

# PRELIMINARY PLANS

## FOR SITE, GRADING, UTILITY, LIGHTING, AND LANDSCAPE

## FOR LES SCHWAB BAXTER MN BAXTER, MN

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701  
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Westwood Professional Services, Inc.

PROJECT NUMBER: 0057859.00  
CONTACT: JEFF WESTENDORF



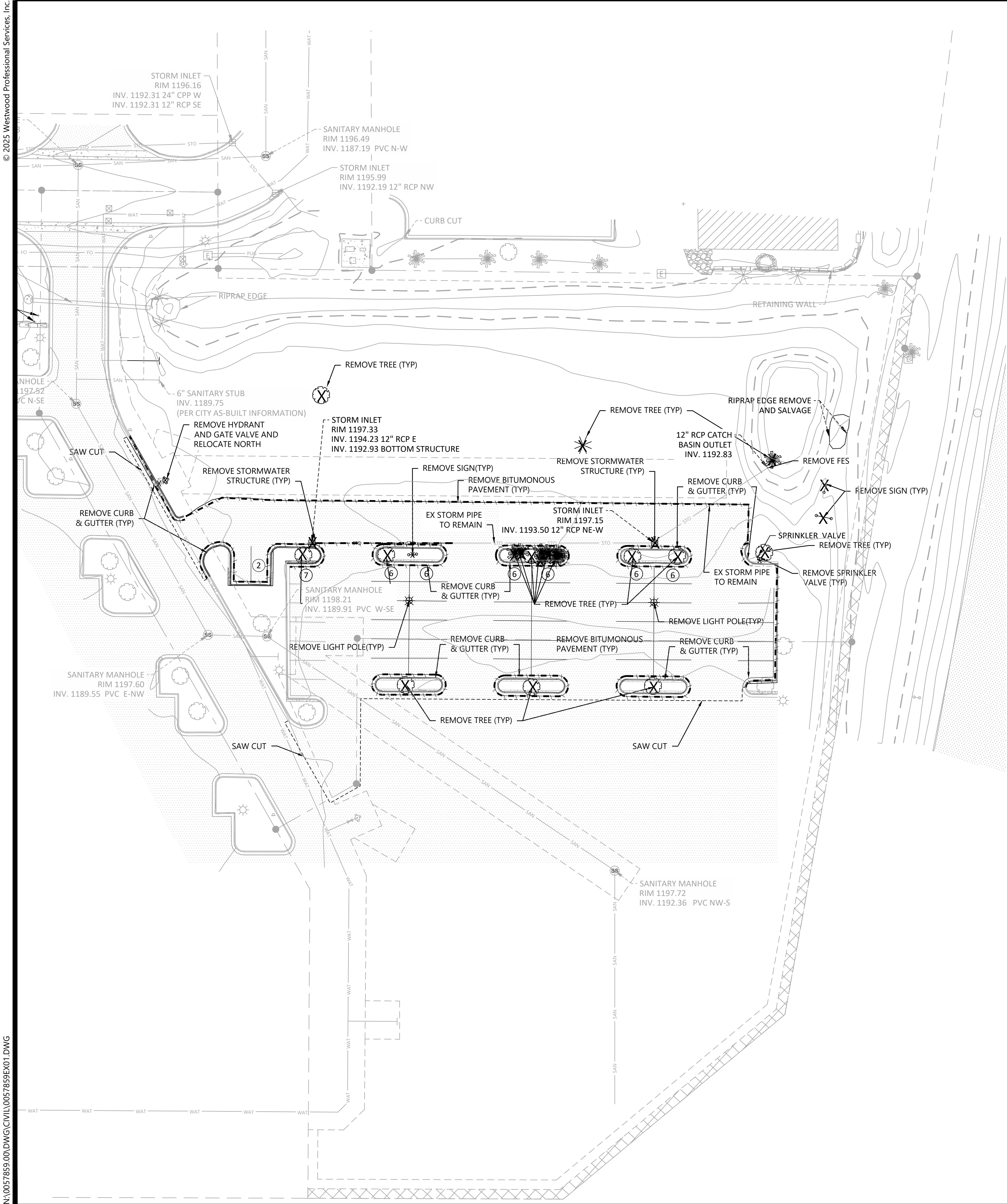
SHEET INDEX	
Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS & REMOVAL PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	EROSION CONTROL PLAN
C500	WATER & SANITARY SEWER PLANS
C501	STORMWATER MANAGEMENT PLAN
C600	SITE DETAILS
C601	SITE DETAILS (CONT.)
P100	PHOTOMETRIC PLAN
L100	LANDSCAPE PLAN
L101	IRRIGATION PLAN
L102	LANDSCAPE DETAILS
L103	LANDSCAPE NOTES

NO.	DATE	REVISION	SHEETS
	08/05/2025	WATER MAIN, LANDSCAPE	
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FOR  
SITE, GRADING, UTILITY, LIGHTING,  
AND LANDSCAPE  
FOR  
LES SCHWAB BAXTER MN  
BAXTER, MN

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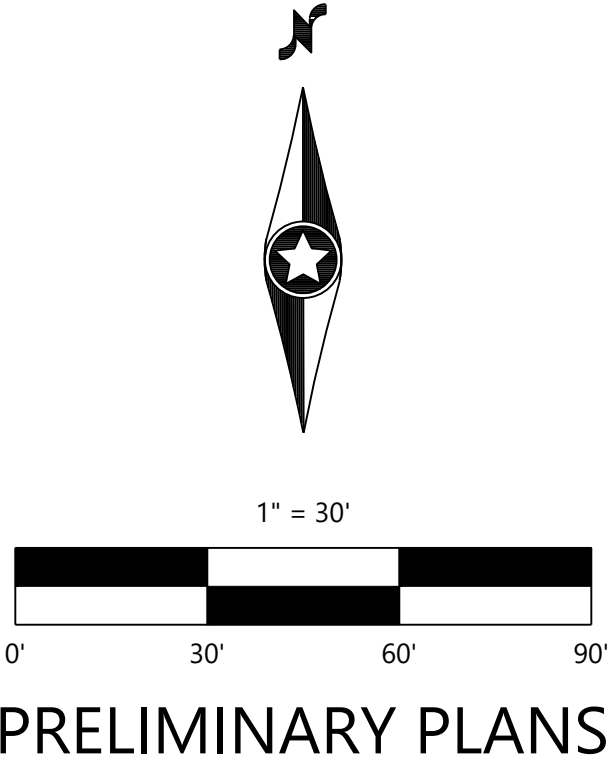


REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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811 or call811.com  
Common Ground Alliance

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6" = 3'

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
SHARI AHRENS  
06/10/2025 LICENSE NO. 42797

**LES SCHWAB TIRE CENTER**  
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EXISTING  
CONDITIONS  
& REMOVAL  
PLAN

SHEET NUMBER:

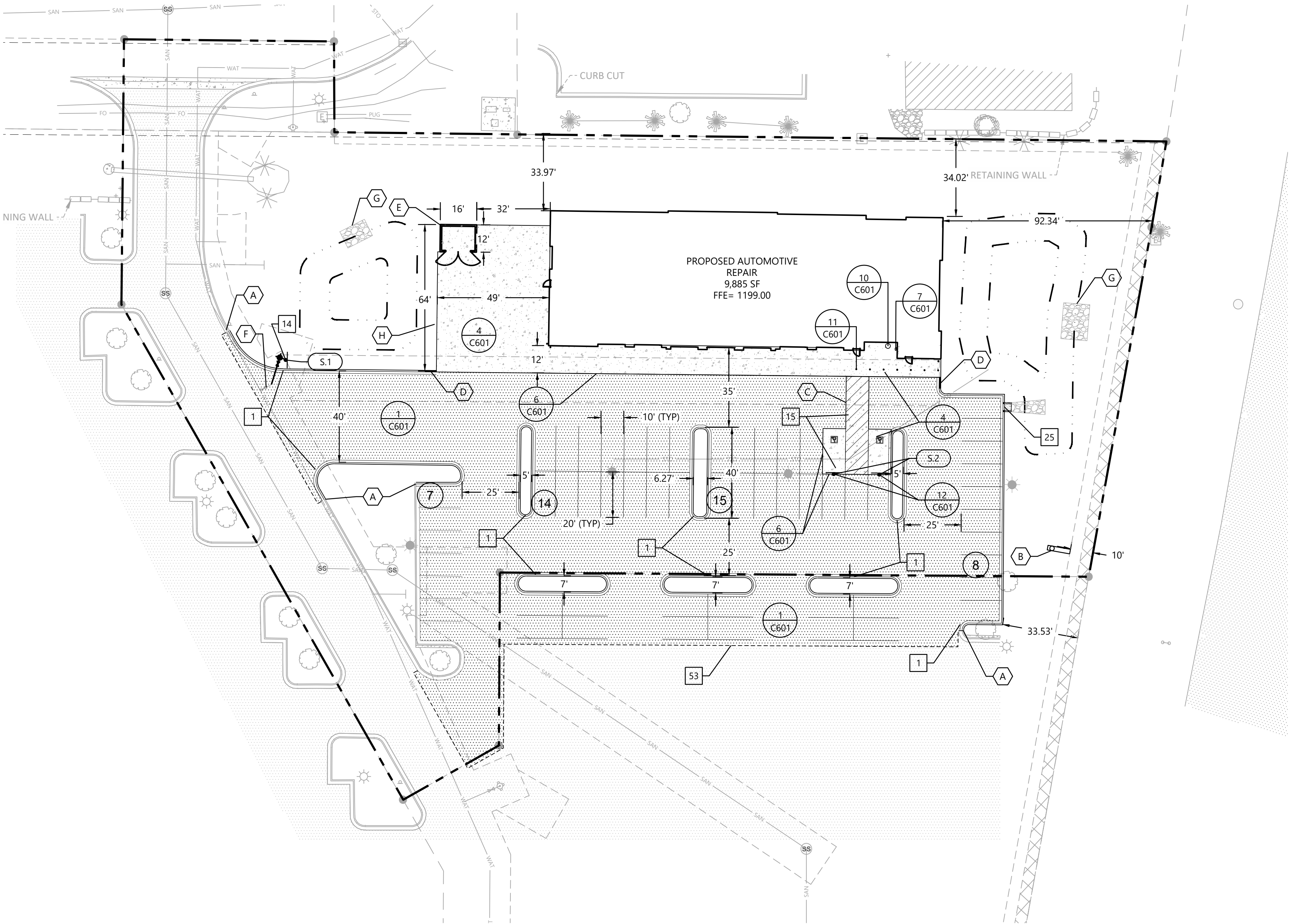
C100

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER





### 1 SITE DETAILS (SI-0XX)

- 1 **B612** CURB AND GUTTER
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 25 CURB CUT WITH EROSION CONTROL MAT
- 53 MILLING AT SAWCUT

### S.10 SIGN LEGEND

REFERENCE	SIZE	MnDOT DESIGNATION
S.1	30" X 30"	R1-1
S.2	12" X 18"	R7-8M

### 1 CXXX SITE DETAILS

- 1 ASPHALT PAVING (STANDARD)
- 4 HEAVY DUTY CONCRETE PAVEMENT
- 6 ASPHALT/CONCRETE JOINT
- 7 KEYKEEPER WITH STAND
- 10 TRASH RECEPTICLE
- 11 6" DIAMETER BOLLARD
- 12 SIGN IN BOLLARD

### A SITE KEYNOTES

- A MATCH EXISTING CURB
- B PYLON SIGN (SEE ARCH PLANS)
- C PAINT 4" WHITE DIAGONAL STRIPING
- D TRANSITION CURB
- E TRASH ENCLOSURE (SEE ARCH PLANS)
- F REMOVE & SALVAGE EX. HYDRANT (RELOCATE PER SHEET C500)
- G RIPRAP AT POND WIER

### SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

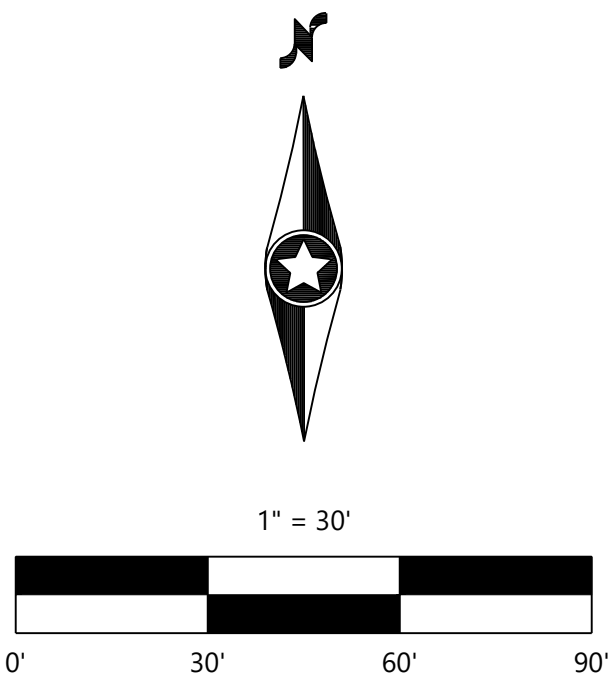
### GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY **XXXXXXXX**
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
  - REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
  - ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
  - ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
  - ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
  - BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
  - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
  - SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

### SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: C2, REGIONAL COMMERCIAL
- PROPOSED ZONING: C2, REGIONAL COMMERCIAL
- PARCEL DESCRIPTION: 40070559
- PROPERTY AREA: 91,454 SF (2.1 AC)
- EXISTING IMPERVIOUS SURFACE: 34,223 SF (37.4%)
- PROPOSED IMPERVIOUS SURFACE: 55,382 SF (60.6%)
- BUILDING GROSS SIZE: **10,600 SF**  
**RETAIL/SHOWROOM: 2,800 SF**  
**REPAIR BAYS: 7,800 SF**
- FLOOR-AREA-RATIO(FAR): **0.35**
- BUILDING SETBACK PER CODE: 35' = FRONT  
10' = SIDE  
30' = REAR
- PARKING SPACE/DRIVE AISLE: 10' WIDE X 20' LONG, 24' AISLE  
10' WIDE X 20' LONG, 25' AISLE
- PARKING RATIO REQUIREMENT: CITY OF BAXTER, MN
- AUTOMOTIVE REPAIR SERVICES: 1 SPACE / 300 SF OF GFA
- SPACES REQUIRED: 36 SPACES
- PARKING PROVIDED: 44 SPACES

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PRELIMINARY PLANS

DESIGNED: SA	06/10/2025
CHECKED: SA	06/10/2025
DRAWN: SA	06/10/2025
HORIZONTAL SCALE: 30'	06/10/2025
VERTICAL SCALE: 6' or 2'	06/10/2025

