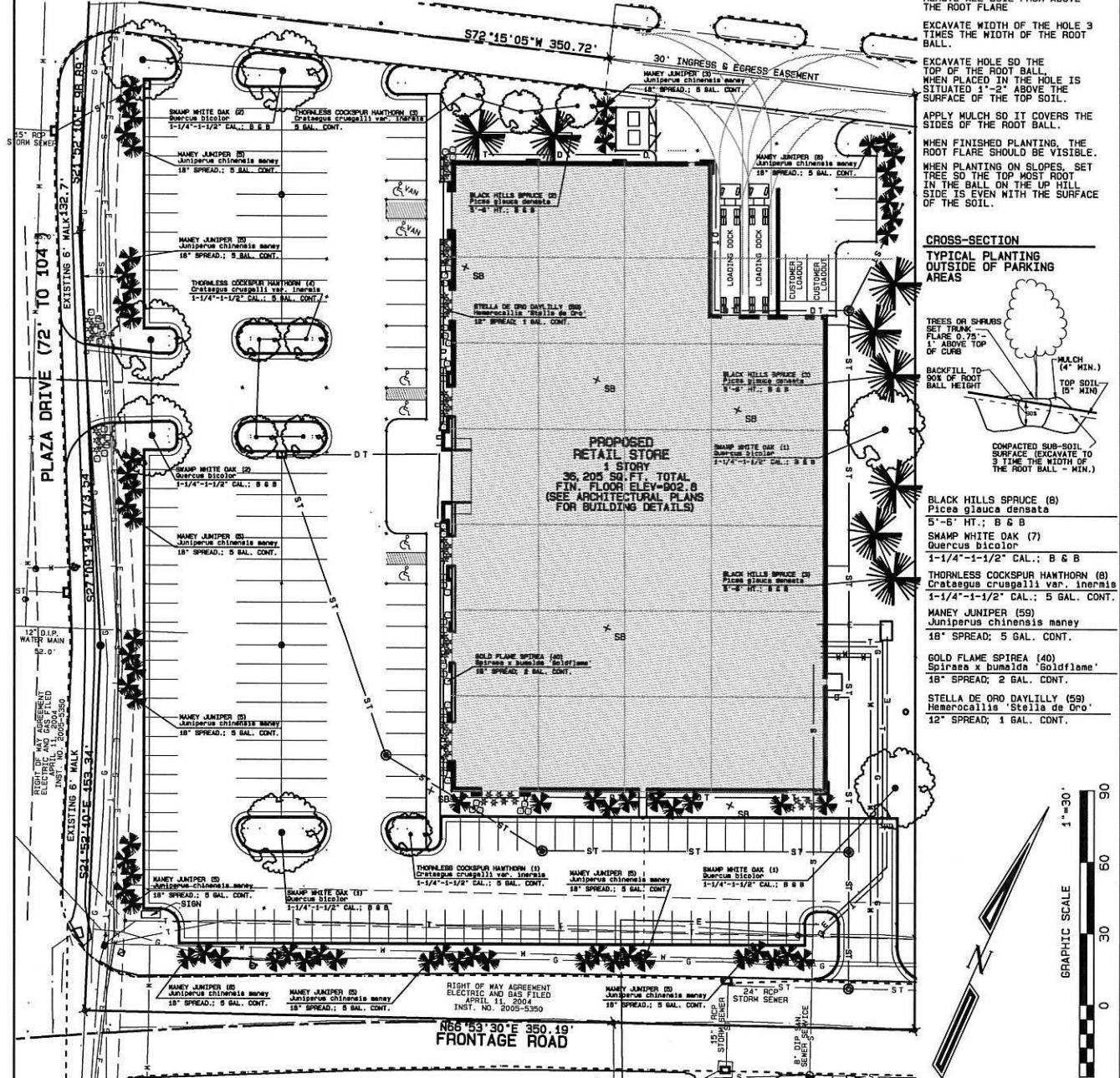
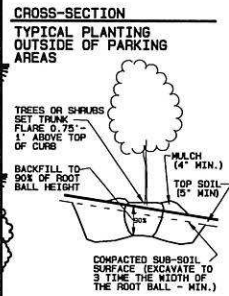


