SOUTH POINTE APARTMENTS

TALON DEVELOPMENT
PLANNED RESIDENTIAL APPLICATION PACKAGE



— 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)
D1.0	PRELIMINARY GRADING PLAN
E1.0	ROADWAY PLANS AND SECTIONS
G1.0	TOPOGRAPHICAL SURVEY AND BOUNDARY
J1.0	PRELIMINARY SITE PLAN
K1.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN – OVERALL SITE
L2.0	LANDSCAPE PLAN – ENLARGED PLAN/SCHEDULE
L3.0	LANDSCAPE PLAN – NOTES
N1.0	EXTERIOR BUILDING ELEVATIONS (BY EAGLE DESIGN + BUILD)
N2.0	EXTERIOR BUILDING 3D VIEWS (BY EAGLE DESIGN + BUILD)

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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PRELIMINARY

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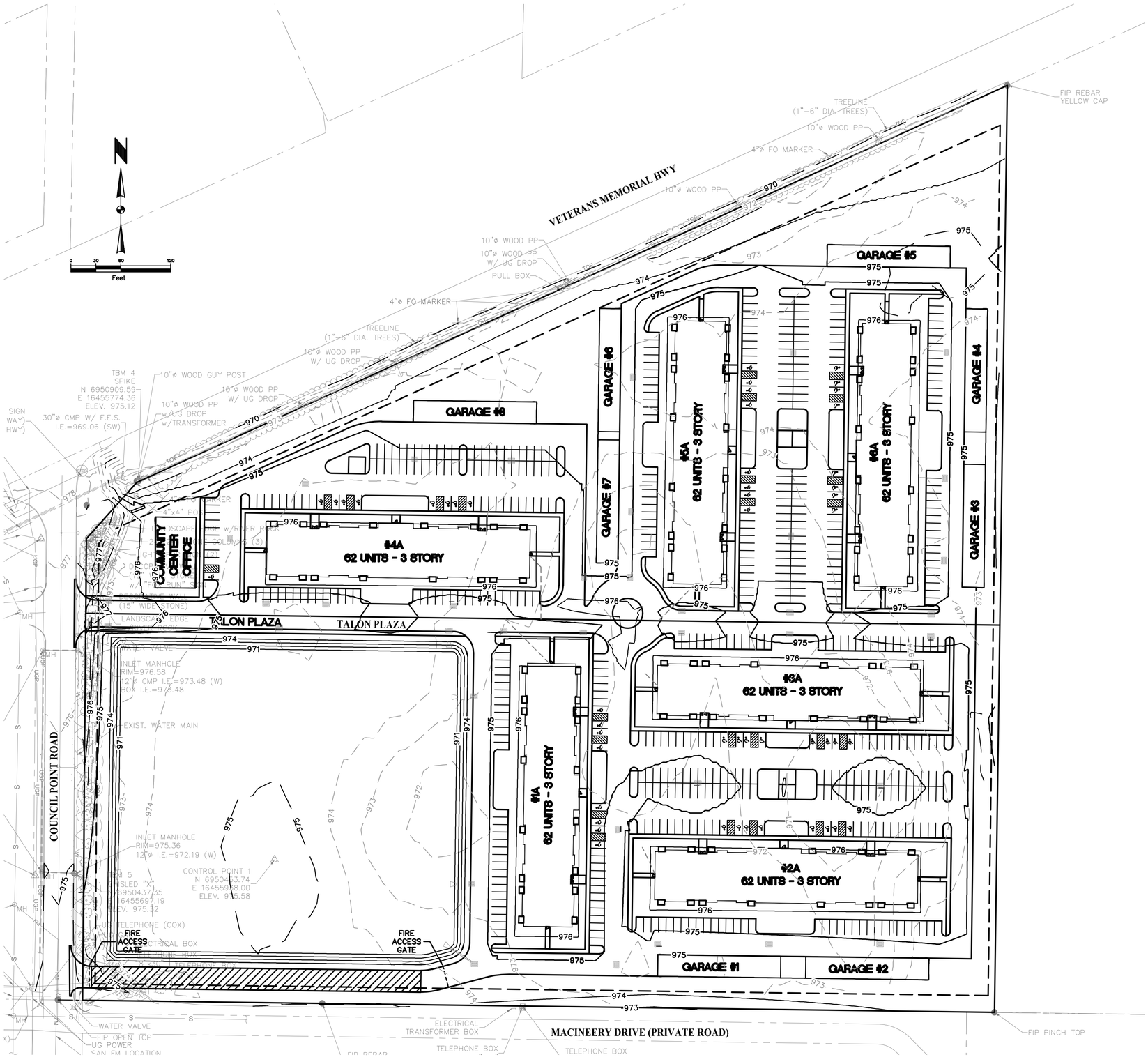
Rev#	Date
JNS drawn	
PJG designed	
PJG approved	2/14/2023 date

project SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA
client TALON DEVELOPMENT
sheet TITLE SHEET, INDEX LOCATION MAP

project no. 112522

sheet A1.0

FILENAME: S:\Blue_Team\Projects\112522 Southpoint Apartments\Engineering\Dwgs\Design\APPLICATION EXHIBITS.dwg
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1 GRADING PLAN