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**SITE PLAN**

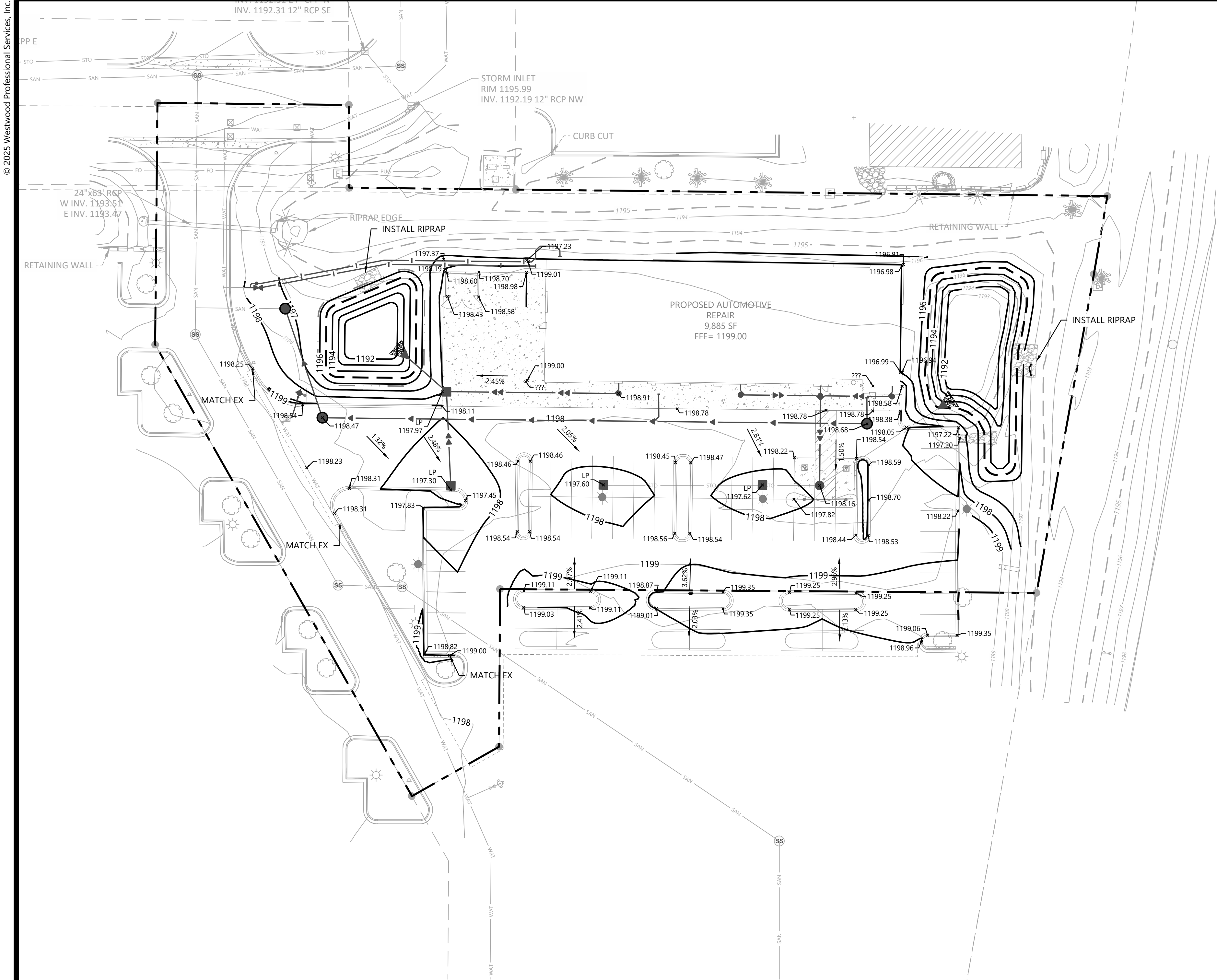
SHEET NUMBER:

**C200**

DATE: 06/10/2025

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LES SCHWAB TIRE CENTER



### FILTRATION/INFILTRATION BASIN NOTES

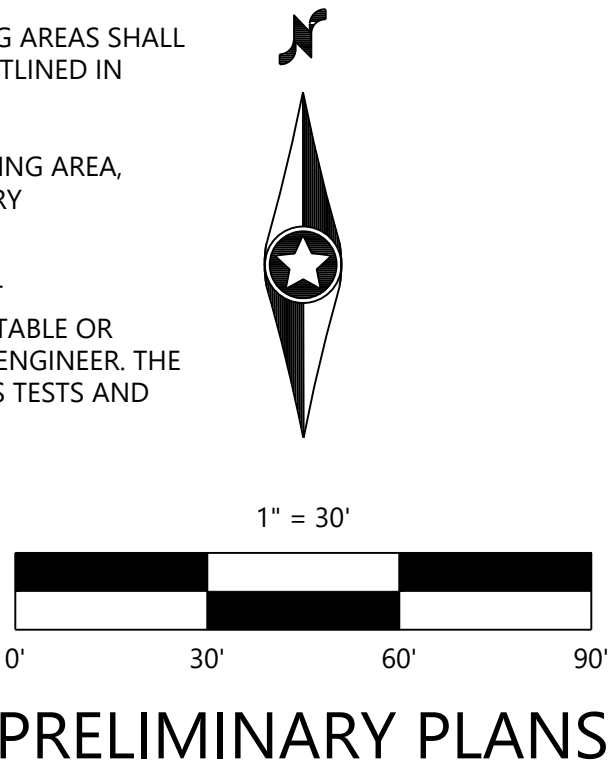
- BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
- BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
- PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
- BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTRMETER SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS XX-INCH PER HOUR (PER THE APPROVED STORMWATER MANAGEMENT PLAN), AND THE MAXIMUM INFILTRATION RATE IS 8.33 INCHES PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.

### GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TW=XXXX.XX BW=XXXX.XX
		E.O.F. X
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION

### GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



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**GRADING PLAN**

SHEET NUMBER:

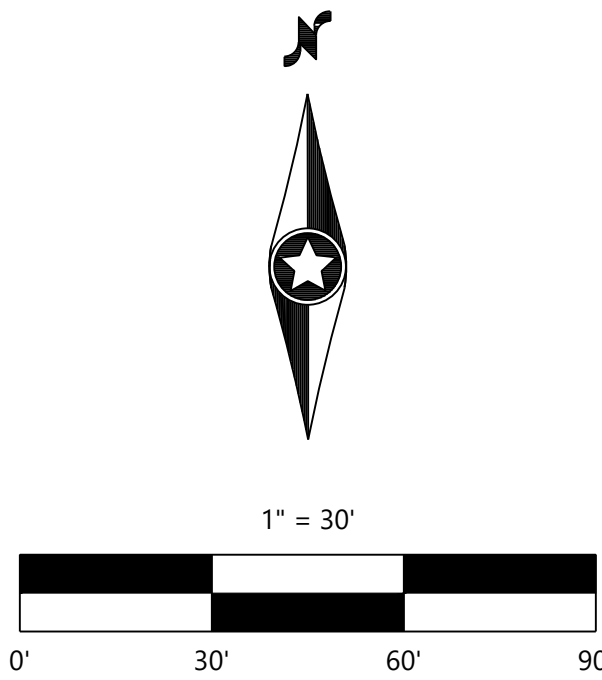
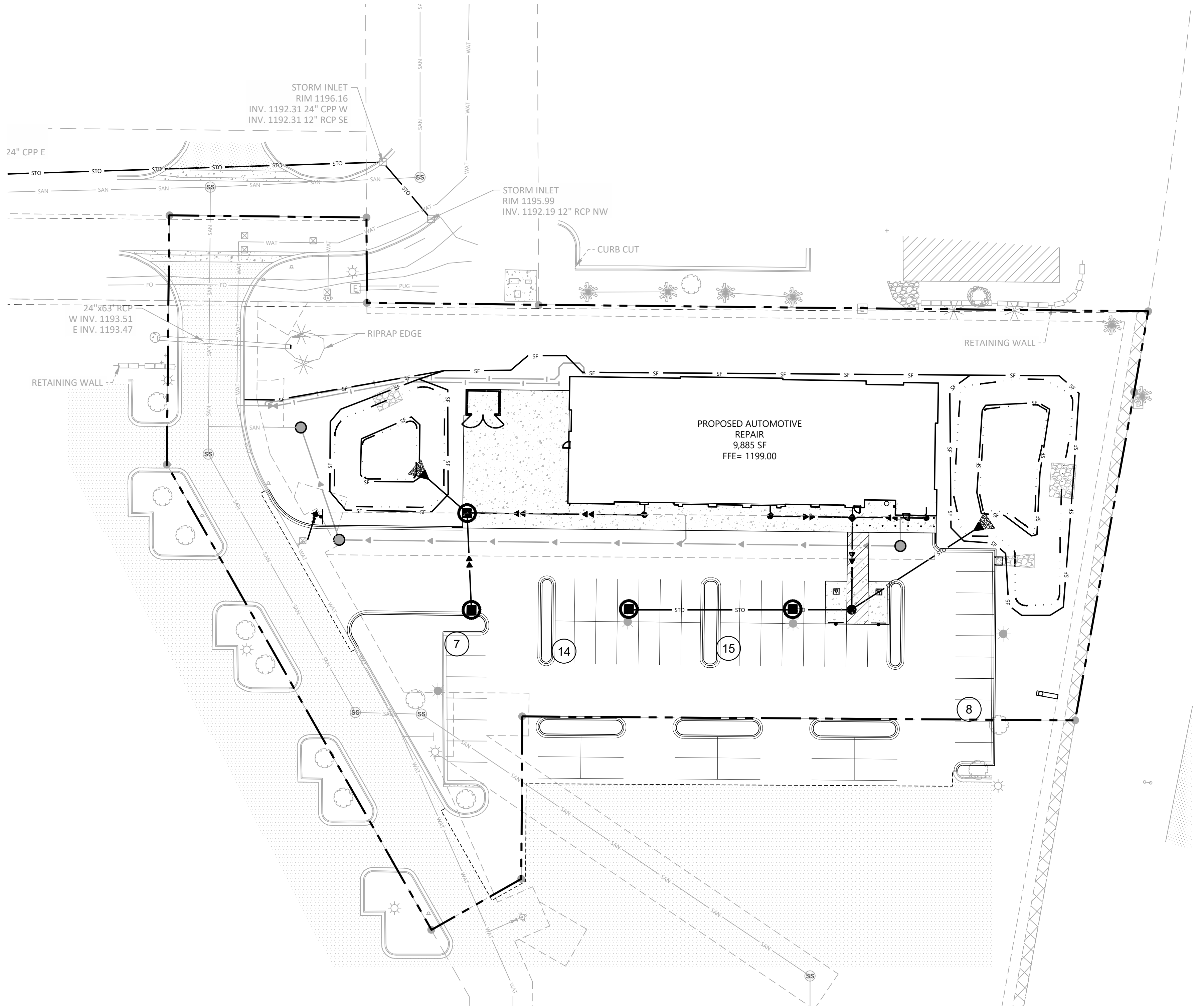
**C300**

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER





PRELIMINARY PLANS

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
  - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
  - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
  - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
  - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
  - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
  - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

Call 48 Hours before digging:  
811 or call811.com  
Common Ground Alliance

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6' or 2'

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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
SHARI AHRENS  
06/10/2025 LICENSE NO. 42797

**LES SCHWAB TIRE CENTER**  
BAXTER, MN

**Westwood**  
(863) 937-5160 4701 Whitewater Drive, Suite #300  
(862) 937-5922 Minneapolis, MN 55443  
(888) 937-5160 westwoodps.com  
Westwood Professional Services, Inc.

**EROSION CONTROL PLAN**

SHEET NUMBER:

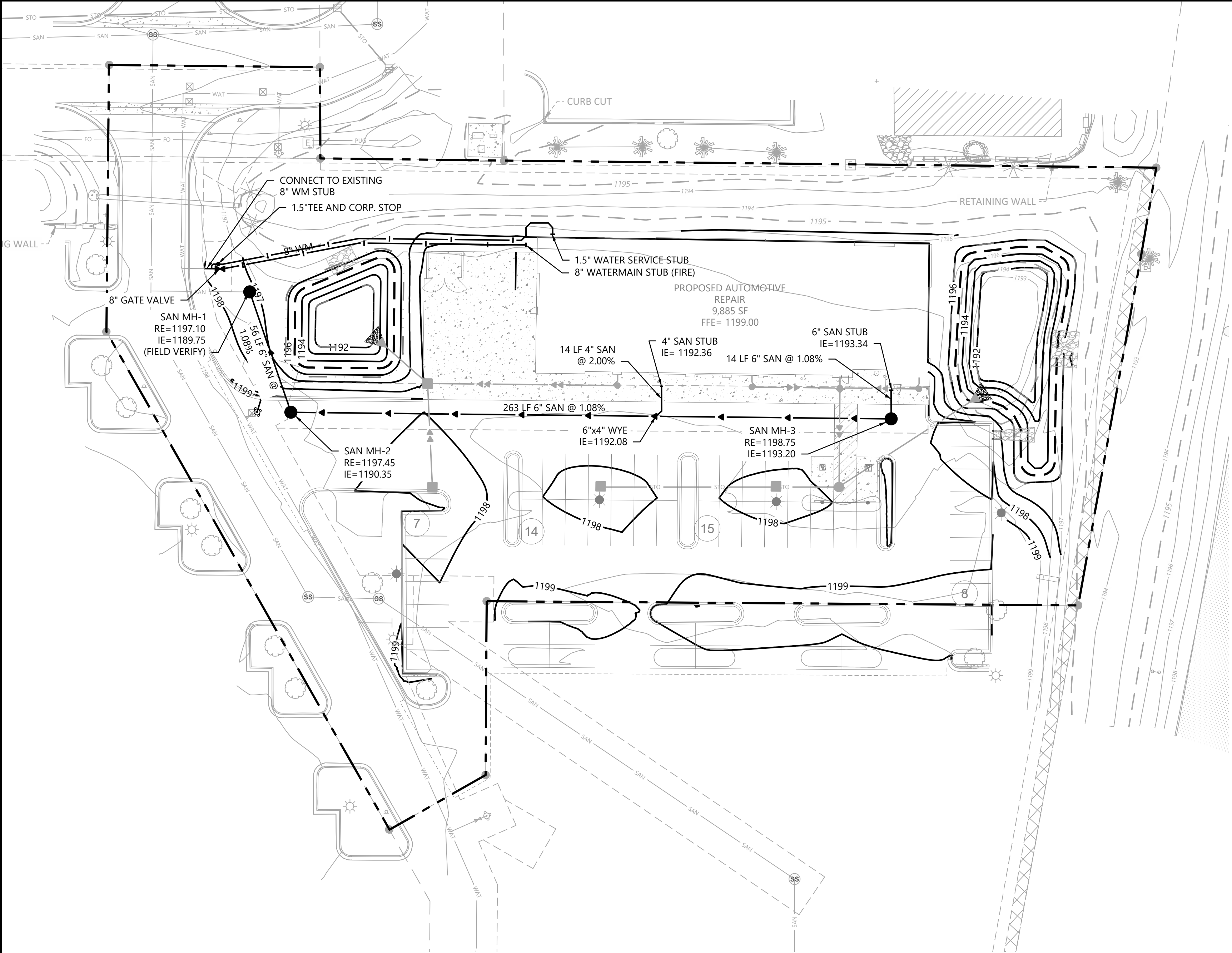
**C400**

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER

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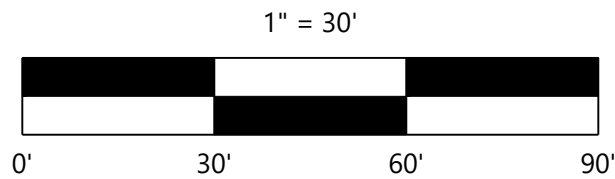


## SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

## GENERAL WATERMAIN & SANITARY SEWER NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF A WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF A WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.10.1.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



PRELIMINARY PLANS

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**811 or call811.com**  
Common Ground Alliance

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6" = 2'

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701

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SHARI AHRENS  
06/10/2025  
42797

**LES SCHWAB TIRE CENTER**  
BAXTER, MN

**Westwood**  
Professional Services, Inc.  
42701 Whitewater Drive, Suite #500  
Minnetonka, MN 55343  
(863) 937-5160  
(862) 937-5822  
(888) 937-5160  
Phone  
Fax  
Toll Free  
westwoodps.com

**WATER & SANITARY SEWER PLANS**

SHEET NUMBER:

