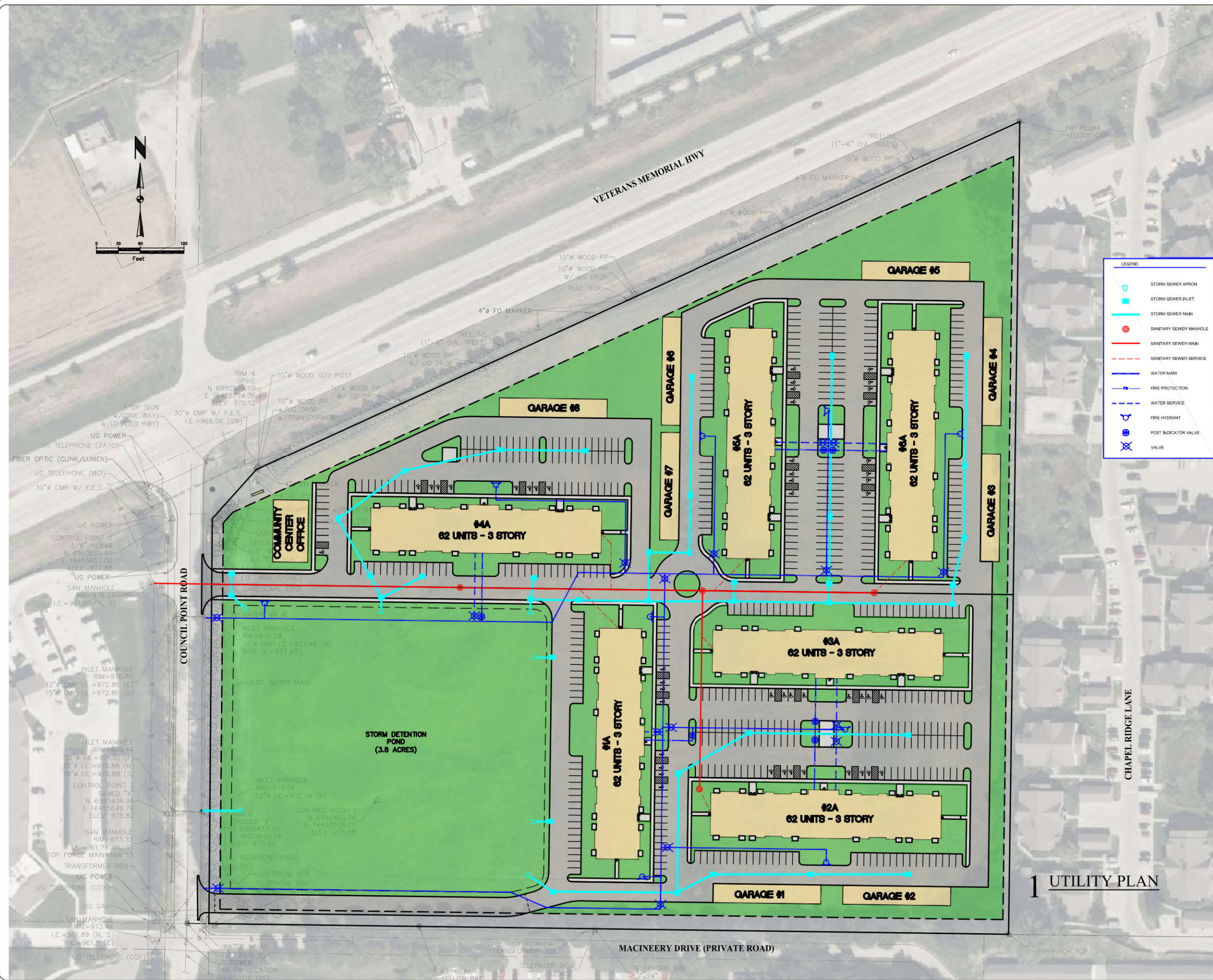
SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
 Project
TALON DEVELOPMENT
 client
PRELIMINARY SITE PLAN
 sheet

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112522
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1 SITE PLAN