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project: SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA

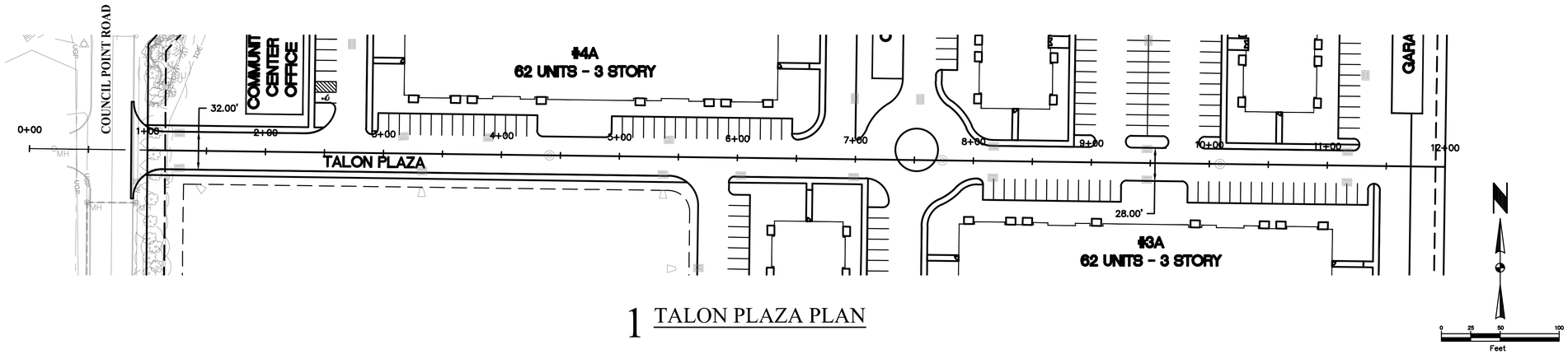
client: TALON DEVELOPMENT

sheet: PRELIMINARY GRADING PLAN

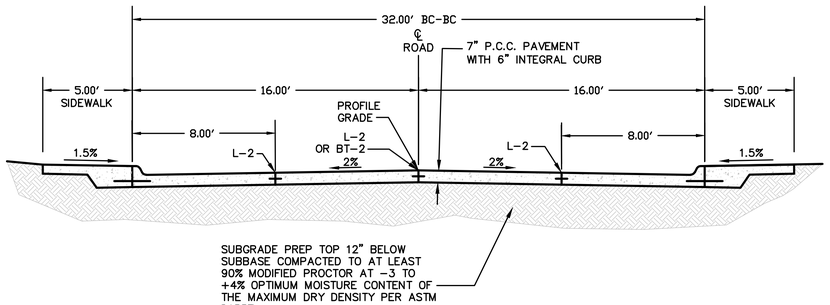
project no. 112522

sheet **D1.0**

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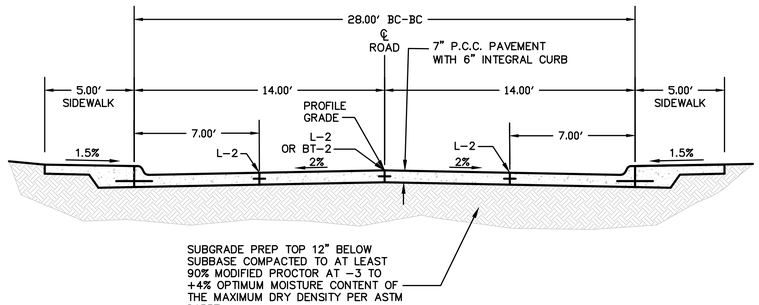


