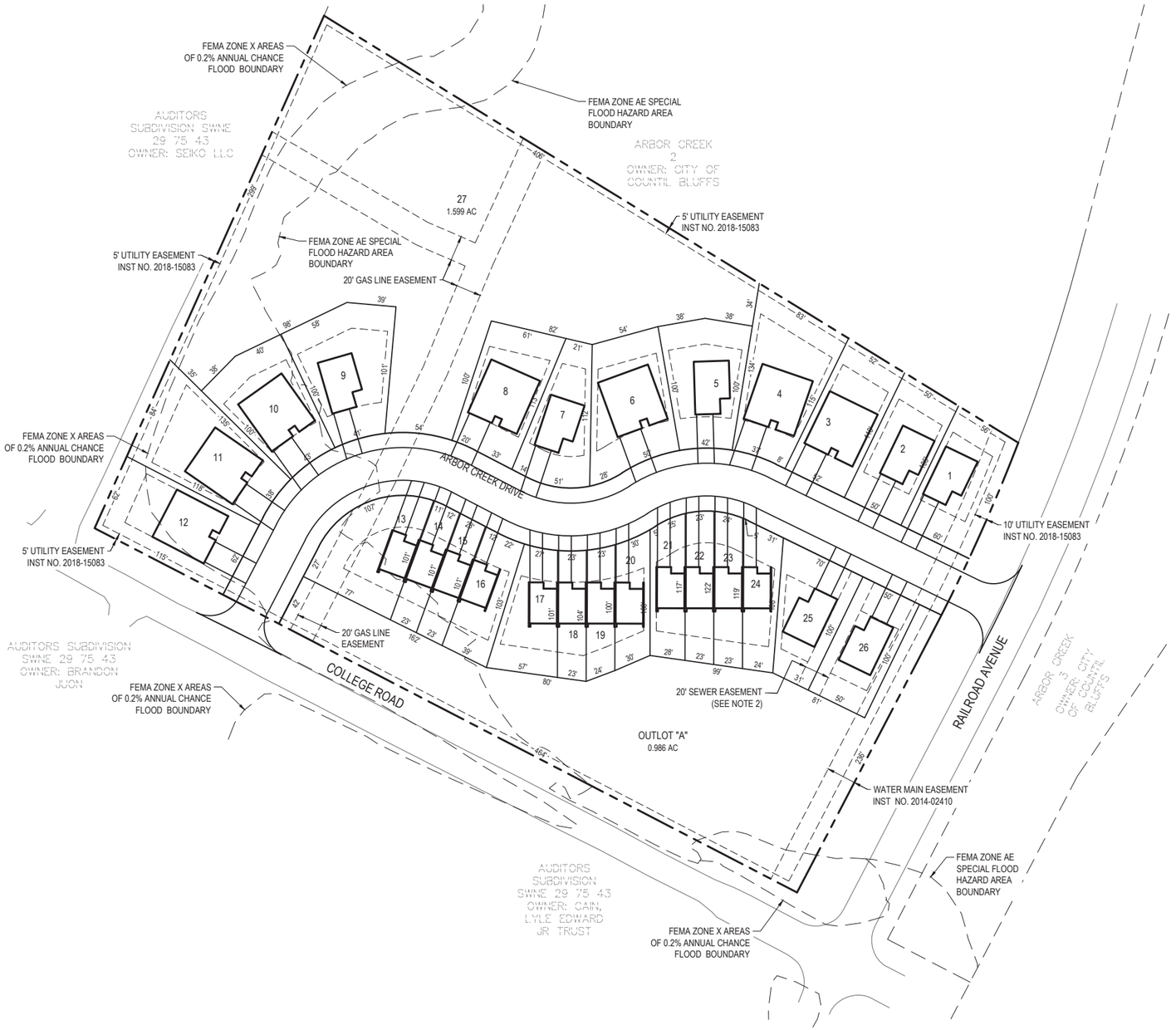
ATTACHMENT E



50 0 50

1 inch = 50 ft.