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1 UTILITY PLAN

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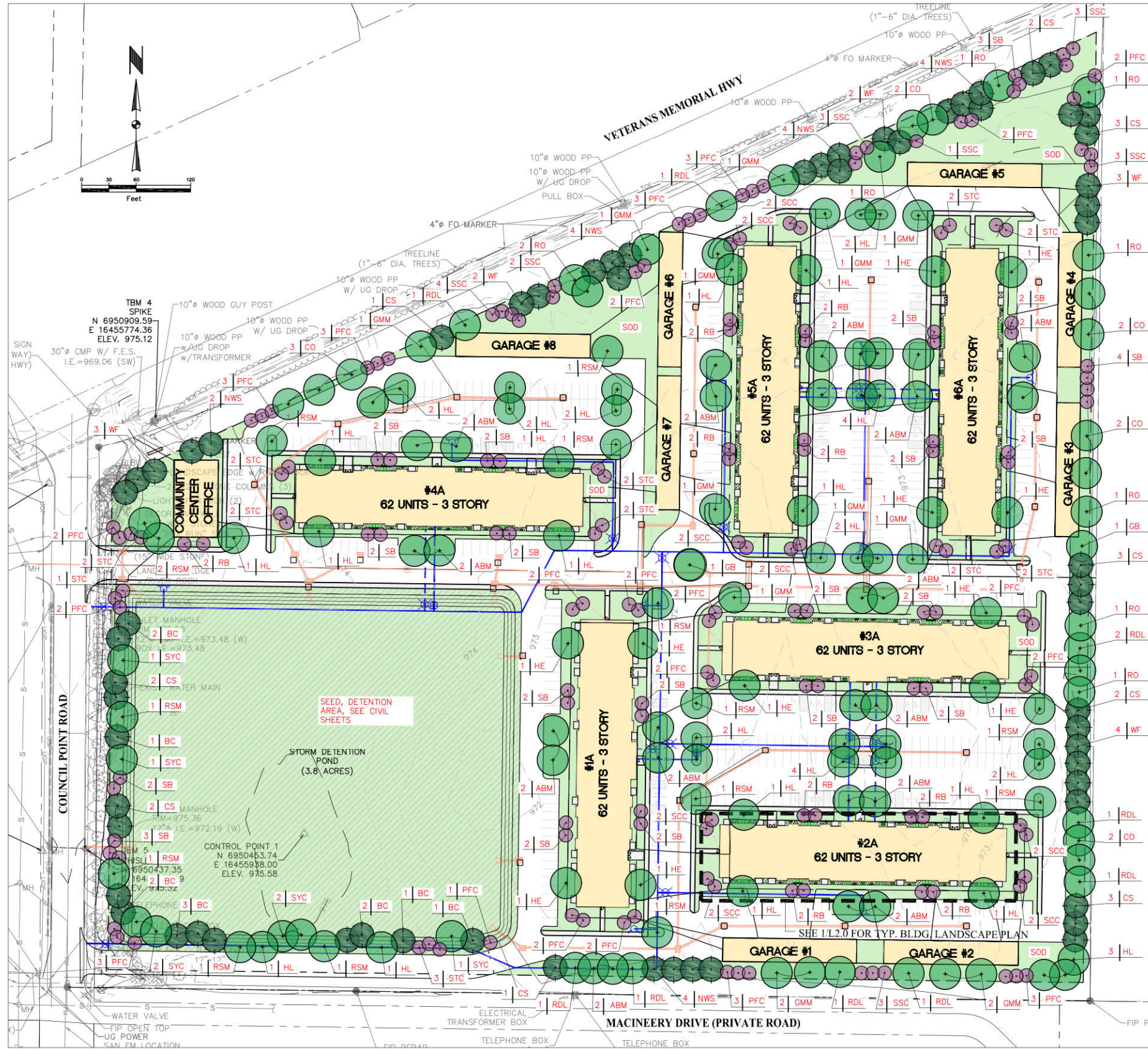
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PBG		
PBG		
PBG		

SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
 project no. 112522
 client TALON DEVELOPMENT
 PRELIMINARY UTILITY PLAN
 sheet K1.0

project no. 112522
 sheet K1.0

FILENAME: S:\Blue_Team\Projects\112522_Southpoint Apartments\Engineering\Drawings\112522_prelim_landscape_plan.dwg
 DRAWN BY: Tls2. SAVE DATE: Feb 13, 2023 7:45 AM. DATE PLOTTED: 2/14/2023 10:24 AM. PLOT SCALE: 1:1



LEGEND

- CONIFER TREES
- SHADE TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- IRRIGATE ALL SOD & PLANTING AREAS
- SEED AREA, SEE CIVIL SHEETS

1 LANDSCAPE PLAN

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PIG	2/14/2023

project SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA
client TALON DEVELOPMENT
sheet **LANDSCAPE PLAN - OVERALL SITE**

project no. **112522**
sheet **L1.0**

FILENAME: S:\Blue_Team\Projects\112522 Southpoint Apartments\Engineering\Dwgs\Design\112522 prelim landscape plan.dwg
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SOUTH POINTE APARTMENTS
 COUNCIL BLUFFS, IA
 TALON DEVELOPMENT
LANDSCAPE PLAN -
NOTES
 project
 client
 sheet

project no.
112522
 sheet
L3.0

PLANTING NOTES PERMITS:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND OBTAINING PERMIT IF IT IS REQUIRED. ALL TREES PLANTED WITH IN THE PUBLIC RIGHT OF WAY MUST BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
2. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.