1 TALON PLAZA PLAN



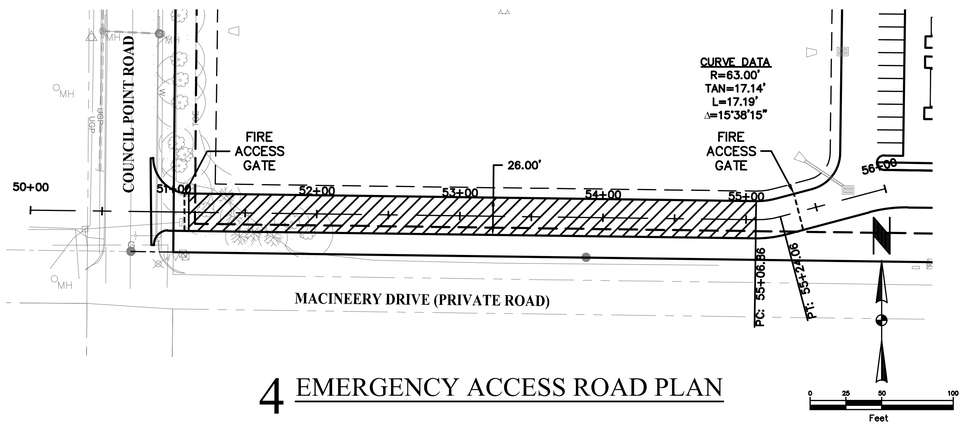
SUBGRADE PREP TOP 12" BELOW SUBBASE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR AT -3 TO +4% OPTIMUM MOISTURE CONTENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

2 32' TYPICAL SECTION
NOT TO SCALE

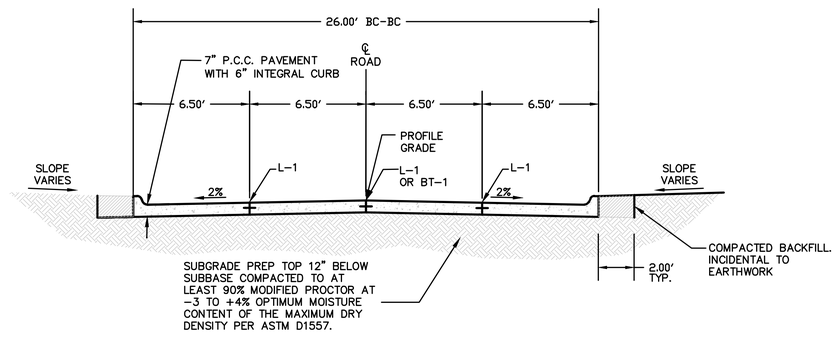


SUBGRADE PREP TOP 12" BELOW SUBBASE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR AT -3 TO +4% OPTIMUM MOISTURE CONTENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

3 28' TYPICAL SECTION
NOT TO SCALE



4 EMERGENCY ACCESS ROAD PLAN



SUBGRADE PREP TOP 12" BELOW SUBBASE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR AT -3 TO +4% OPTIMUM MOISTURE CONTENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