SETBACK TABLE (LOTS 1 THRU 26)	
FRONT YARD	25'
INTERIOR SIDE YARD	0'/5'*
STREET SIDE YARD	15'
REAR YARD	20'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE REQUESTED SIDE YARD SETBACK REQUIREMENT.

ZONING WAIVER REQUESTS

1. **SEC. 15.09.050**
   INTERIOR LOT AREA
   REQUIRED 2,500 S.F. MIN.
   PROVIDED 2,300 S.F.

2. **SEC. 15.09.050**
   CORNER LOT WIDTH
   REQUIRED 55' MIN.
   PROVIDED 50'

3. **SEC. 15.09.050**
   INTERIOR LOT WIDTH
   REQUIRED 50' MIN.
   PROVIDED 23'

4. **SEC. 14.14.020 (3)**
   LOT DEPTH TO WIDTH RATIO
   REQUIRED 3:1 MAX.
   PROVIDED 5.2:1

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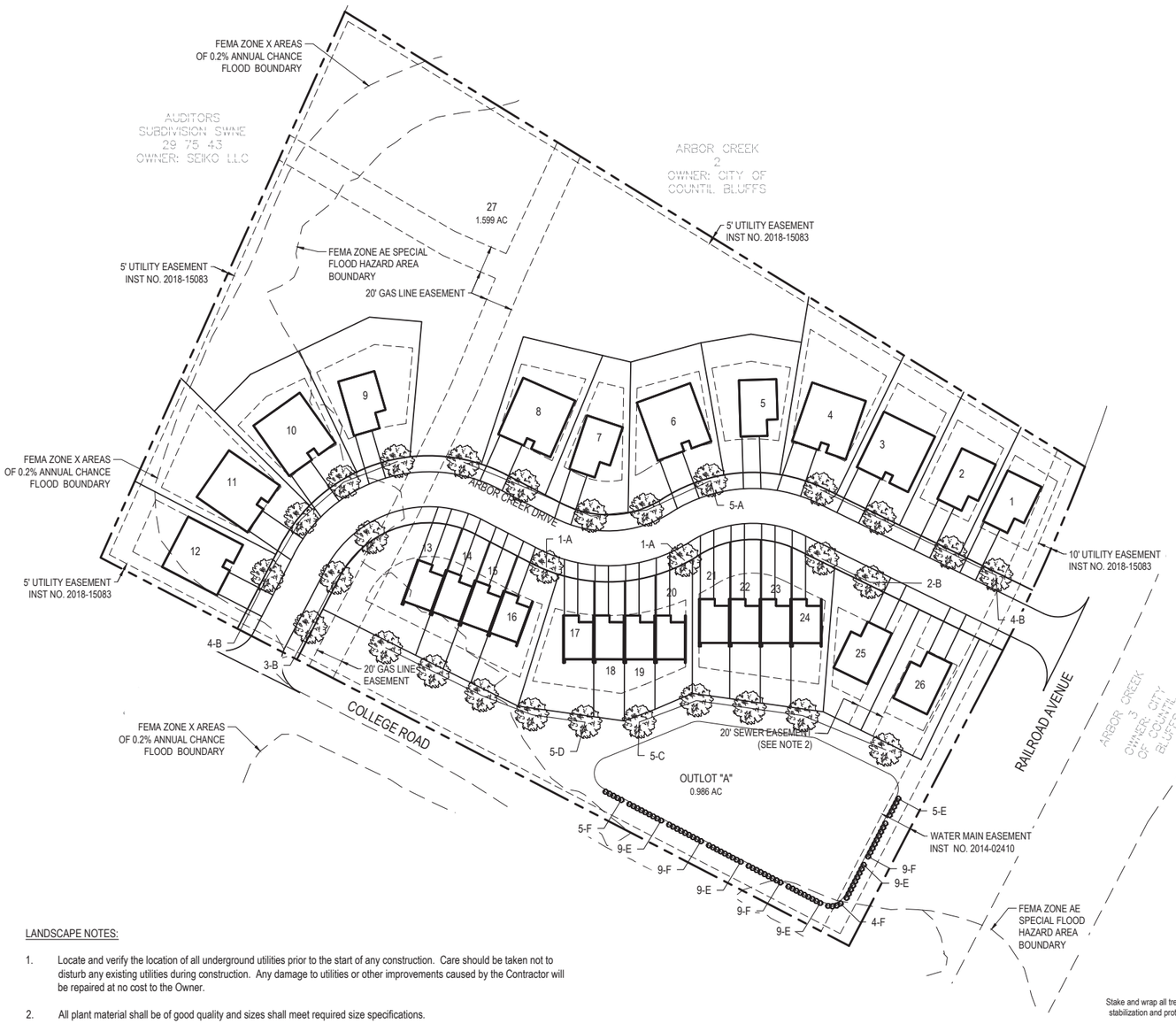
ARBOR CREEK 2ND ADDITION
LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
COUNCIL BLUFFS, IOWA