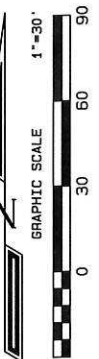
LANDSCAPE PLAN



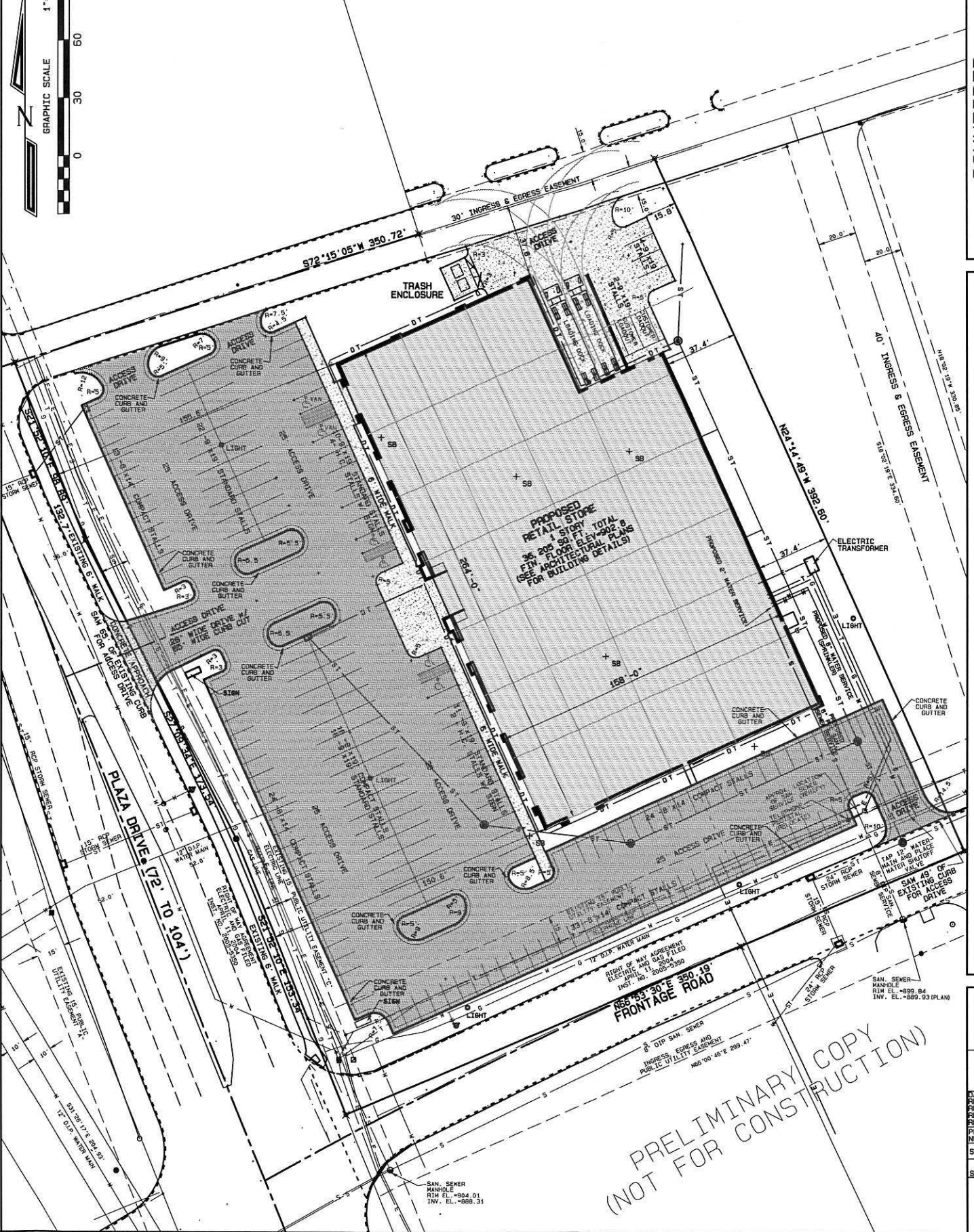
PLANTING INSTRUCTIONS:
 REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE
 EXCAVATE WIDTH OF THE HOLE 3 TIMES THE WIDTH OF THE ROOT BALL.
 EXCAVATE HOLE SO THE TOP OF THE ROOT BALL, WHEN PLACED IN THE HOLE IS SITUATED 1"-2" ABOVE THE SURFACE OF THE TOP SOIL.
 APPLY MULCH SO IT COVERS THE SIDES OF THE ROOT BALL.
 WHEN FINISHED PLANTING, THE ROOT FLARE SHOULD BE VISIBLE.
 WHEN PLANTING ON SLOPES, SET TREE SO THE TOP MOST ROOT IN THE BALL ON THE UP HILL SIDE IS EVEN WITH THE SURFACE OF THE SOIL.