5 26' TYPICAL SECTION
NOT TO SCALE

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COUNCIL BLUFFS, IA

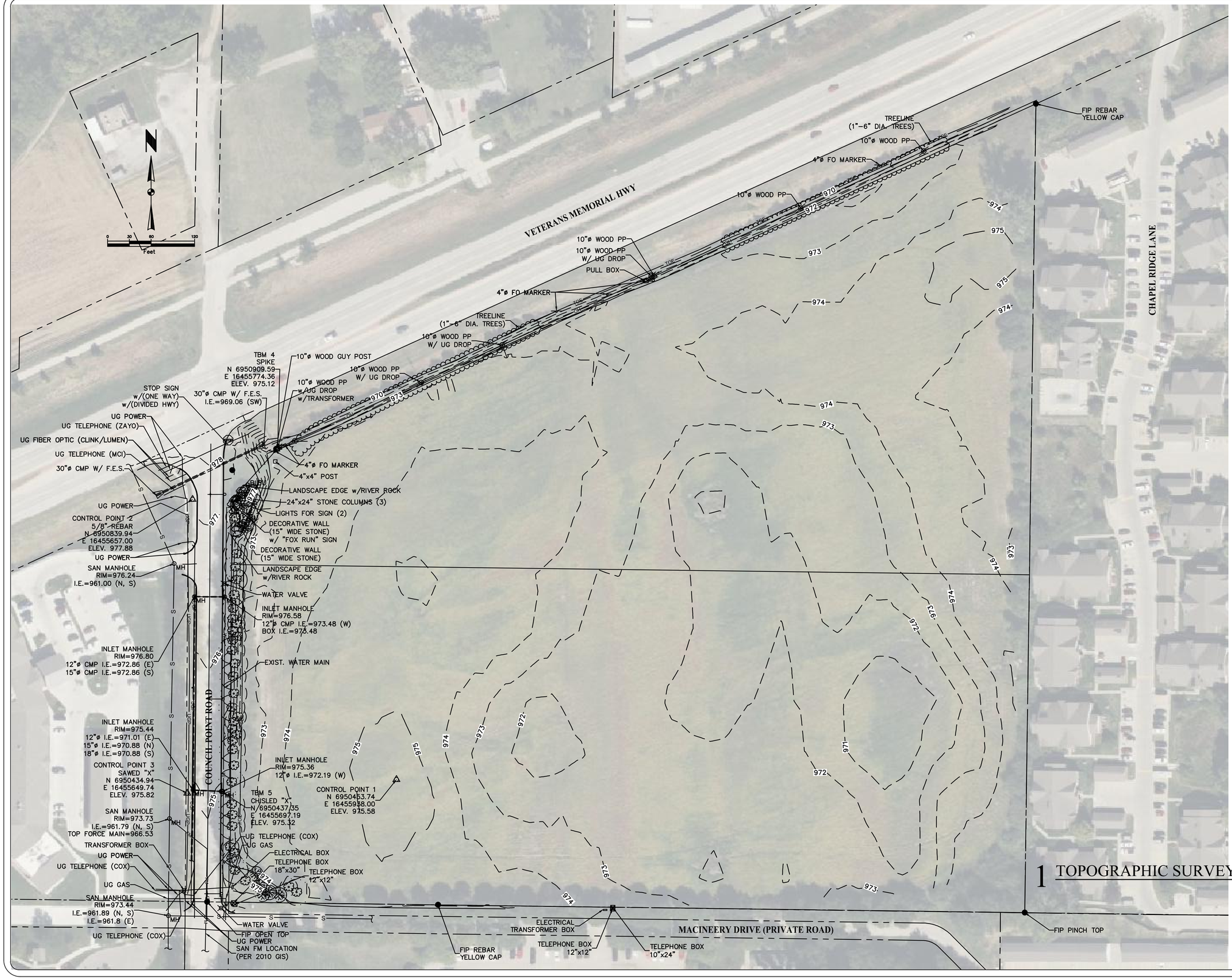
client: TALON DEVELOPMENT

sheet: ROADWAY PLANS AND SECTIONS

project no. 112522

sheet **E1.0**

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1 TOPOGRAPHIC SURVEY

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project SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA

client TALON DEVELOPMENT

sheet **TOPOGRAPHIC SURVEY AND BOUNDARY**

project no. **112522**

sheet **G1.0**

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 NICHIHA

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		PJG designed
		PJG approved
	2/14/2023	date