PREPARATION AND PLANTING:

3. ALL PLANTING BEDS TO RECEIVE 1.5" RIVER ROCK MULCH. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
4. ALL TREES IN LAWN AREAS TO HAVE 5' DIAMETER RING WITH 3" DEEP 1.5" RIVER ROCK MULCH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS. KEEP MULCH 6" AWAY FROM TRUNK.
5. ALL PLANTING BEDS AND TREE RINGS TO HAVE BE EDGED WITH ALUM. EDGING. ALUM. EDGING SHALL BE CLEANLINE, 3/16" x 5-1/2" ALUMINUM EDGING WITH STAKING (BLACK ANODIZED FINISH) AS MANUFACTURED BY PERMALOC CORPORATION OR APPROVED EQUIVALENT.
6. 18" MULCHED MAINTENANCE STRIP WITH EDGING REQUIRED AROUND ALL BUILDINGS UNLESS SHOWN OTHERWISE.
7. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
8. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE THE MINIMUM REQUIRED SIZE OF EACH PLANT.
9. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
11. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE PLANS. ANY AREAS DISTURBED BY CONTRACTOR OUTSIDE OF PROJECT LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS.
12. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
13. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
14. CONTINUOUS PLANTING BEDS SHALL HAVE 12" DEPTH PLANTING MIX AS FOLLOWS: 1 PART ORGANIC GARDEN SOIL, 1 PART SAND, AND 2 PARTS NATIVE TOPSOIL. MIX THOROUGHLY BEFORE PLACING THE PLANTING SOIL MIXTURE.
15. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ASNS), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C., FOR SIZE AND QUALITY.
16. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
17. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
18. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
21. DO NOT PLANT WHEN TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT, EXCEED 90 DEGREES FAHRENHEIT, SUSTAINED WIND EXCEEDING 25 MPH, GROUND IS SATURATED, GROUND IS FROZEN AND/OR OTHER ENVIRONMENTAL CONDITIONS THAT ARE NOT CONDUCTIVE TO TREE PLANTING.
22. DO NOT ALLOW TREES TO DRY-OUT BEFORE THEY CAN BE PLANTED. KEEP TREES, INCLUDING ROOTBALLS, COOL AND MOIST UNTIL PLANTED.
23. PLANT TREES SUCH THAT FIRST FLARE ROOT IS 1" TO 2" ABOVE SURROUNDING GRADE.
24. REMOVE FROM SITE ALL DEBRIS ASSOCIATED WITH INSTALLATION ACTIVITIES. CLEAN SIDEWALKS, ROADS, ADJACENT LAWN AREAS AS NECESSARY TO KEEP THE SITE CLEAN AT ALL TIMES.

CONTRACTOR REQUIREMENTS:

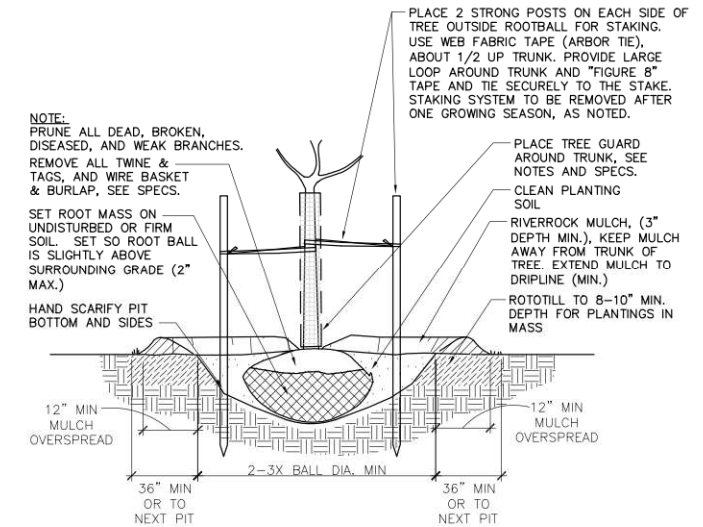
1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE OWNER'S REPRESENTATIVE SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION AN VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO OPENING ANY PLAN PITS.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER'S REPRESENTATIVE SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
5. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILES, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. SEED DISTURBED LAWN AREAS AND AREA AROUND TREE PLANTING NOT COVERED WITH WOOD MULCH. SEED BY IMPORTING TOPSOIL TO FILL DEPRESSIONS, RAKE LEVEL, OVERSEED AND RAKE-IN MULCH.