- BLACK HILLS SPRUCE (8) *Picea glauca densata*
5'-5" HT.; B & B
- SHAMP WHITE OAK (7) *Quercus bicolor*
1-1/4"-1-1/2" CAL.; B & B
- THORNLESS COCKSPUR HANTHORN (8) *Crataegus crusgalli* var. *inermis*
1-1/4"-1-1/2" CAL.; 5 GAL. CONT.
- MANEY JUNIPER (59) *Juniperus chinensis maney*
18" SPREAD; 5 GAL. CONT.
- GOLD FLAME SPIREA (40) *Spiraea x bumalda 'Goldflame'*
18" SPREAD; 2 GAL. CONT.
- STELLA DE ORO DAYLILLY (59) *Hemerocallis 'Stella de Oro'*
12" SPREAD; 1 GAL. CONT.



SITE LAYOUT PLAN

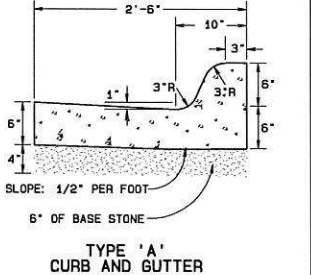


PROPOSED CONCRETE PAVEMENT	ASPHALT PAVING DETAIL	CONCRETE PAVING DETAIL	6" CONCRETE SLAB TO HAVE #4 REINFORCING AT 24" O.C. BOTH WAYS. 6" BASE STONE
PROPOSED ASPHALT PAVEMENT	2" ASPHALT FINISH COAT 2" ASPHALT BASE COAT 4" 6" ROAD STONE 10" BASE STONE	6" CONCRETE 6" BASE STONE	

- LEGEND**
- BOUNDARY LINE/LOT LINE
 - CENTERLINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - SECTION CORNER
 - IRON PIN FOUND
 - SET 1/2" REBAR W/ CAP #14417
 - FOUND 1/2" REBAR W/CAP #14417
 - FOUND IRON PIPE
 - FOUND NAIL SET OR FOUND
 - METER LINE
 - ELECTRIC LINE
 - SANITARY SEWER
 - GAS LINE
 - TELEPHONE LINE
 - STORM SEWER
 - FIRE HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - SPOT ELEVATION
 - GAS METER
 - WATER VALVE OR CURB BOX
 - RECEPTIVE INTAKE
 - ELECT. BOX
 - CONTROL NAIL
 - TELEPHONE PED.

NOTES:

- ANY DISRUPTION BY THE CITY TO EASEMENT AREAS FOR REPLACEMENTS/REPAIRS OR OTHER WORK ON THE CITY UTILITIES WILL ONLY PROVIDE BACKFILL AND SEED AS RESTORATION. ANY PAVING REPAIRS AND BIOTRETENTION AND INFILTRATION CELL CONSTRUCTION OR LANDSCAPING IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- A SEPARATE SIGN PERMIT MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO INSTALLATION OF ANY SITE SIGNAGE.
- A SANITARY SEWER CONNECTION FEE WILL BE ESTABLISHED THROUGH THE CITY ENGINEER, AS APPLICABLE.
- THE CITY WILL REQUIRE AN EASEMENT AGREEMENT FOR FUTURE PARKING LOT PAVEMENT AREAS THAT ENDOACH ON CITY UTILITY EASEMENTS. AGREEMENT WILL PLACE COST FOR REPLACING PAVEMENT DUE TO CITY MAINTENANCE OR REPLACEMENT OF STORM SEWER PIPING ON THE PROPERTY OWNER.



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FURNITURE MART USA, INC.
 PLAZA DRIVE
 DUBUQUE, IOWA

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 (NOT FOR CONSTRUCTION)

DATE:	3/28/2018
REVISED:	
REVISED:	
REVISED:	
PROJECT NUMBER:	20728P
SCALE:	1" = 30'
SHEET TITLE:	C5