project: **SOUTH POINTE APARTMENTS**
COUNCIL BLUFFS, IA

client: TALON DEVELOPMENT

sheet: **PRELIMINARY SITE PLAN**

project no.
112522

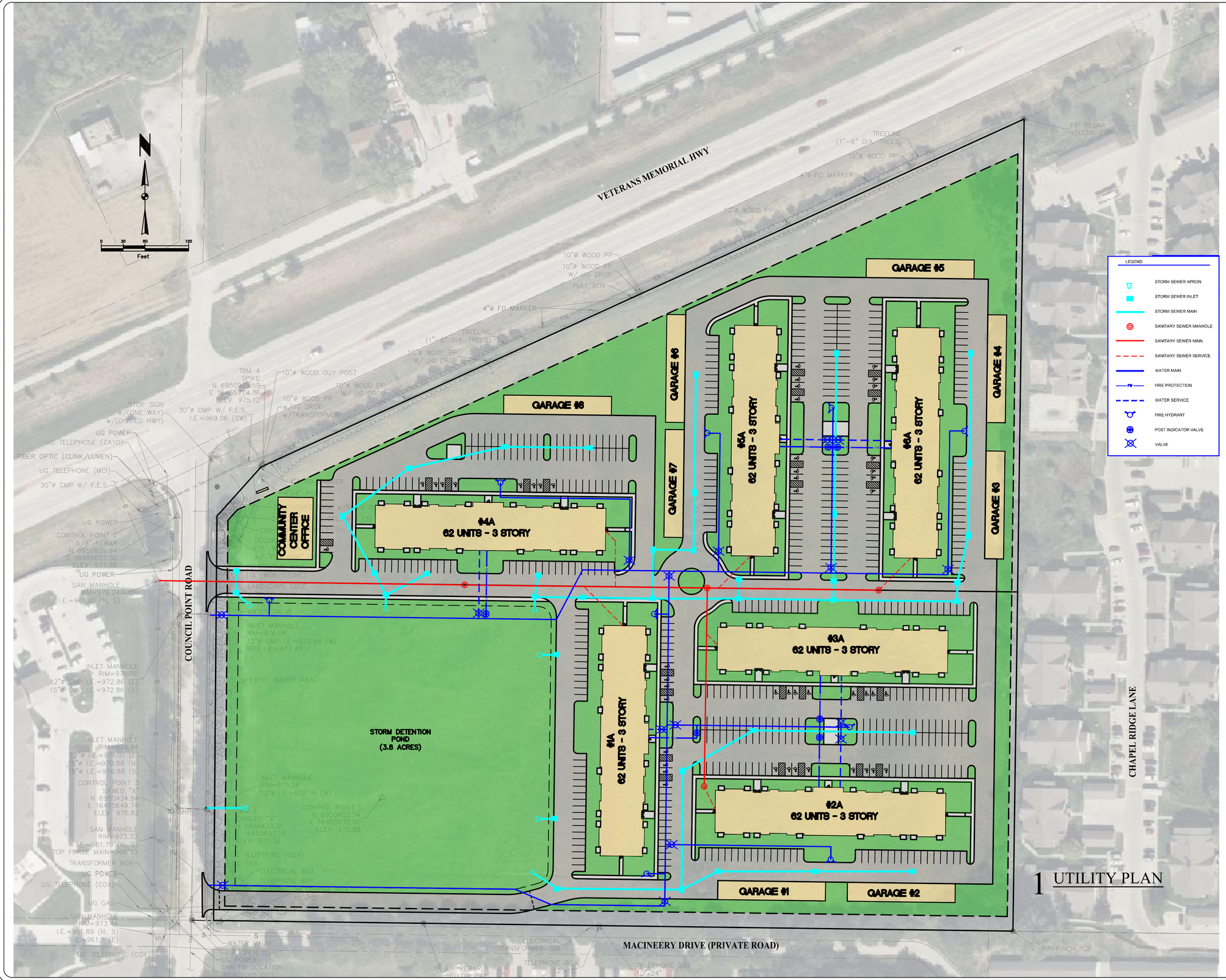
sheet
J1.0

1 SITE PLAN

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1 UTILITY PLAN

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project: SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA

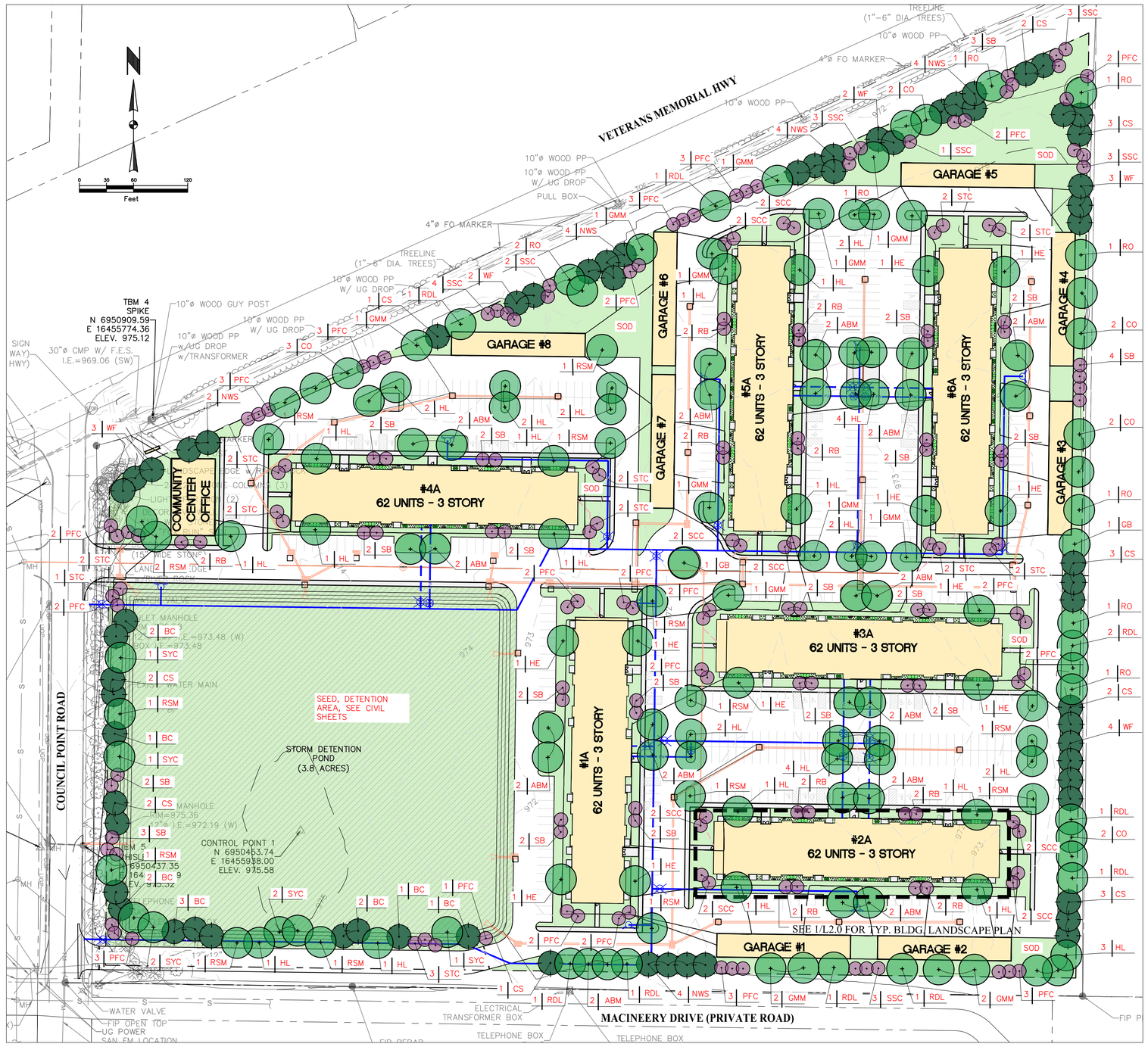
client: TALON DEVELOPMENT

sheet: PRELIMINARY UTILITY PLAN

project no. 112522

sheet K1.0

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1 LANDSCAPE PLAN

LEGEND

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

PRELIMINARY

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client: TALON DEVELOPMENT

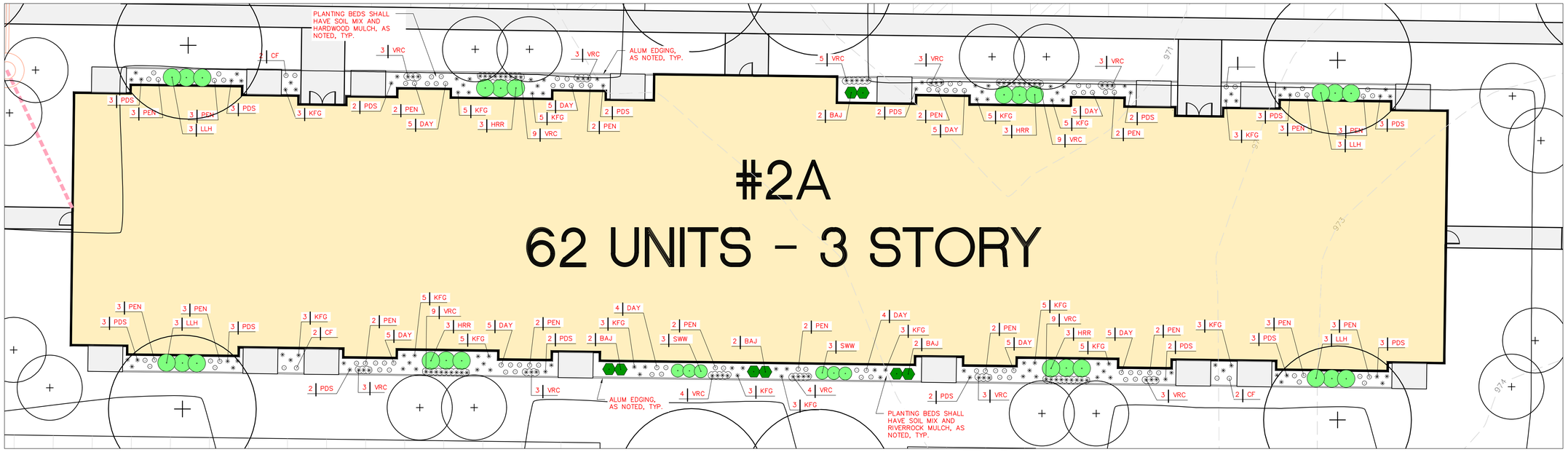
sheet: LANDSCAPE PLAN - OVERALL SITE

project no. 112522

sheet L1.0

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N

0 6' 12' 24'

1 TYP. BUILDING ENLARGED LANDSCAPE PLAN
SCALE: 1" = 12'-0"

TYP. BUILDING PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS					
LLH	?	Hydrangea paniculata 'Little Limelight'	Little Limelight Hydrangea	2 GAL	CONTAINER
BAJ	?	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	2 GAL	CONTAINER
MO	?	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mock Orange	2 GAL	CONTAINER
SWW	?	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	2 GAL	CONTAINER
HRR	?	Rosa 'Home Run'	Home Run Rose	2 GAL	CONTAINER
PERENNIALS					
*DAY	24	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 GAL	CONTAINER
*DAY	24	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 GAL	CONTAINER
CF	8	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 GAL	CONTAINER
VRC	73	Veronica spicata 'Royal Candles'	Royal Candles Speedwell	1 GAL	CONTAINER
KFG	59	Calamagrastis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 GAL	CONTAINER
PEN	44	Penstemon 'Prairie Splendor'	Prairie Splendor Beard Tongue	1 GAL	CONTAINER
PDS	40	Sporobolus heterolepis	Prairie Dropseed Grass	1 GAL	CONTAINER