MAINTENANCE AND WARRANTY:

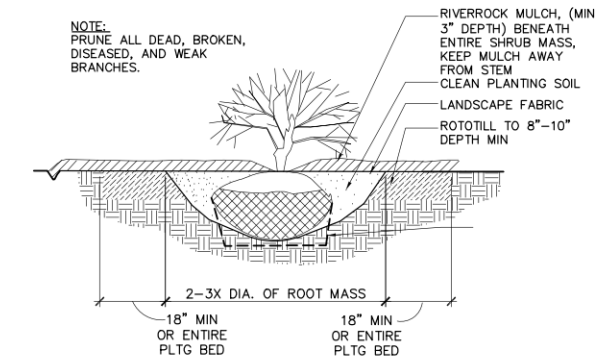
8. TREE STAKES TO REMAIN IN-PLACE FOR 1 FULL GROWING SEASON. CONTRACTOR TO REMOVE STAKES AT END OF THIS PERIOD.
9. MAINTAIN AND WARRANTY TREES FOR 1-YEAR. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.
10. TREES THAT DIE (HAVE LESS THAN 50% CANOPY) DURING THE WARRANTY PERIOD TO BE REMOVED IMMEDIATELY. REPLACEMENT TREES TO BE PLANTED DURING SPRING OR FALL PLANTING PERIODS AND MAINTAINED AND WARRANTED FOR 1 ADDITIONAL YEAR FROM DATE OF REPLACEMENT PLANTING.
11. IF WATERING OPTIONS ARE NOT AVAILABLE ON SITE, LANDSCAPE CONTRACTOR TO INSTALL 20-GALLON WATERING BAG FOR 1-YEAR AND WATER TREES USING WATERING BAG. REMOVE WATERING BAGS BEFORE WINTER AND REPLACE WITH TREE TRUNK PROTECTION, AS SHOWN. RE-INSTALL WATERING BAG THE FOLLOWING SPRING IF APPLICABLE TO COMPLETE THE 1-YEAR WATERING REQUIREMENT. REMOVE WATERING BAGS UPON COMPLETION OF THE TREE WARRANTY.

IRRIGATION NOTES

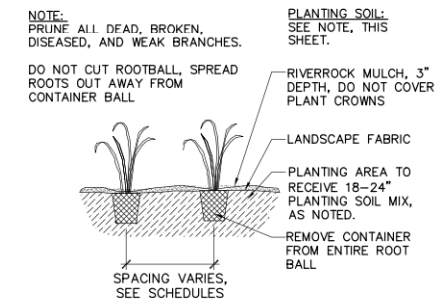
1. IRRIGATION CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS AND SUBMIT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. IRRIGATION CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF POC. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY ISSUES.
4. IRRIGATION CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND TAKE ALL PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. COORDINATE WITH GENERAL CONTRACTOR AS NECESSARY.
5. IRRIGATION CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ANY NECESSARY PERMITS AND/OR INSPECTIONS AS REQUIRED BY LOCAL AGENCIES OR ORDINANCES RELATED TO THE IRRIGATION INSTALLATION FOR THIS PROJECT.
6. INSTALL ALL COMPONENTS OF IRRIGATION SYSTEM TO MANUFACTURER'S SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZELS.
7. ALL BACKFLOW DEVICES TO BE INSTALLED PER LOCAL CODE REQUIREMENTS.
8. ALL PVC PIPING UNDER CONTINUOUS PRESSURE SHALL BE CLASS 200 PVC PIPE. ALL OTHER PVC SHALL BE CLASS 160 PVC.
9. CONTROL WIRE SHALL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM GAUGE - #14 (#12 FOR RUNS OVER 2000') OR AS OTHERWISE SPECIFIED. DECODER WIRE SHALL BE JACKETED. GROUND WIRE (WHERE APPLICABLE) SHALL BE WHITE.
10. 24VAC WIRE SPLICING WILL BE DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M, SPECIFICALLY DBY-6 & DBR-6. UTILIZE GB LIQUID ELECTRICAL TAPE ON CONNECTIONS PRIOR TO PLACING WIRE NUT.
11. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
12. INSTALL RAIN SENSORS ON VERTICAL SURFACES. COORDINATE WITH OWNER'S REPRESENTATIVE AS TO FINAL LOCATION OF RAIN SENSOR, MOISTURE SENSORS, WEATHER STATIONS AND OTHER ADDITIONAL SENSORS.
13. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AS TO FINAL LOCATION OF THE CONTROLLER. ELECTRICAL POWER TO BE INSTALLED TO WITHIN 5 FEET OF THE CONTROLLER LOCATION. COORDINATE WITH ELECTRICAL CONTRACTOR AS NECESSARY.
14. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
15. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
16. ALL VALVES, QUICK COUPLERS AND WIRE SPLICES SHALL BE LOCATED IN VALVE WITH LABELED COVERS AND BURIED FLUSH WITH GRADE.
17. SLEEVING IS REQUIRED UNDER ALL WALKS AND ROADWAYS. SLEEVES SHALL EXTEND AT MINIMUM OF 18" BEYOND END OF WALK/ROADWAY AND BE MARKED. WIRES SHALL BE CONTAINED IN A SEPARATE, 1 1/2" (MIN.) SLEEVE.
18. WINTERIZATION OF THE IRRIGATION SYSTEM SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.