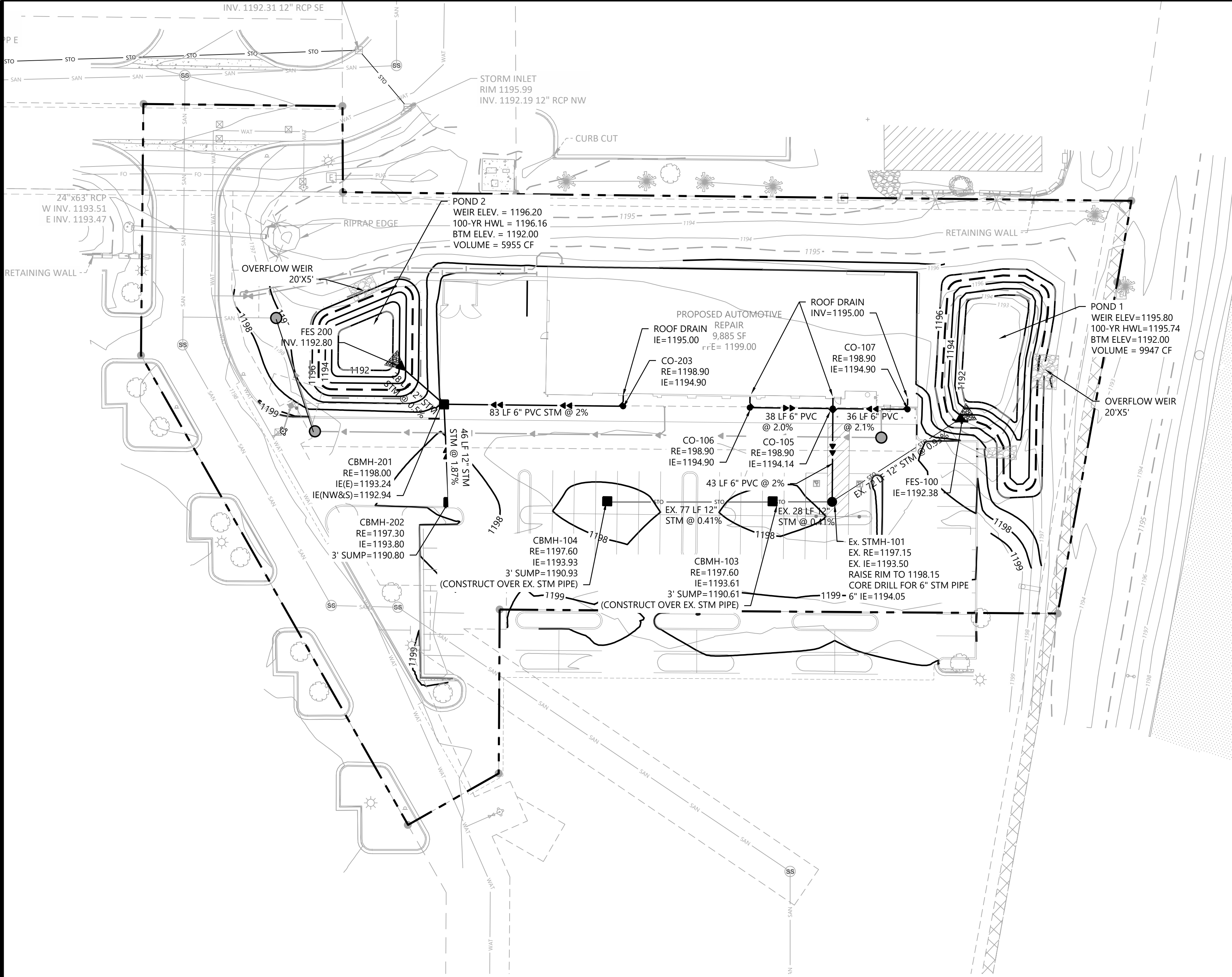
**C500**

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER



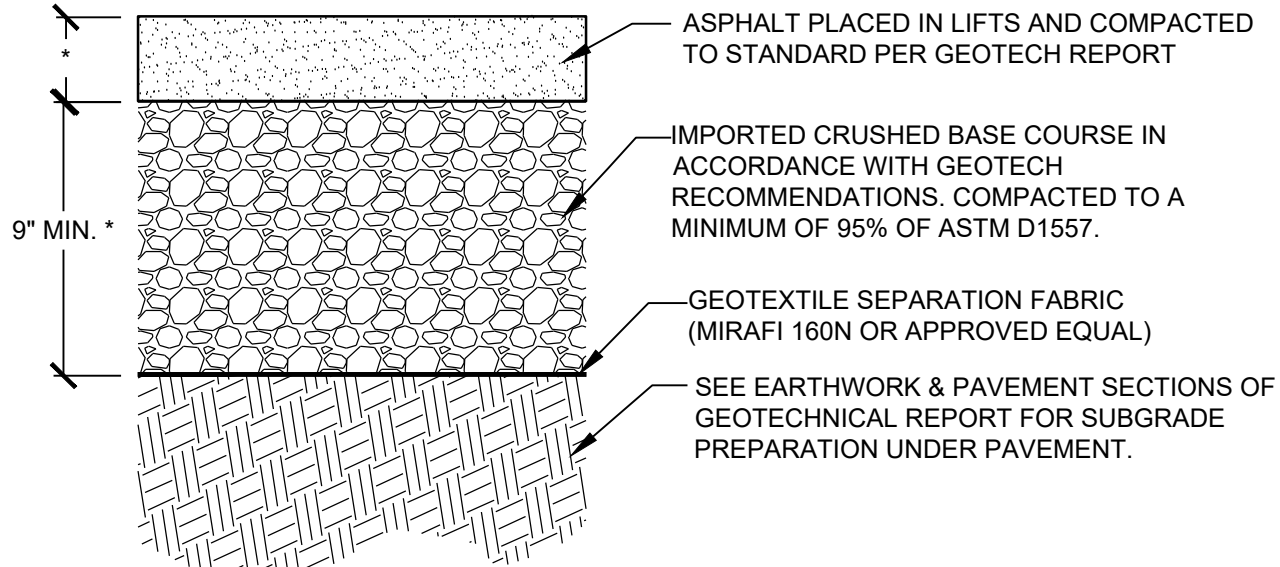


## STORM SEWER LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

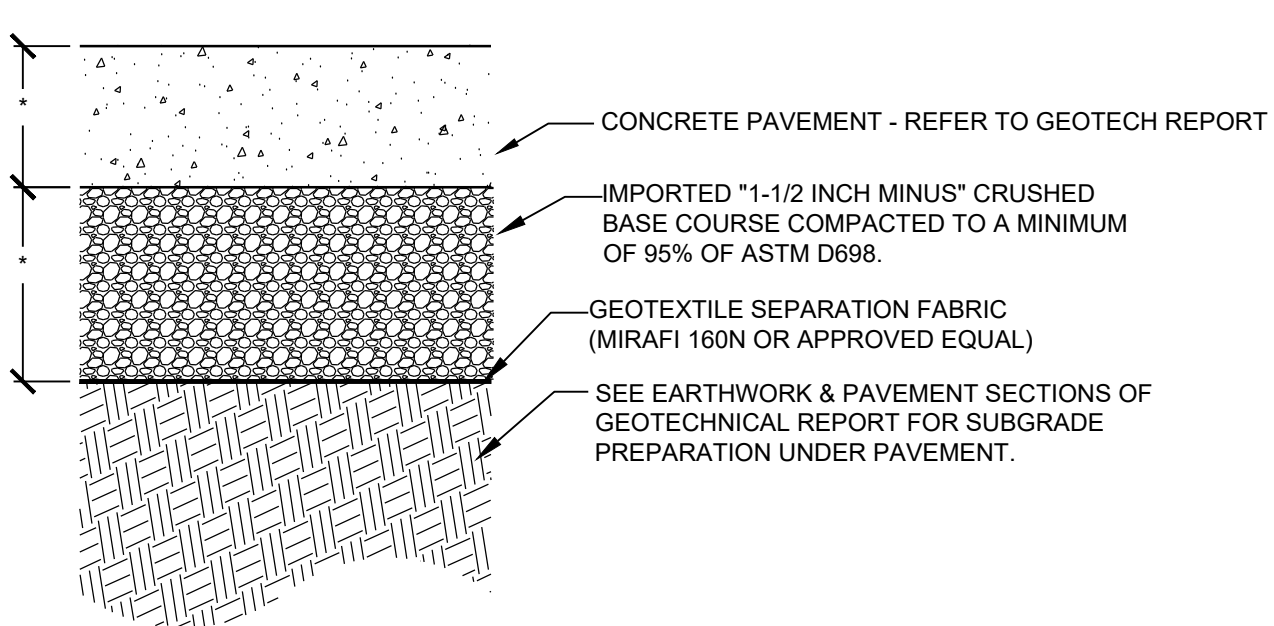
## GENERAL STORM SEWER NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL/DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A MINIMUM VERTICAL SEPARATION OF 12 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- STORM SEWER PIPE:
  - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR AND INDUSTRY.
  - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
  - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
  - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
  - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP



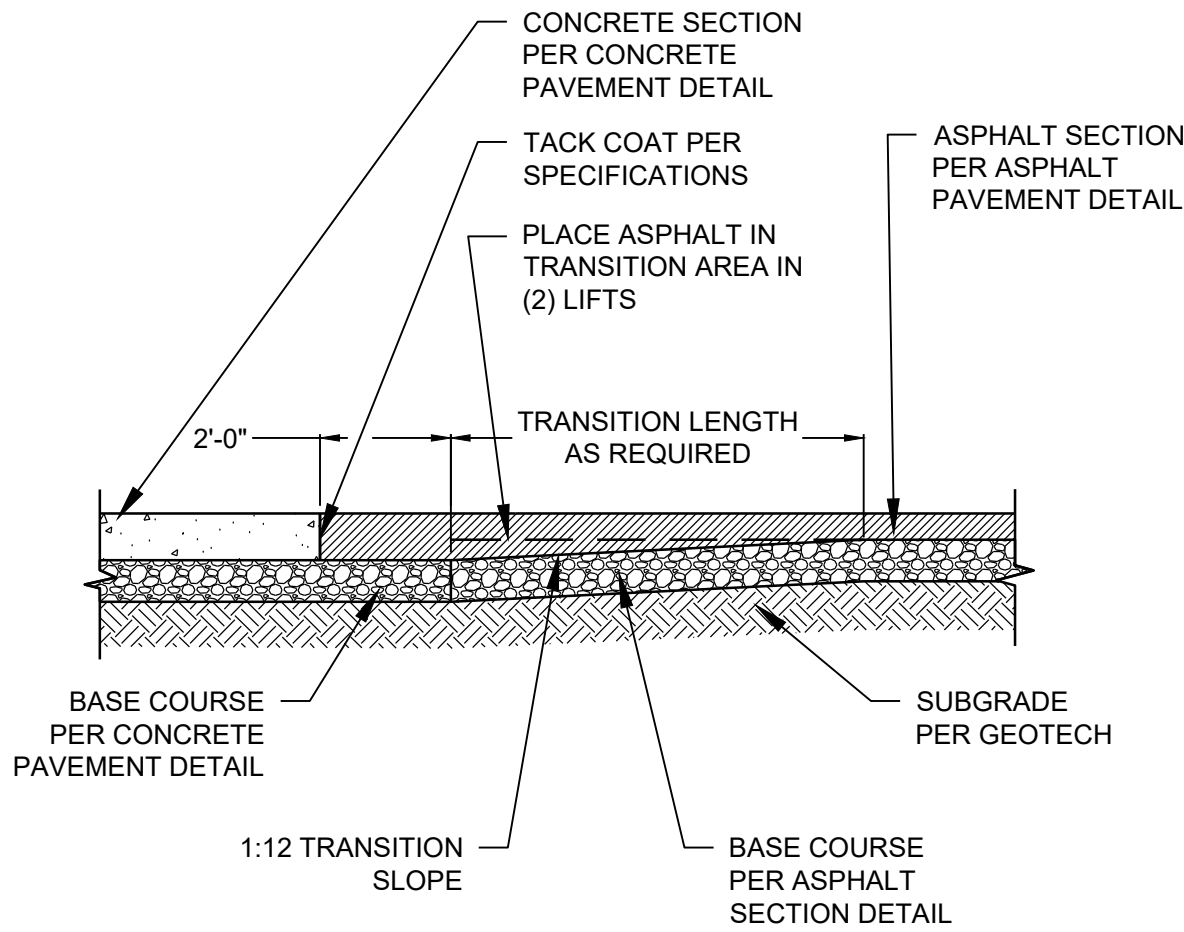
- NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PREPARED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 8" THICK.
  3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE
- \*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

1 ASPHALT PAVEMENT - STANDARD  
C500 CROSS SECTION NOT TO SCALE

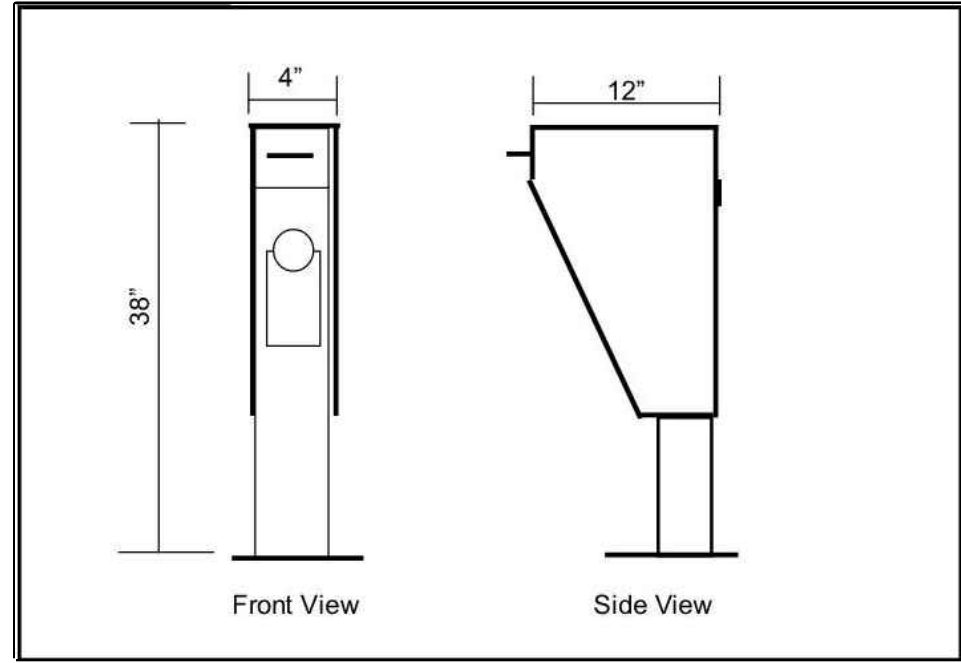


- NOTES:
1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
  2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
  3. SUBGRADE SHOULD BE PREPARED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- \*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

4 HEAVY DUTY CONCRETE PAVEMENT  
C500 NOT TO SCALE



6 ASPHALT/CONCRETE JOINT DETAIL  
C500 NOT TO SCALE



- NOTE:
1. SEE SHEET A151 FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
  2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  3. SEE SHEET A150 FOR LOCATION(S)

7 KEYKEEPER WITH STAND  
C500 NOT TO SCALE



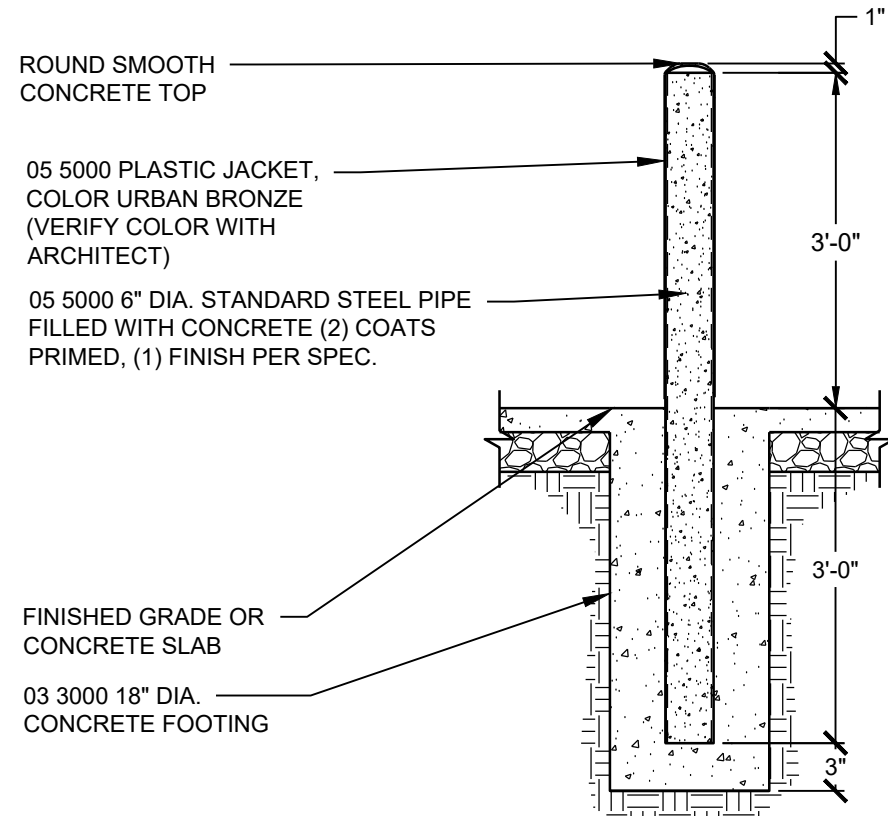
- NOTE:
1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEEL SLAT, BLACK #T9F69484BK
  2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  3. SEE SHEET A150 FOR LOCATION(S).