*NOTE: DAYLILIES SHOULD BE ALTERNATED WHEN PLANTING
NOTE: SEE OVERALL SITE PLANTING PLAN FOR TREES

TOTAL SITE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHADE TREES					
HL	41	Gleditsia triancanthos inermis 'Shademaster'	Shademaster Honeylocust	1.5" CAL	B&B
GMM	14	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	1.5" CAL	B&B
HE	10	Ulmus 'Homestead'	Homestead Elm	1.5" CAL	B&B
ABM	26	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	1.5" CAL	B&B
RSM	15	Acer rubrum 'Franksred'	Red Sunset Maple	1.5" CAL	B&B
RO	8	Quercus rubra	Red Oak	1.5" CAL	B&B
CO	11	Quercus muehlenbergii	Chinkapin Oak	1.5" CAL	B&B
SYC	7	Platanus occidnetalis	Sycamore	1.5" CAL	B&B
GB	2	Ginkgo biloba	Ginkgo	1.5" CAL	B&B
RDL	10	Tilia americana 'Redmond'	Redmond Linden	1.5" CAL	B&B
CONIFER TREES					
CS	19	Picea pungens	Colorado Spruce	6' HGT.	B&B
WF	14	Abies concolor	White Fir	6' HGT.	B&B
NWS	18	Picea abies	Norway Spruce	6' HGT.	B&B
BC	12	Taxodium distichum	Baldcypress	1.5" CAL	B&B
ORNAMENTAL TREES					
SB	44	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brillance Serviceberry	6' HGT./CLUMP	B&B
RB	18	Cercis canadensis	Eastern Redbud	2" CAL.	B&B
STC	22	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	2" CAL.	B&B
SSC	35	Malus 'Spring Snow'	Spring Snow Crabapple	2" CAL.	B&B
PFC	44	Malus 'Prairifire'	Prairiefire Crabapple	2" CAL.	B&B
SHRUBS					
LLH	25	Hydrangea paniculata 'Little Limelight'	Little Limelight Hydrangea	2 GAL	CONTAINER
BAJ	40	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	2 GAL	CONTAINER
MO	?	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mock Orange	2 GAL	CONTAINER
SWW	30	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	2 GAL	CONTAINER
HRR	60	Rosa 'Home Run'	Home Run Rose	2 GAL	CONTAINER
PERENNIALS					
*DAY	120	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 GAL	CONTAINER
*DAY	120	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 GAL	CONTAINER
CF	40	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 GAL	CONTAINER
VRC	365	Veronica spicata 'Royal Candles'	Royal Candles Speedwell	1 GAL	CONTAINER
KFG	295	Calamagrastis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 GAL	CONTAINER
PEN	220	Penstemon 'Prairie Splendor'	Prairie Splendor Beard Tongue	1 GAL	CONTAINER
PDS	200	Sporobolus heterolepis	Prairie Dropseed Grass	1 GAL	CONTAINER

*NOTE: DAYLILIES SHOULD BE ALTERNATED WHEN PLANTING

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project: SOUTH POINTE APARTMENTS
COUNCIL BLUFFS, IA

client: TALON DEVELOPMENT

sheet: LANDSCAPE PLAN - ENLARGED PLAN/ SCHEDULE

project no. 112522

sheet L2.0

FILENAME: S:\Blue_Team\Projects\112522 Southpoint Apartments\Engineering\Dwgs\Design\112522 prelim landscape plan.dwg
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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 CONDUCIVE 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:

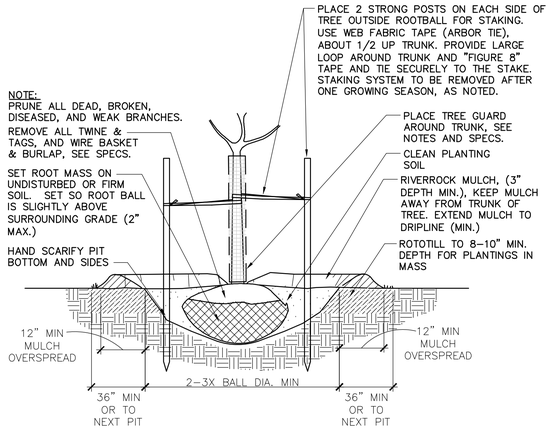
1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE 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 WHIEN 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.