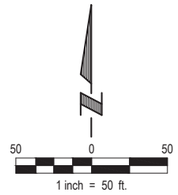
PLANNED RESIDENTIAL SITE PLAN

Revisions		
No.	Date	Description
1		

Proj No:	P2020.240.001
Date:	03/16/2021
Designed By:	MAW
Drawn By:	NMN
Scale:	AS SHOWN
Sheet:	1 of 2

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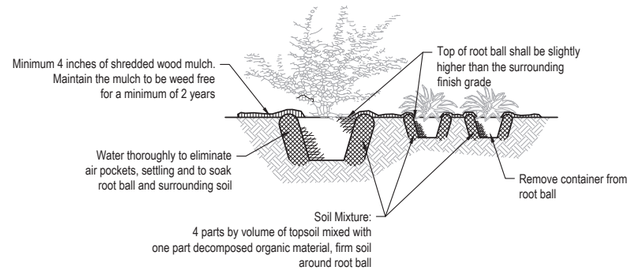
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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	7	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
B	13	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2"	B&B
C	5	Quercus bicolor	Swamp White Oak	2"	B&B
D	5	Quercus rubra	Red Oak	2"	B&B
E	41	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	3 Gal.	Cont
F	36	Juniperus chinensis 'Monlep'	Mint Julep Juniper	3 Gal.	Cont

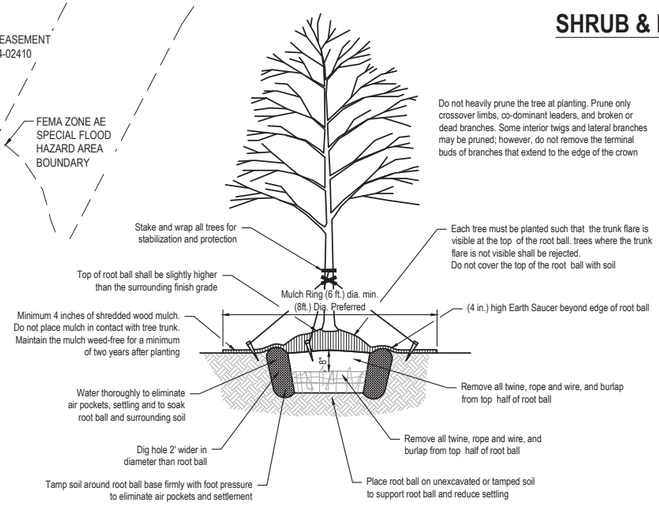
TREE NOTES:

1. Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.



SHRUB & PERENNIAL PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE

NOT TO SCALE

LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. 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. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

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LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
COUNCIL BLUFFS, IOWA

LANDSCAPE PLAN

Revisions		
No.	Date	Description

Proj No: P2020.240.001
Date: 03/16/2021
Designed By: MAT
Drawn By: MAT
Scale: AS SHOWN
Sheet: 2 of 2

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