8 BENCH  
C500 NOT TO SCALE



- NOTE:
1. GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #T9F260804BK
  2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  3. SEE SHEET A150 FOR LOCATION(S)

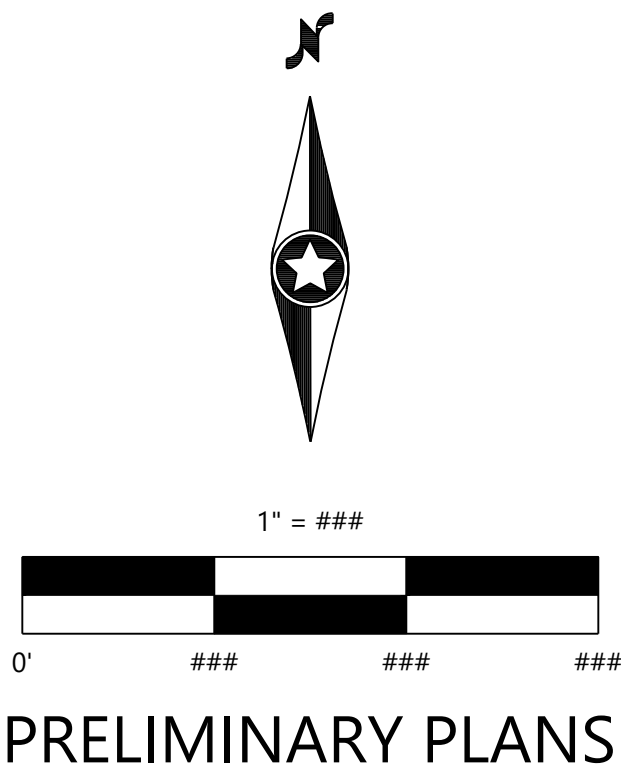
10 TRASH RECEPTACLE  
C500 NOT TO SCALE



- EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
  2. ROUND SMOOTH CONCRETE TOP
  3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
  4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

11 6" DIAMETER BOLLARD  
C500 CROSS SECTION NOT TO SCALE

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811 or call811.com  
Common Ground Alliance



PRELIMINARY PLANS

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE##	
VERTICAL SCALE# of ##	

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

SHARI AHRENS  
06/10/2025 LICENSE NO. 42797

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BAXTER, MN

**Westwood**  
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Fax (888) 987-5822 Minneapolis, MN 55443  
Toll Free (888) 987-5150 westwoodps.com  
Westwood Professional Services, Inc.

SITE DETAILS

SHEET NUMBER:

C600

DATE: 06/10/2025

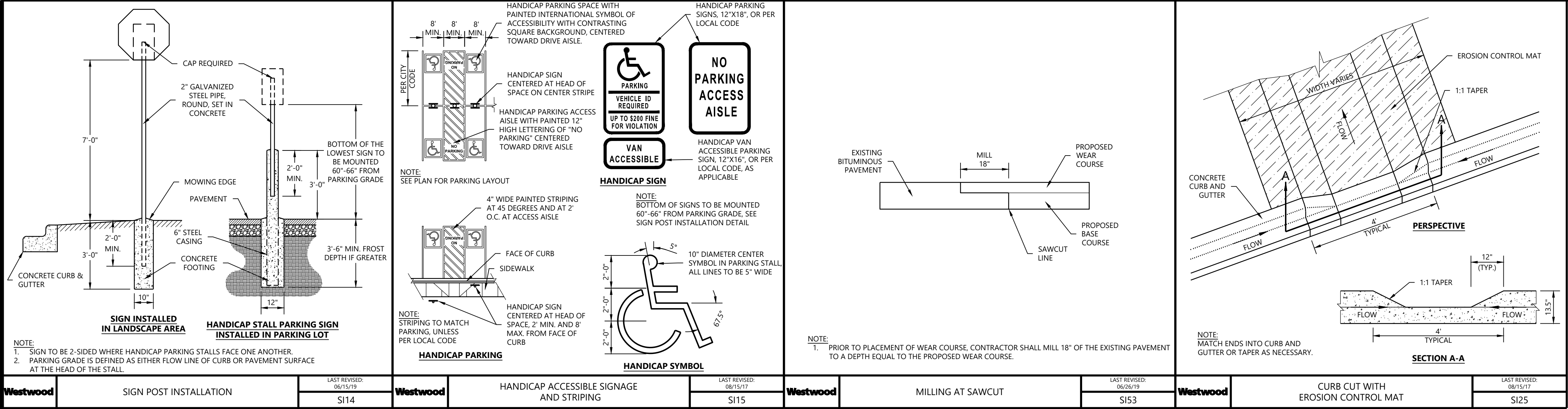
PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER

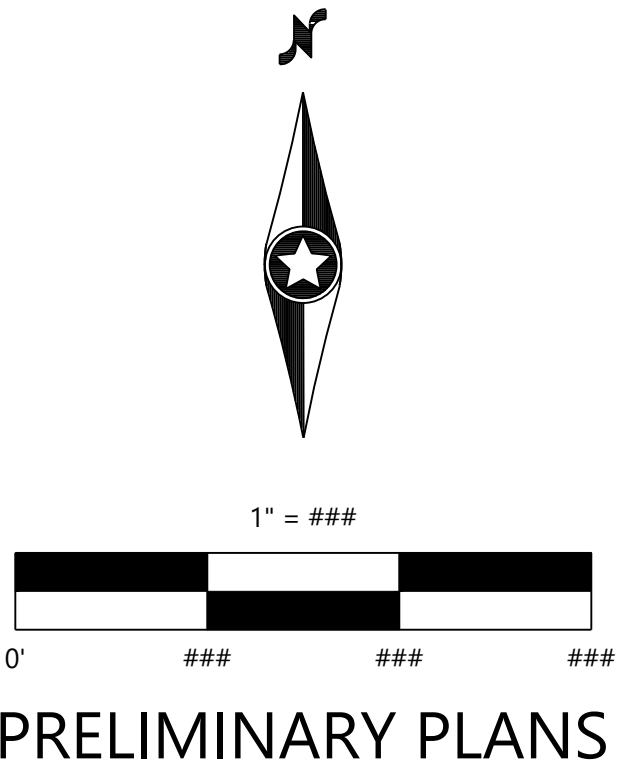


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DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE##	
VERTICAL SCALE##	

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701

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SHARI AHRENS  
06/10/2025 LICENSE NO. 42797

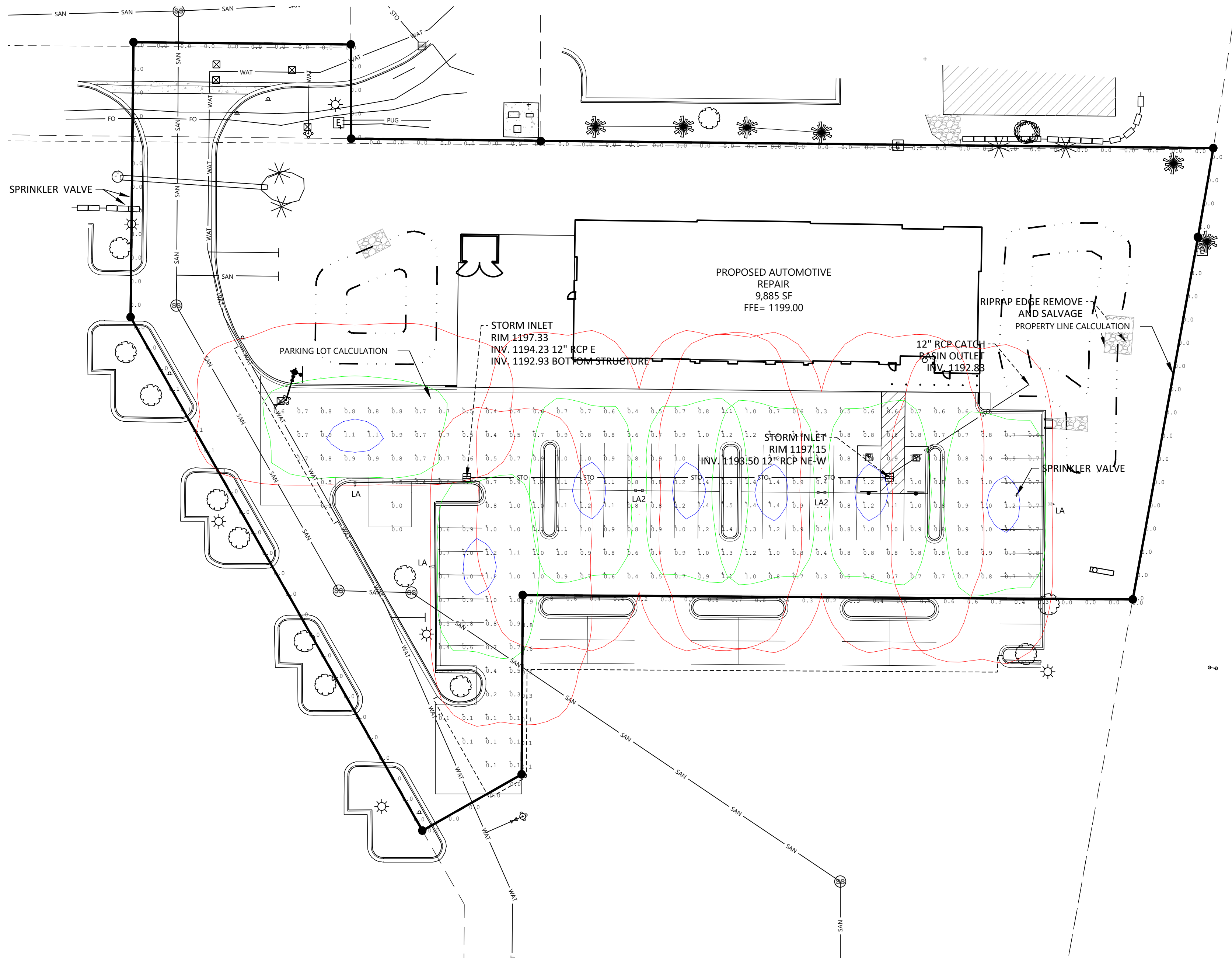
**LES SCHWAB TIRE CENTER**  
BAXTER, MN

**Westwood**  
Phone (888) 987-5160 4751 Whitewater Drive, Suite #300  
Fax (888) 987-5160 Minneapolis, MN 55433  
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Westwood Professional Services, Inc.

**SITE DETAILS (CONT.)**










SHEET NUMBER:  
**C601**  
DATE: 06/10/2025  
PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER




Call 48 Hours before digging:  
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Common Ground Alliance

## PHOTOMETRIC LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POLE MOUNT LIGHT FIXTURE
		1.0 FOOT CANDLE ISOLINE
		0.5 FOOT CANDLE ISOLINE
		0.1 FOOT CANDLE ISOLINE






LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR	QUANTITY
LA	LITHONIA	DSXO LED P2 40K 70CRI BLC3	25'	33W	3,484	0.9	3
LA2	LITHONIA	DSXO LED P2 40K 70CRI BLC3	25'	66W	6,968	0.9	2




CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
PARKING LOT	0.8	1.5	0
PROPERTY LINE	0.1	0.9	0.0













# D-Series Size 0






## LED Area Luminaire

























































































































































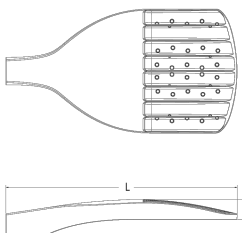














### Specifications

**EPA:** 0.44 f2  
 (0.04 m)  
**Length:** 26.18" (66.5 cm)  
**Width:** 14.06" (35.7 cm)  
**Height H1:** 2.26" (5.7 cm)  
**Height H2:** 7.62" (19.4 cm)  
**Weight:** 23 lbs (10.4 kg)



### Design Select program authorized by the LED lighting background.

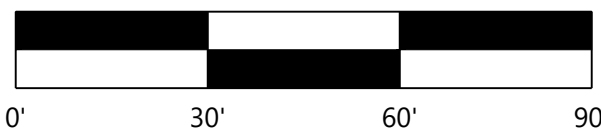



Items marked by a **selected** keyword qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.aualighting.com/designselect](http://www.aualighting.com/designselect).  
 \*See ordering for details

### Ordering Information

**DSKO LED**

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting	Shipped included
DSKO LED	<b>Forward optics</b>						
	P1 <sup>1</sup> P1 <sup>2</sup>	3000K 3000K	90CRI	ASR Automotive fog view	120V (277V) <sup>2</sup>	SPR	Spacer plate mounting (48" drilling, 5.5" max. 2x2x2)
	P2 <sup>1</sup> P2 <sup>2</sup>	3000K 3000K	90CRI	TS1 Type 1 short	120V (277V) <sup>2</sup>	SPR	Spacer plate mounting (48" drilling, 5.5" max. 2x2x2)
	P3 <sup>1</sup> P3 <sup>2</sup>	500K 5000K	90CRI	T2M Type 2 medium	120V (277V) <sup>2</sup>	SPR	Spacer plate mounting (48" drilling, 5.5" max. 2x2x2)
	<b>Barated optics</b>						


$$1'' = 30$$


## PRELIMINARY PLANS

DATE: 06/10/2025

PREPARED FOR:

**LES SCHWAB TIRE  
CENTERS**

20900 NE COOLEY RD  
BEND, OR 97701

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME  
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A  
FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS  
OF THE STATE OF MINNESOTA

06/10/2025 LICENSE NO. \_\_\_\_\_

**LES SCHWAB  
TIRE CENTER**  
BAXTER, MN

**Westwood**

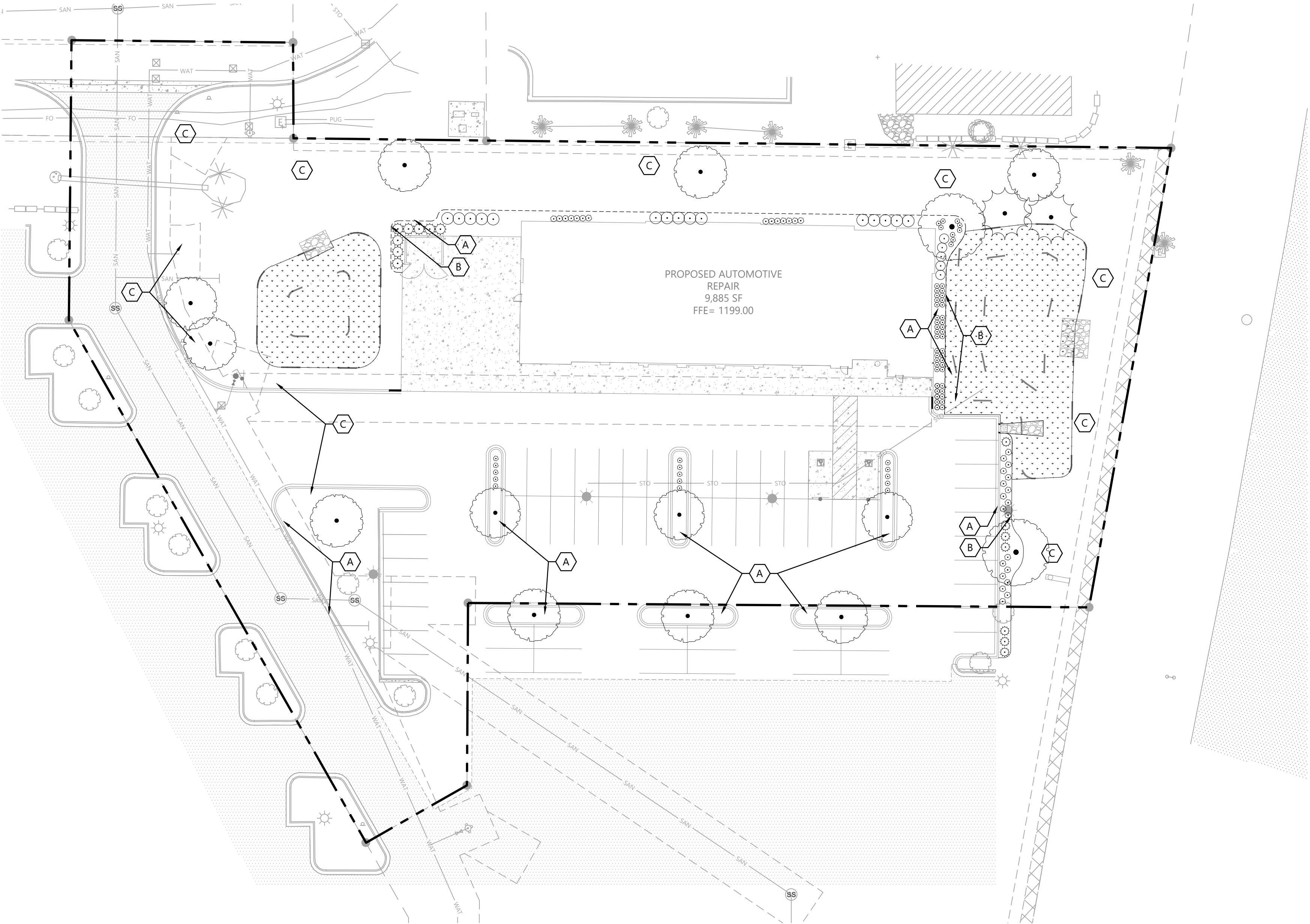
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Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minneapolis, MN 55343  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)  
**Westwood Professional Services, Inc.**