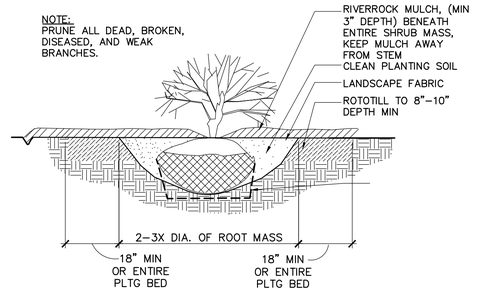
IRRIGATION NOTES

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 UTILTIES AND TAKE ALL PRECAUTIONS NOT TO DAMAGE OR DISTRUB SUCH IMPROVEMENTS. COORDINATE WITH GENERAL CONTRACTOR AS NECESSARY.
5. IRRIGATION CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ANY NECESSARY PREMITS 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 ½" (MIN.) SLEEVE.
18. WINTERIZATION OF THE IRRIGATION SYSTEM SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.

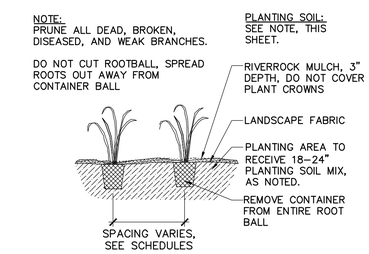


NOTE:
TREE GUARD TO BE RIGID MESH TREE GUARD, MANUFACTURED FROM HDPE PLASTIC WITH 3/4" MESH SIZE. EXTEND TO HEIGHT OF LOWER BRANCHES.

1 TREE PLANTING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



3 PERENNIAL PLANTING DETAIL
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

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Rev#	Date
JNS drawn	
PJG designed	
PJG approved	2/14/2023 date

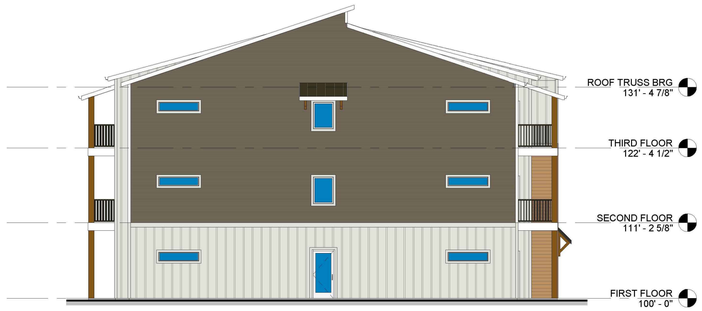
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COUNCIL BLUFFS, IA
client TALON DEVELOPMENT
sheet LANDSCAPE PLAN - NOTES

project no. 112522
sheet L3.0

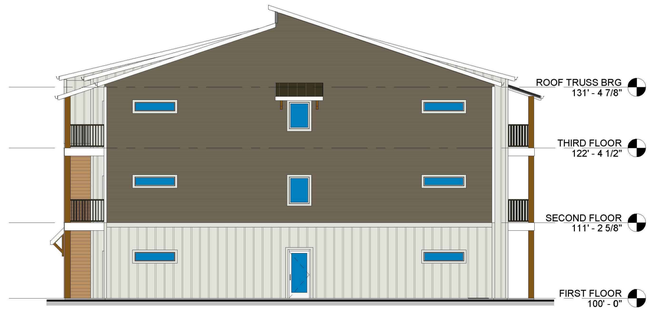
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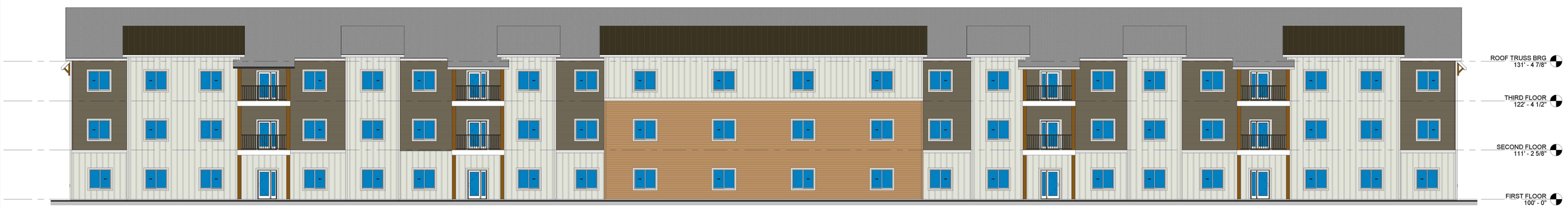
1 SOUTH ELEVATION
3/32" = 1'-0"



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



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



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

N1.0

SOUTH POINTE APARTMENTS
Council Bluffs, Iowa
FEBRUARY 14, 2023

EAGLE®



1 3D VIEW ONE



2 3D VIEW TWO

N2.0

SOUTH POINTE APARTMENTS

Council Bluffs, Iowa

FEBRUARY 14, 2023

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