1 TREE PLANTING DETAIL
 NO SCALE



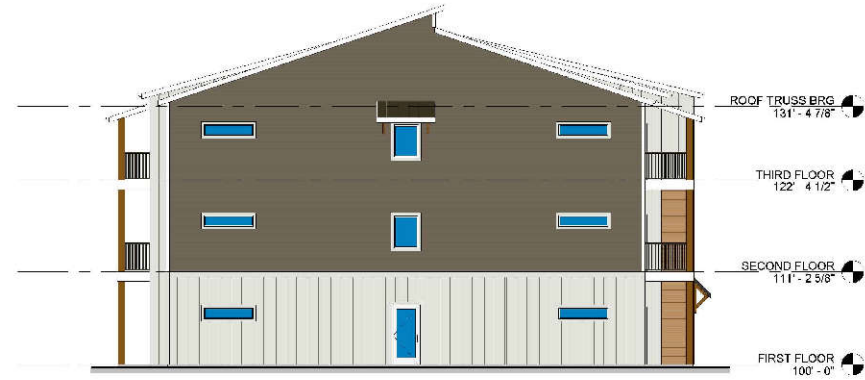
2 SHRUB PLANTING DETAIL
 NO SCALE



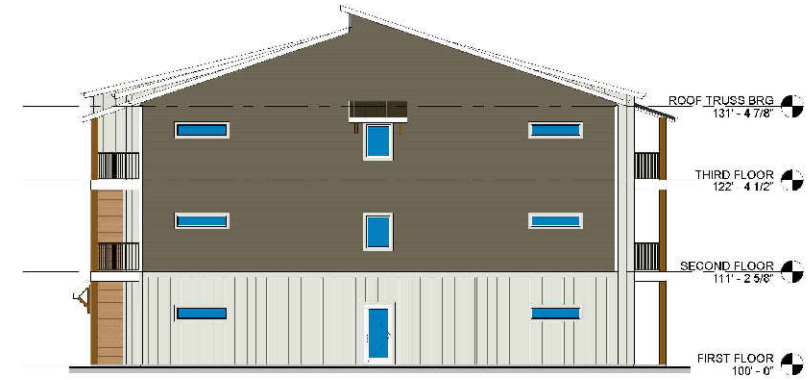
3 PERENNIAL PLANTING DETAIL
 NO SCALE



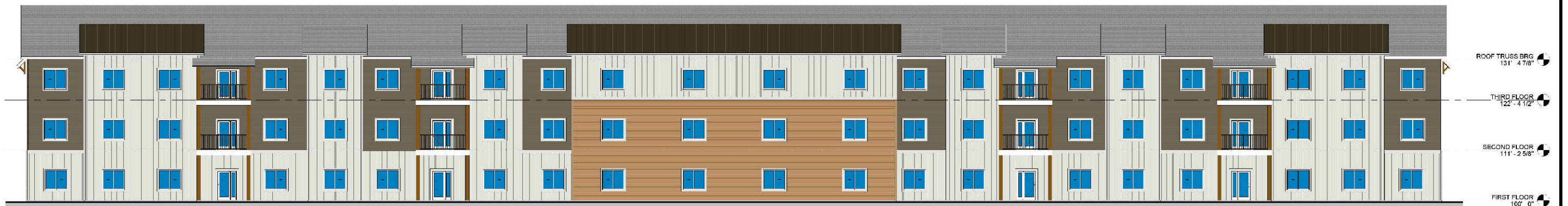
1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"

SOUTH POINTE APARTMENTS
Council Bluffs, Iowa
FEBRUARY 14, 2023





1 3D VIEW ONE



2 3D VIEW TWO

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