# PHOTOMETRIC PLAN

LES SCHWAB TIRE CENTER





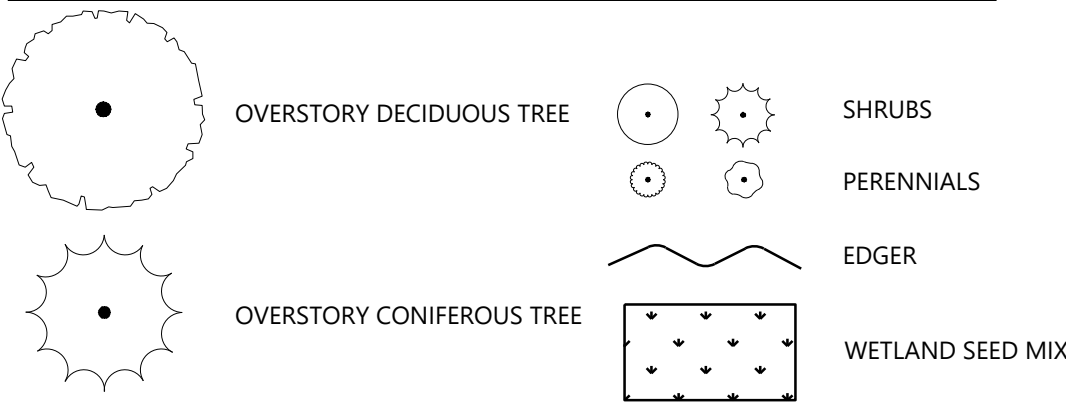
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES 2					
BHS		PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6" CLP B&B	AS SHOWN	H 35-45' W 20-25'
WHP		PINUS STROBUS / WHITE PINE	6" HT B&B	AS SHOWN	H 50-80' W 25-40'
DECIDUOUS TREES 14					
FFS		ACER SACCHARUM 'BAILSTA' / FALL FIESTA® SUGAR MAPLE	2.5" CAL B&B	AS SHOWN	H 50-60' W 40-50'
AGG		GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO	2.5" CAL B&B	AS SHOWN	H 40-50' W 25-35'
SKH		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2.5" CAL B&B	AS SHOWN	H 40-50' W 30-35'
SWO		QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL B&B	AS SHOWN	H 40-60' W 30-50'
BUR		QUERCUS MACROCARPA / BUR OAK	2.5" CAL B&B	AS SHOWN	H 50-60' W 50-60'
CONIFEROUS SHRUBS 15					
ANJ		JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	#5 CONT.	3'-0" O.C.	H 3-4' W 3-4'
HOL		THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE	#5 CONT.	5'-0" O.C.	H 6-10' W 4-5'
DECIDUOUS SHRUB 20					
RES		AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	#5 CONT.	5'-0" O.C.	H 4-6' W 4-6'
AFD		CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	#5 CONT.	4'-0" O.C.	H 3-5' W 3-5'
BCV		VIBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT VIBURNUM	#5 CONT.	5'-0" O.C.	H 5-6' W 5-6'
PERENNIALS 5					
MOT		COREOPSIS X "MOONBEAM" / MOONBEAM TICKSEED	#1 CONT	24" O.C.	H 15-18" W 18-24"
PUC		ECHINACEA PURPUREA / PURPLE CONEFLOWER	#1 CONT	24" O.C.	H 24-28" W 18-24"
GRASSES 92					
KFG		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	#1 CONT	30" O.C.	H 4-5' W 2-3'
SOB		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	#1 CONT	24" O.C.	H 3-4' W 18-24"
PDS		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSOED	#1 CONT	24" O.C.	H 2-3' W 2-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

LANDSCAPE SUMMARY

LANDSCAPING REQUIREMENTS:

C2 ZONED:	
TREES:	1 TREE/ 1,500 SF OF BUILDING + 1/ 75 LF OF ROW
SHRUBS:	1 SHRUB/ 450 SF OF BUILDING
PARKING LOT:	
TREES:	1 TREE/ PARKING LOT ISLAND
REPLACEMENT:	1 TREE/ 1 TREE REMOVED

REQUIRED LANDSCAPING:

TREES:	
ZONING	8 (10,599/1,500= 7.06= 8)
PERIMETER	5 (365/75= 4.87= 5)
PARKING LOT	3 (3 ISLANDS)
TOTAL	16 TREES REQUIRED
SHRUBS:	
ZONING	24 (10,599/450= 23.55= 24)
OFFSITE:	
PARKING LOT	3 (3 ISLANDS)

PROVIDED LANDSCAPING:

TREES:	16 (11 PROPOSED DECIDUOUS + 2 PROPOSED CONIFEROUS + 2 EXISTING + 10 SHRUBS EQUAL TO ONE OVERSTORY)
SHRUBS:	25 (8 PROPOSED DECIDUOUS + 17 PROPOSED CONIFEROUS)
OFFSITE:	3 (3 PROPOSED DECIDUOUS)

+++CITY REQUIREMENTS MET+++

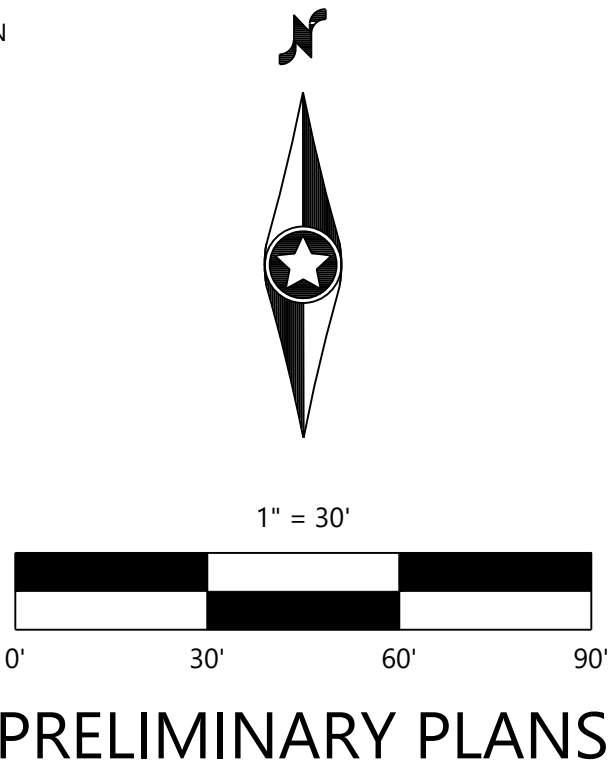
SEEDING NOTES

WETLAND SEED MIX

MN CP25 34-181 WET MIX (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)

SEED MIX TO BE APPLIED AT A RATE OF 6 LBS/ACRE

SEED MIX TO BE APPLIED DURING RECOMMENDED PLANTING SEASON, AND USING AN APPROVED METHOD, AS FOUND IN THE MN-DOT SEEDING MANUAL.



Call 48 Hours before digging:  
811 or call811.com  
Common Ground Alliance

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6" = 3'

PREPARED FOR:  
LES SCHWAB TIRE CENTERS  
20900 NE COOLEY RD  
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

JEFF WESTENDORF  
06/10/2025 (LICENSE NO. 44018)

LES SCHWAB TIRE CENTER  
BAXTER, MN

Westwood  
12701 Whitewater Drive, Suite #300  
Minnetonka, MN 55343  
(952) 897-5160  
(952) 897-5822  
(888) 997-5160  
Phone  
Fax  
Toll Free  
westwoodps.com  
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:

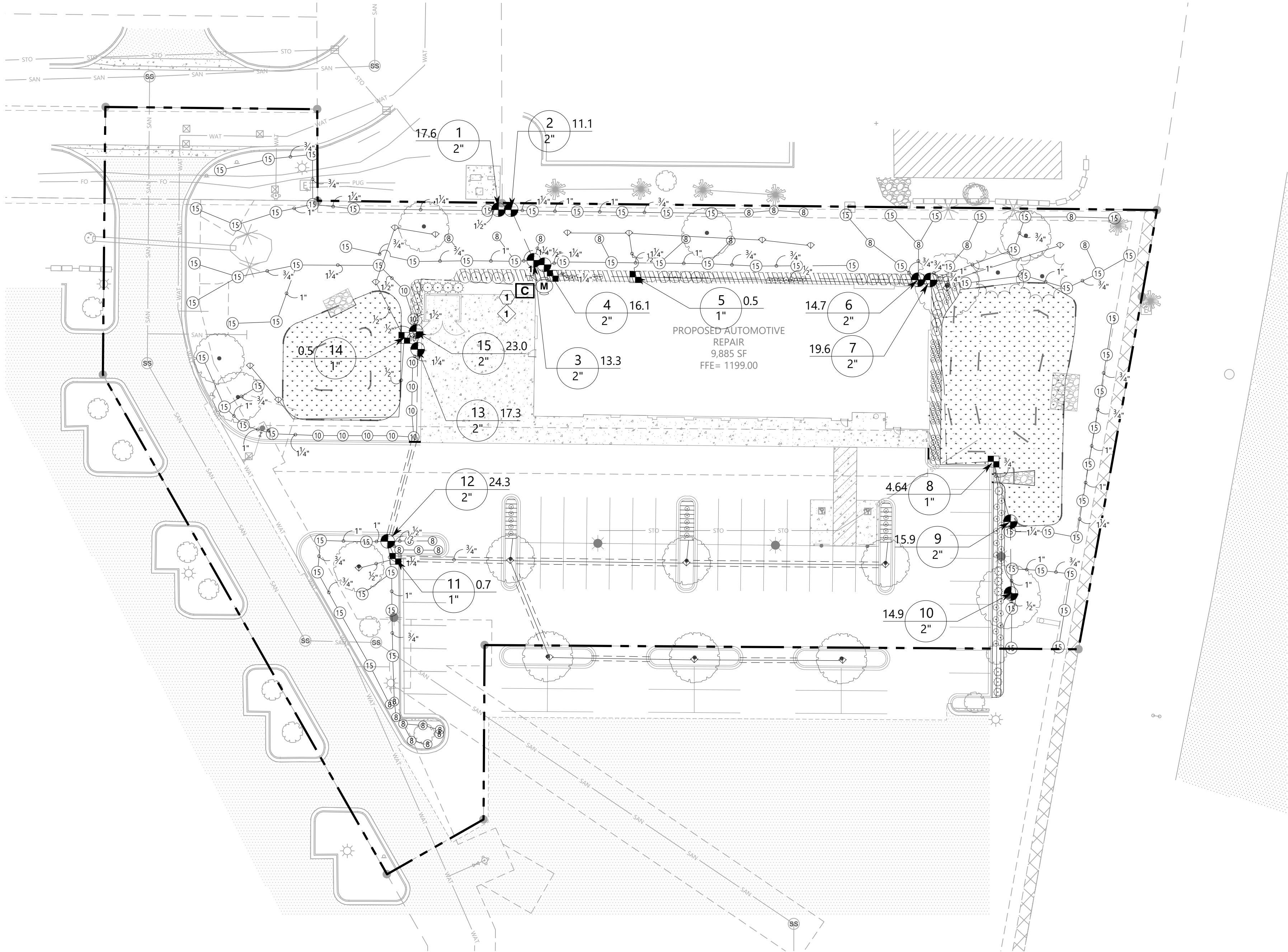
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DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

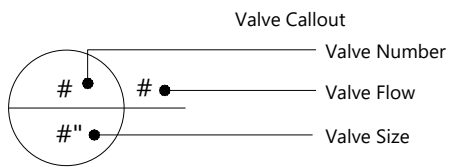
LES SCHWAB TIRE CENTER





### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
⑧	RAIN BIRD 1806-U 08 HE-V	28	ADJ	30	≤ 1.19	8'
⑩	RAIN BIRD 1806-U 10 HE-V	11	ADJ	30	≤ 1.8	10'
⑮	RAIN BIRD 1806-U 15 HE-V	76	ADJ	30	≤ 3.71	15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI		
■	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	5				
◇	RAIN BIRD PCT PCT-07 PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS, OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	18		15		
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	2,485 L.F.		30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊙	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN., 3IN. 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	11				
Ⓜ	RAIN BIRD PEB (2) 3" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1				
Ⓢ	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1				
⊗	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZX, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1				
⊗	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1				
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,830 L.F.				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	572.4 L.F.				
----	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350	326.8 L.F.				



### CRITICAL ANALYSIS

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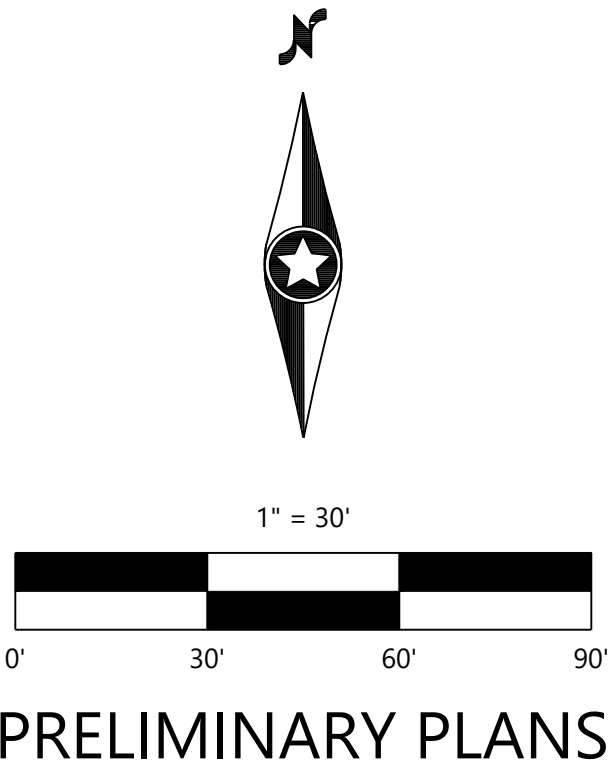
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Water Source Information:

FLOW AVAILABLE  
Point of Connection Size: 3"  
Flow Available: 181.94 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 55 PSI  
Pressure Available: 55 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 27.45 GPM  
Flow Available at POC: 181.94 GPM  
Residual Flow Available: 154.49 GPM

Critical Station: 12  
Design Pressure: 30 PSI  
Friction Loss: 2.28 PSI  
Fittings Loss: 0.23 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 4.8 PSI  
Pressure Req. at Critical Station: 36.7 PSI  
Loss for Fittings: 1.04 PSI  
Loss for Main Line: 10.4 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 0 PSI  
Loss for Master Valve: 6.6 PSI  
Critical Station Pressure at POC: 54.7 PSI  
Pressure Available: 55 PSI  
Residual Pressure Available: 0.26 PSI



Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6" = 2'

PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**  
20900 NE COOLEY RD  
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
JEFF WESTENDORF  
06/10/2025 LICENSE NO. 44018

**LES SCHWAB TIRE CENTER**  
BAXTER, MN

**Westwood**  
92701 Whitewater Drive, Suite #300  
Minnetonka, MN 55343  
westwoods.com  
Westwood Professional Services, Inc.  
Phone: (952) 897-5160  
Fax: (952) 897-5822  
Toll Free: (888) 997-5150

**IRRIGATION PLAN**

SHEET NUMBER:

**L101**

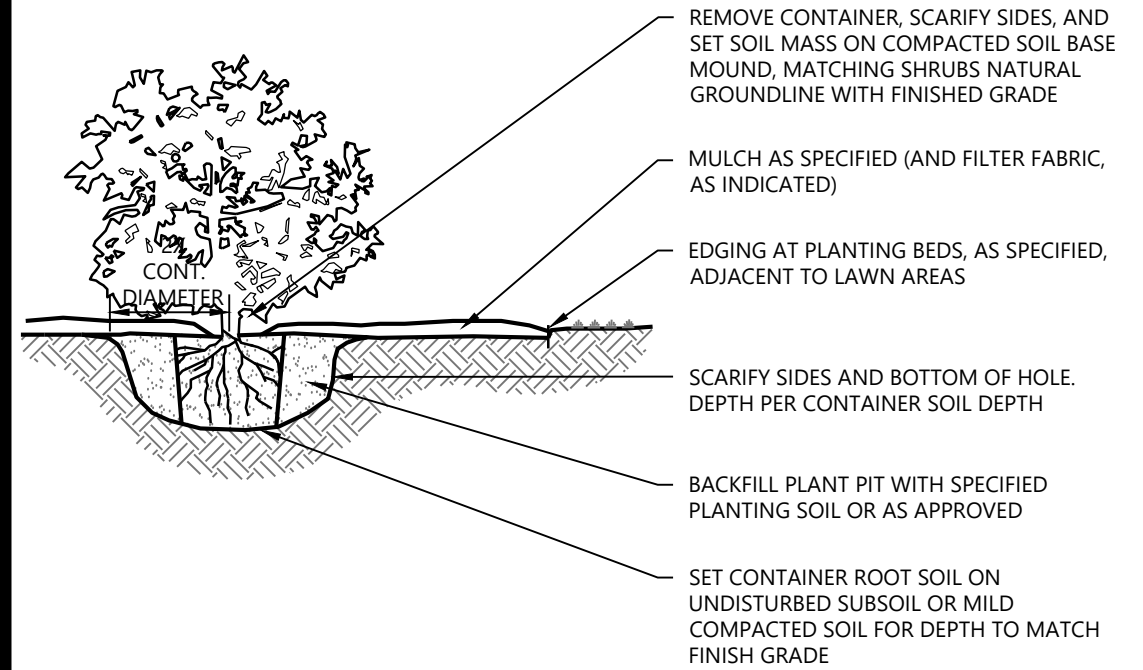
DATE: 06/10/2025

PROJECT NUMBER: 0057859.00

LES SCHWAB TIRE CENTER

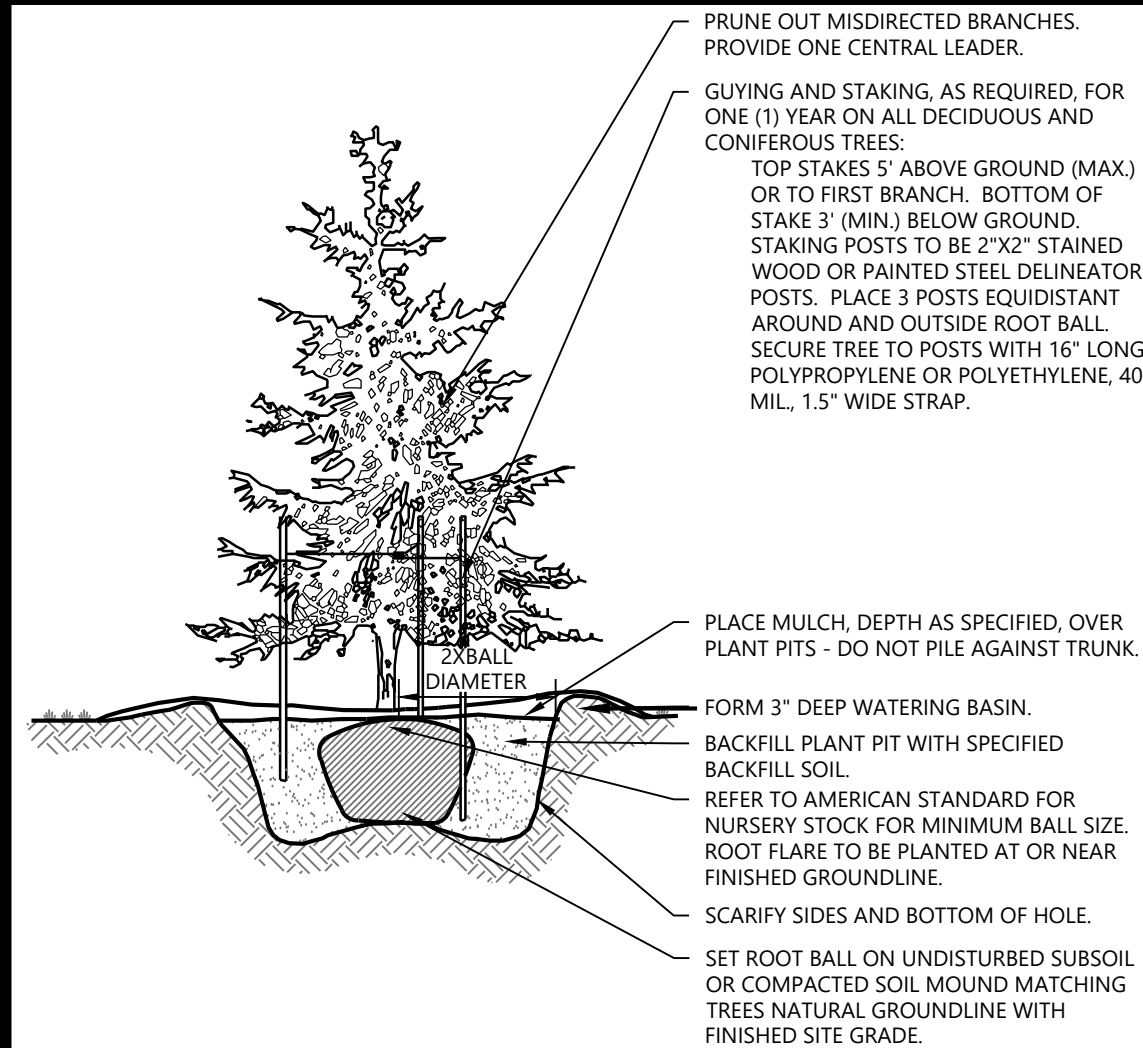


## LANDSCAPE DETAILS



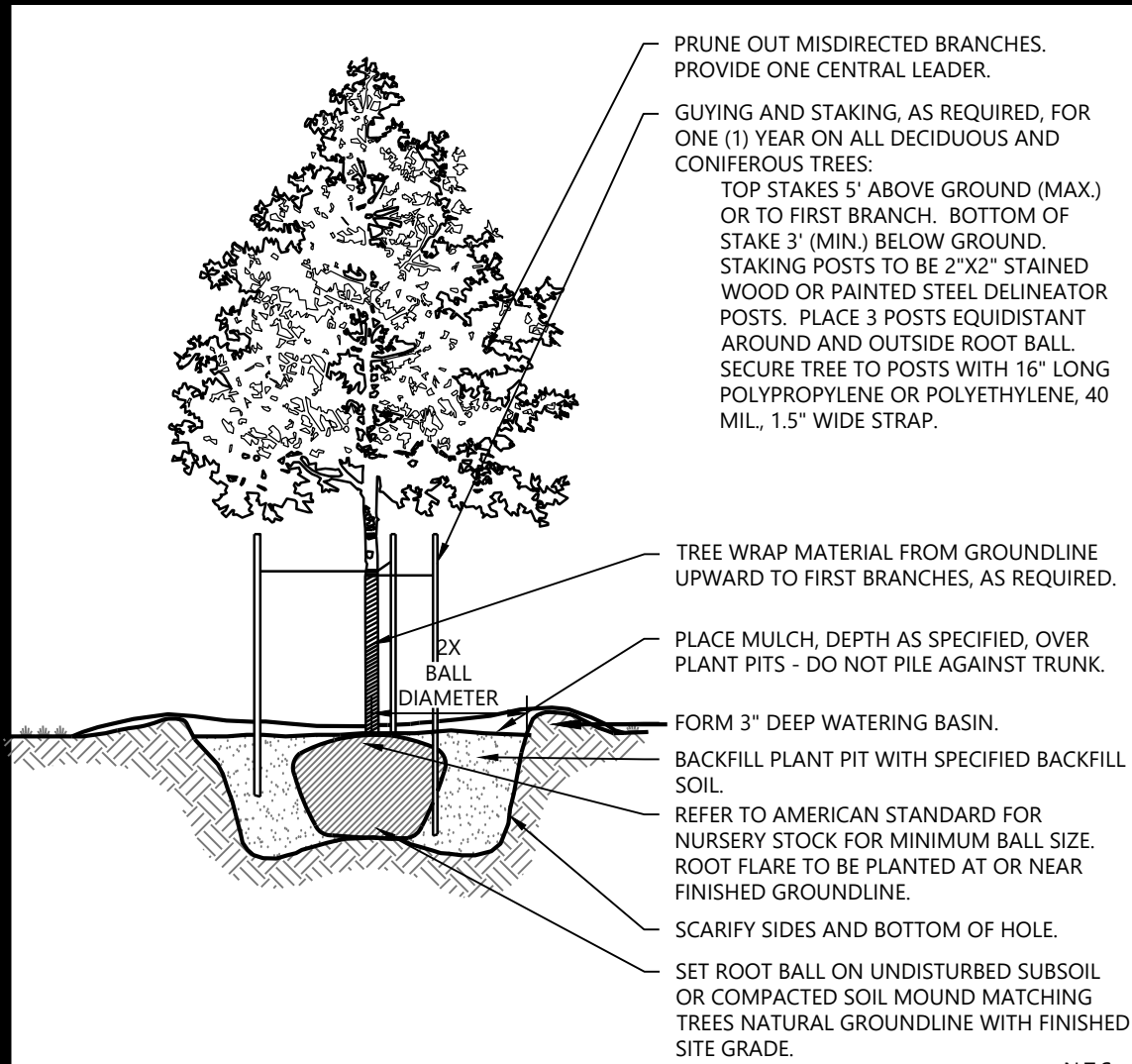
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Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



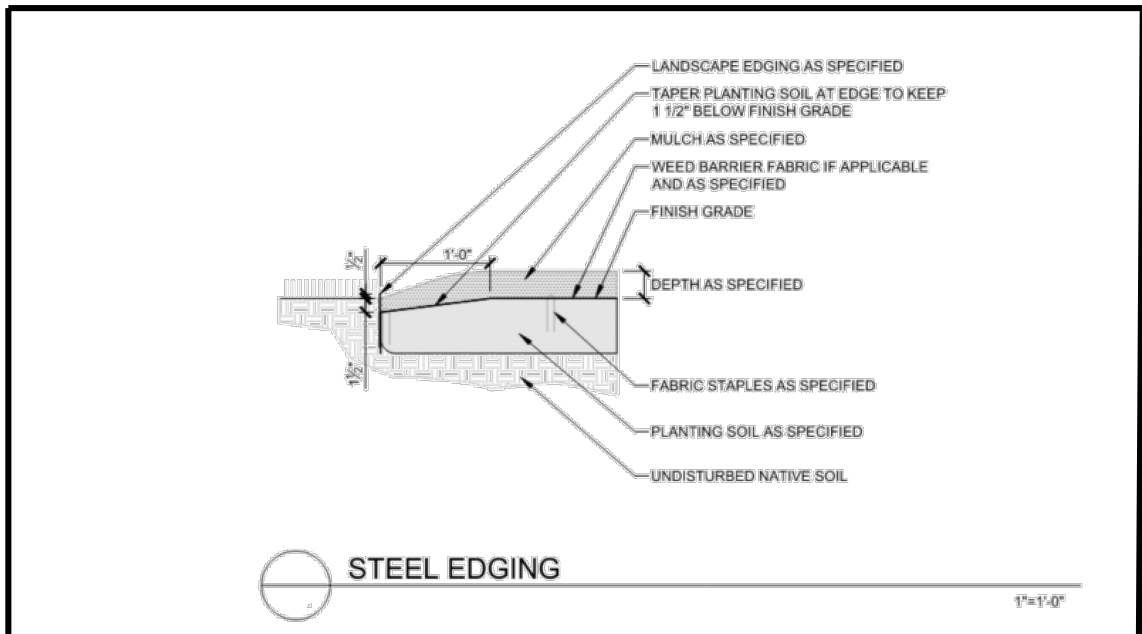
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Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

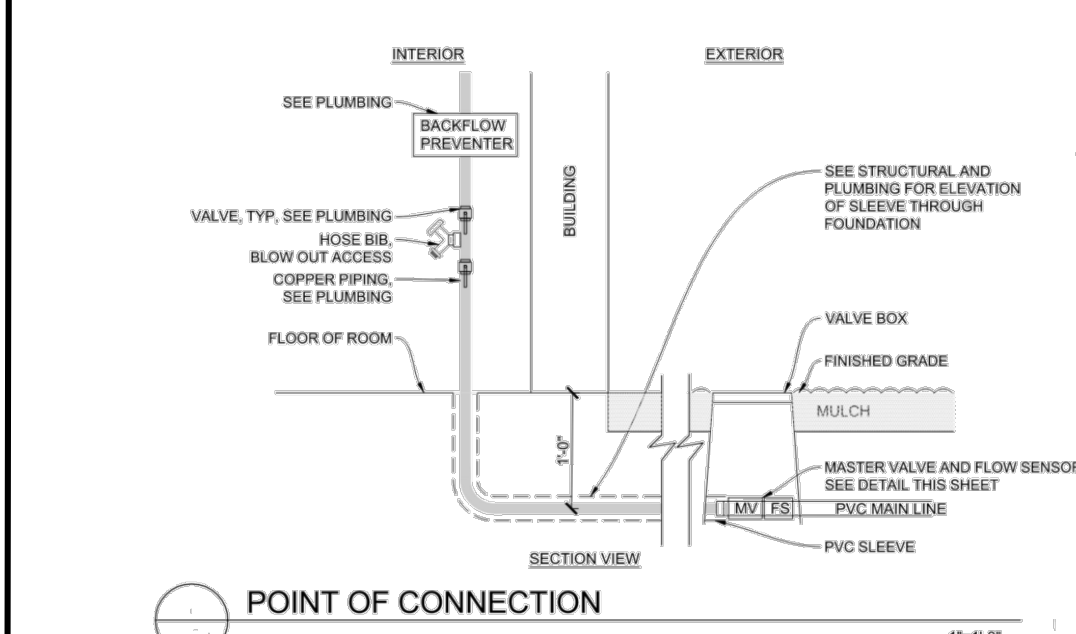


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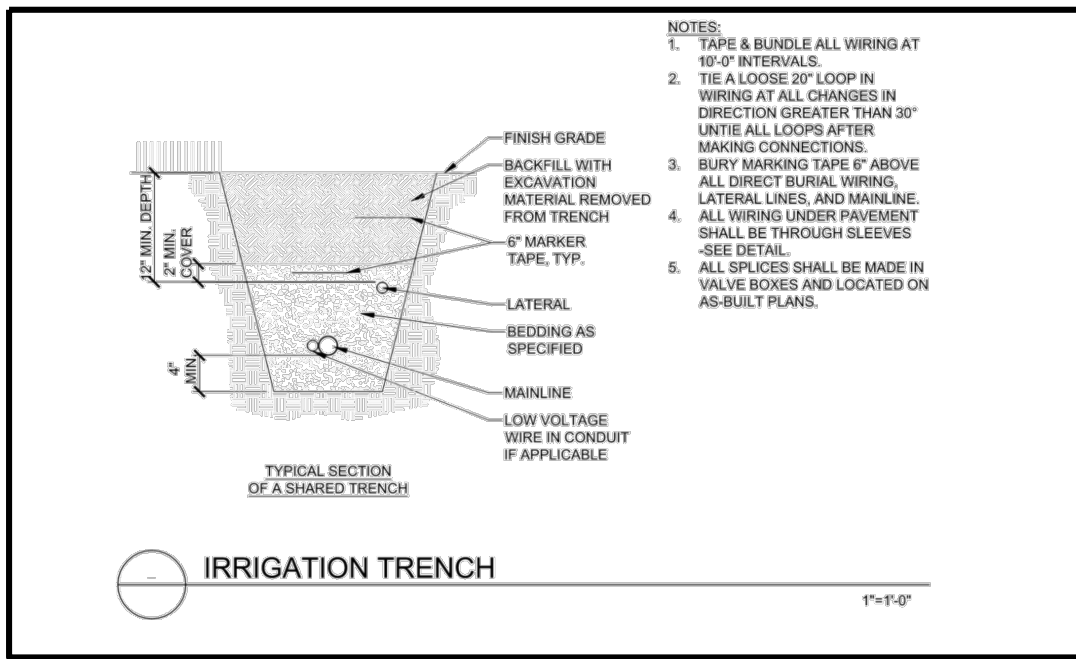
Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/25/18
		LA28



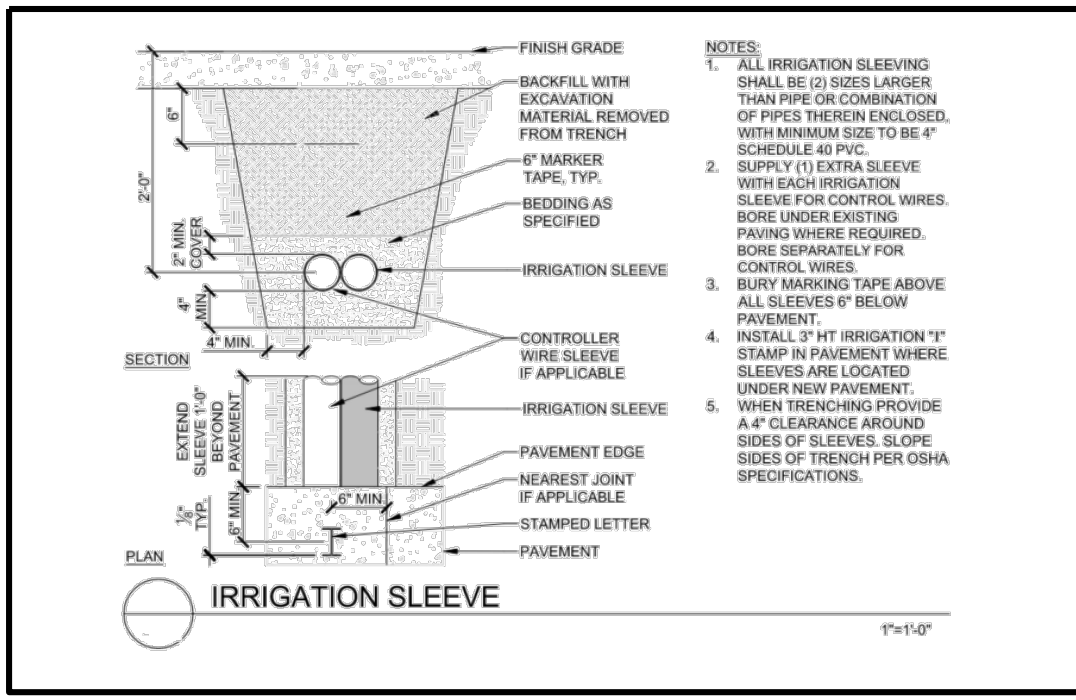
## IRRIGATION DETAILS



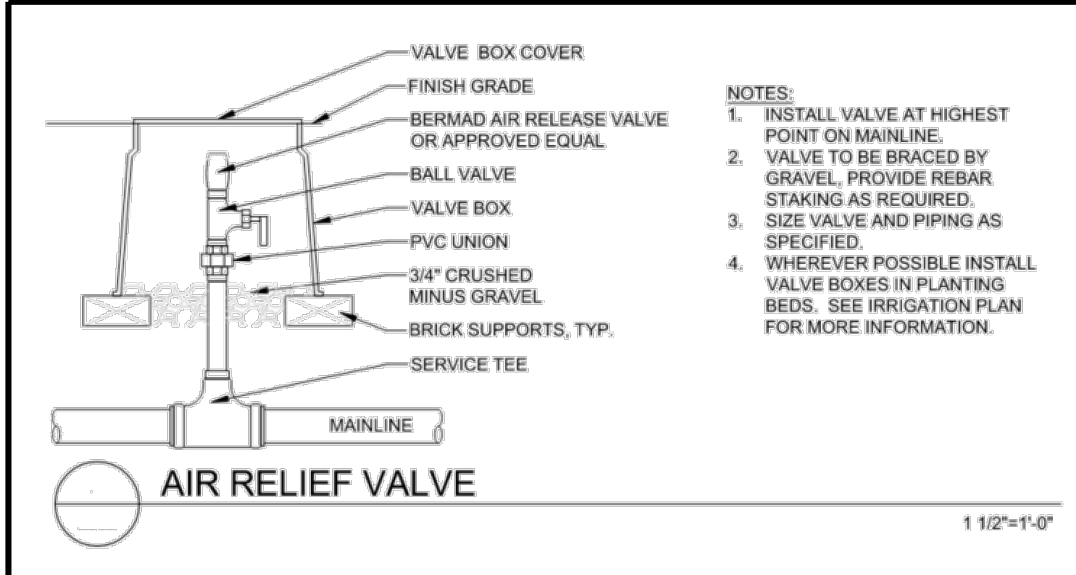
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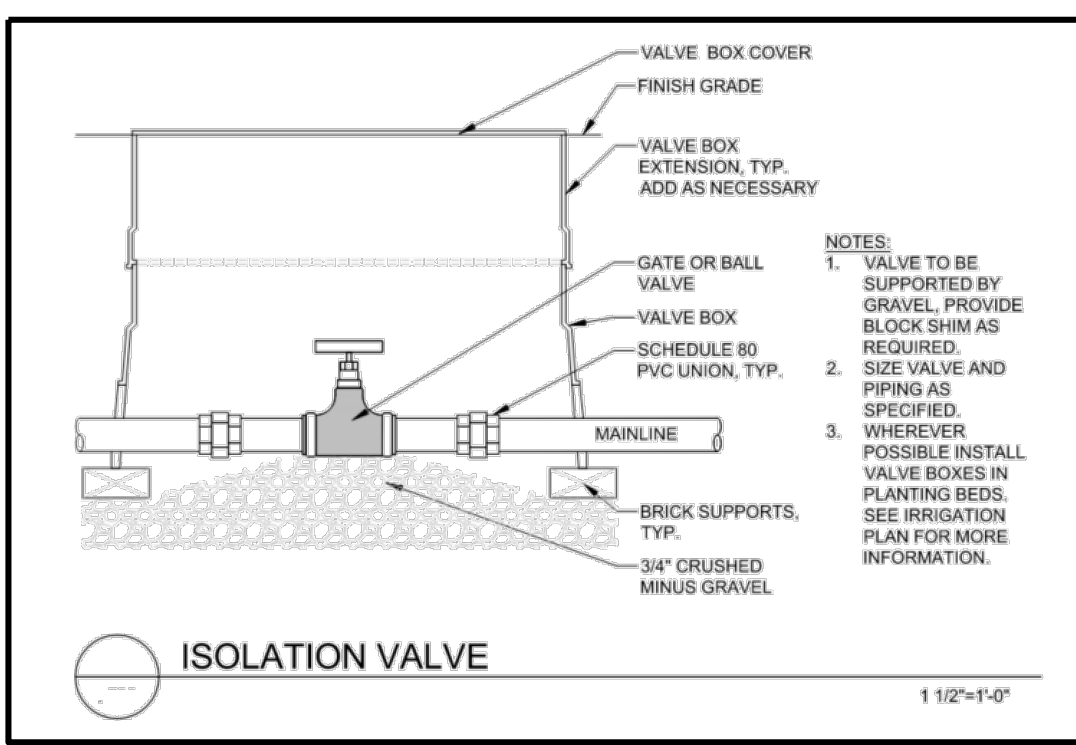
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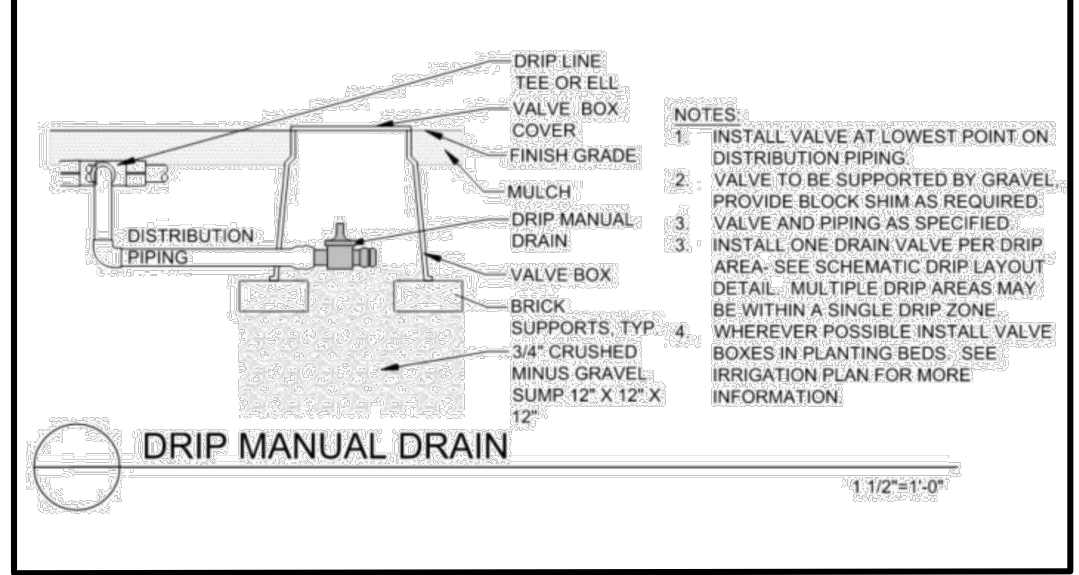
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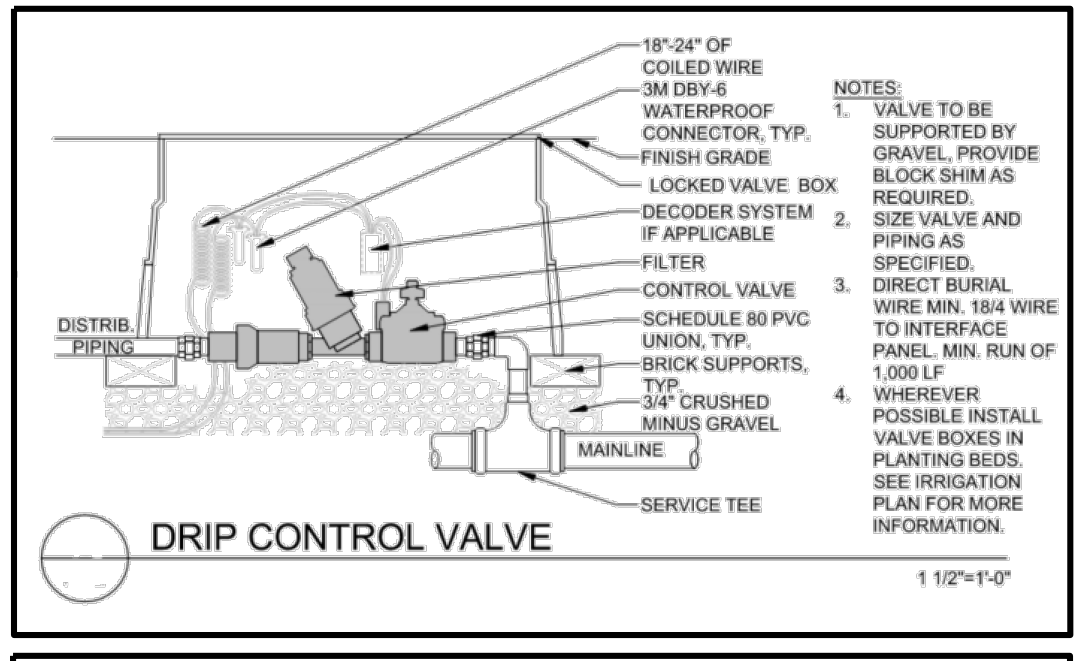
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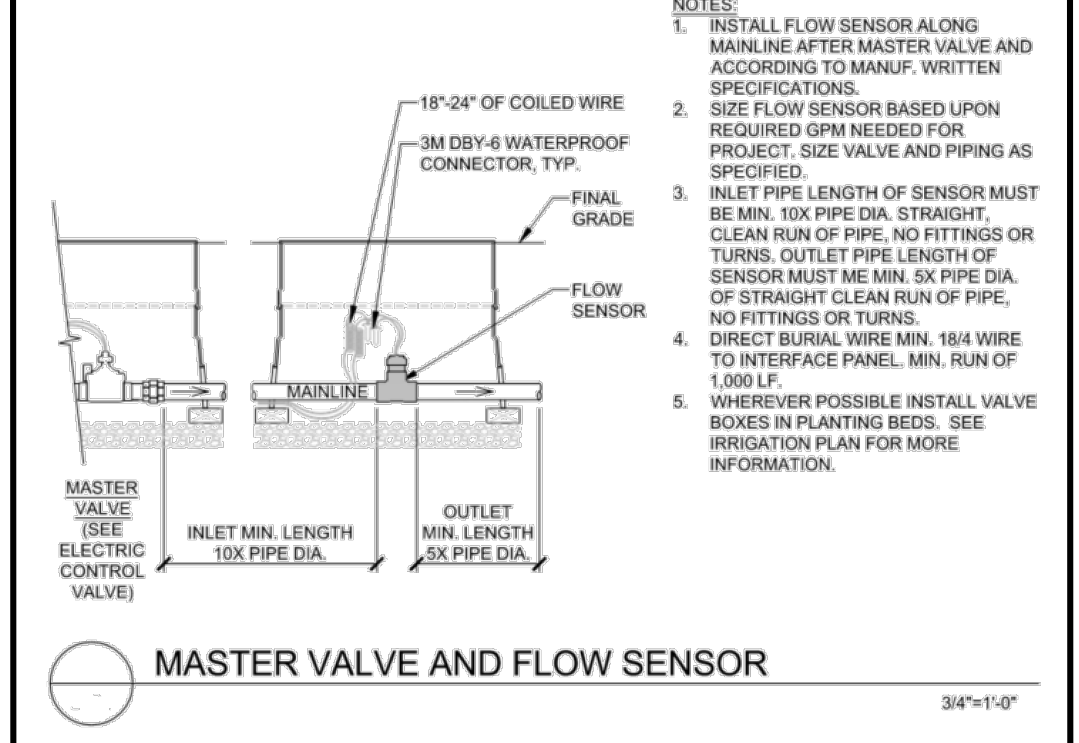
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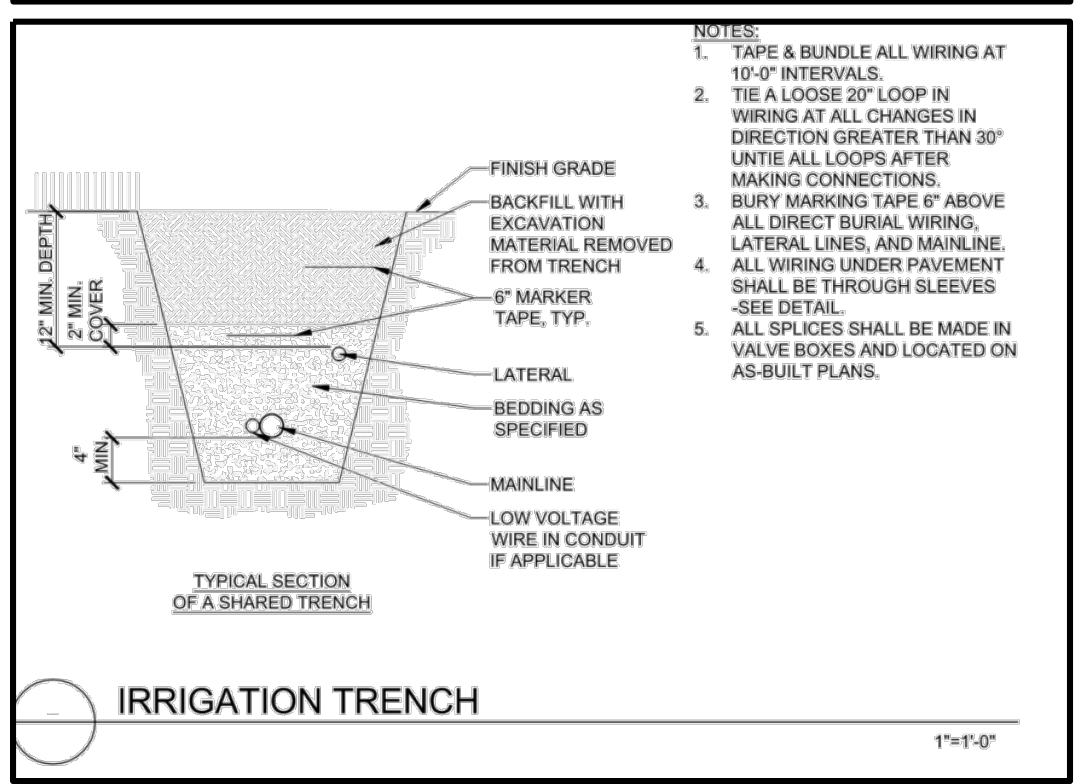
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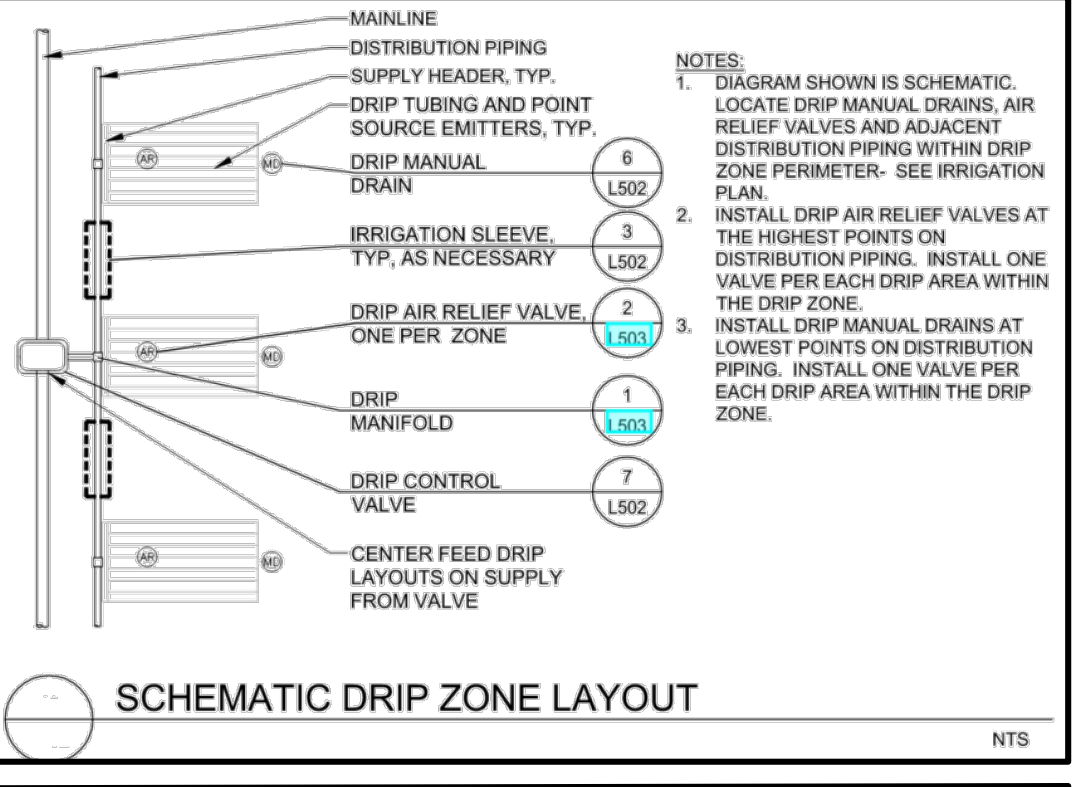
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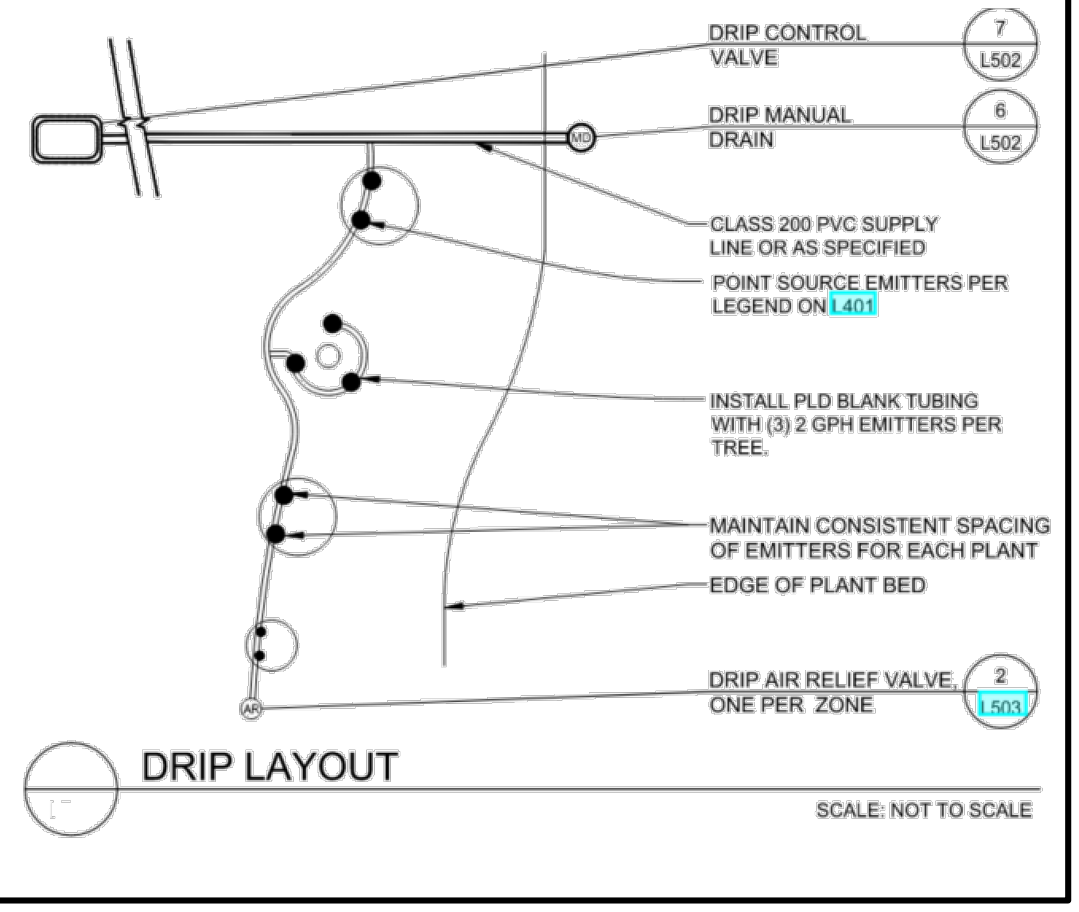
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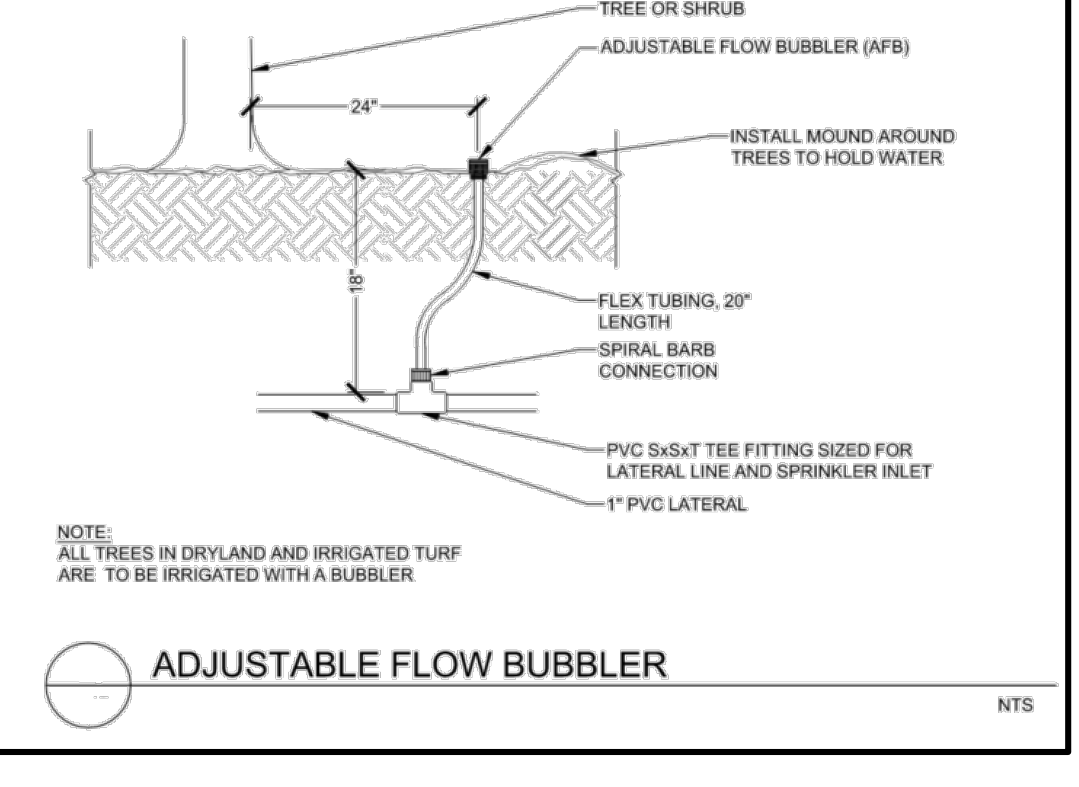
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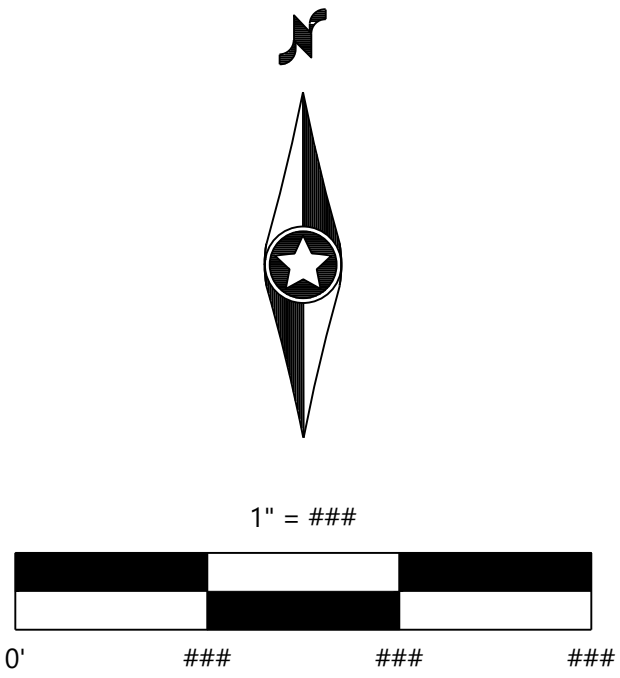
NTS



SCALE: NOT TO SCALE



NTS



PRELIMINARY PLANS

DESIGNED:	SA
CHECKED:	
DRAWN:	
HORIZONTAL SCALE##	
VERTICAL SCALE##	

PREPARED FOR:	06/10/2025
INITIAL ISSUE:	06/10/2025
REVISIONS:	08/05/2025
WATER MAIN, LANDSCAPE	
LES SCHWAB TIRE CENTERS	
20900 NE COOLEY RD	
BEND, OR 97701	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA	JEFF WESTENDORF	06/10/2025	44018

LES SCHWAB TIRE CENTER	BAXTER, MN
---------------------------	------------

Westwood	17201 Whitewater Drive, Suite #300 Minnetonka, MN 55343 westwoods.com
Phone	(952) 892-5150
Fax	(952) 892-5922
Toll Free	(888) 957-5150
Westwood Professional Services, Inc.	

LANDSCAPE DETAILS
----------------------

SHEET NUMBER:

L102

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00





PLANTING NOTES:

- GENERAL NOTES APPLY.
- SEE SPECIFICATIONS 32 9113 SOIL PREPARATION AND 32 9300 PLANTS.
- EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
- PERFORM SOIL SAMPLING AND TESTING AS SPECIFIED.
- PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
- AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
- ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
- INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
- MAINTAIN PLANTS AS SPECIFIED.

TREE, SHRUB, AND PERENNIAL NOTES:

- PRIOR TO PLANTING INSTALLATION, CONTRACTOR TO CONFIRM CONTACT LANDSCAPE ARCHITECT FOR PLANT INSPECTION AND REVIEW OF PLANT LAYOUT PRIOR TO DIGGING PLANTING HOLES.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.



- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
- NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- WARRANTY PLANT MATERIAL AS SPECIFIED.

MULCH NOTES:

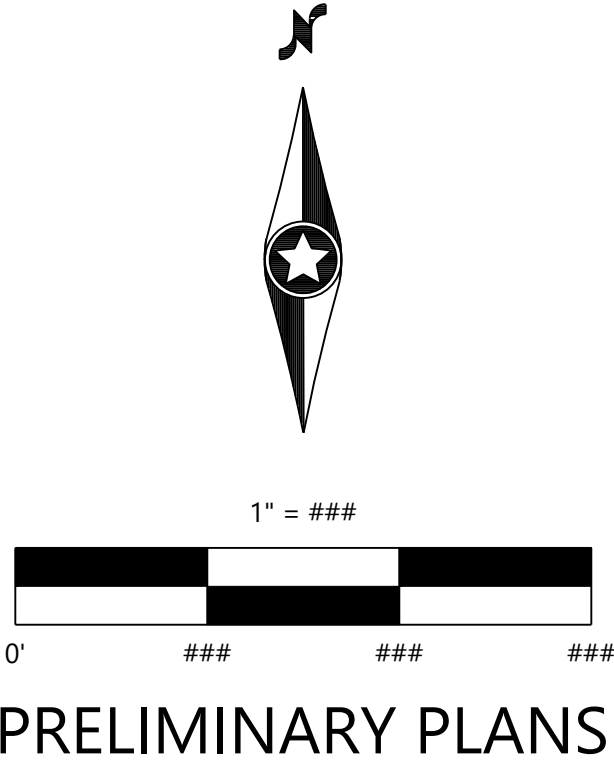
- ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
- SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS.

GENERAL NOTES:

- VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
- PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
- DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
- CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
- REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PARKING LOT ISLANDS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

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PREPARED FOR:  
**LES SCHWAB TIRE CENTERS**

20900 NE COOLEY RD  
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

JEFF WESTENDORF  
06/10/2025  
44018

**LES SCHWAB TIRE CENTER**  
BAXTER, MN

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Westwood Professional Services, Inc.

LANDSCAPE NOTES

SHEET NUMBER:

**L103**

DATE: 06/10/2025

PROJECT NUMBER: 0057859.00