

PRELIMINARY PLANS

FOR

SITE, GRADING, UTILITIES, AND LANDSCAPE

FOR

LES SCHWAB AMES SOUTH

AMES, IA

PREPARED FOR:

LES SCHWAB TIRE CENTERS

20900 NE COOLEY RD

BEND, OR 97701

CONTACT: ERIC ROUSE

PHONE: 541.416.5629

EMAIL: ERIC.ROUSE@LESSCHWAB.COM

PREPARED BY:



Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Toll Free (888) 937-5150 Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0072403.00

CONTACT: JEFF WESTENDORF

PROPERTY OWNER:

RIZZUTI HOLDINGS II, LLC

2540 73rd STREET

URBANDALE, IA 50320

ATTN: James Rizzuti

EMAIL: jamesr@premier-midwest.com

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Vicinity Map

(NOT TO SCALE)

SITE ADDRESS:

1410 BUCKEYE AVE AMES, IA 50010

LEGAL DESCRIPTION:

The following information was provided in First American Title Insurance Company File Number NCS-1290518-OMHA which has an effective date of January 02, 2026:

Real property in the City of Ames, County of Story, State of Iowa, described as follows:

Lot One (1), SIXTH ADDITION TO SOUTHWOOD SUBDIVISION, Ames, Story County, Iowa.

I HEARBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

9/23/2026
DAVID BADE DATE

LICENSE NUMBER: 17303
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
C001-C601, E100

NO.	DATE	REVISION	SHEETS
	09/10/26	RESPONSE TO CITY COMMENTS	
	09/23/26	RESPONSE TO CITY COMMENTS RD2	
	-	-	
	-	-	
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	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS

FOR

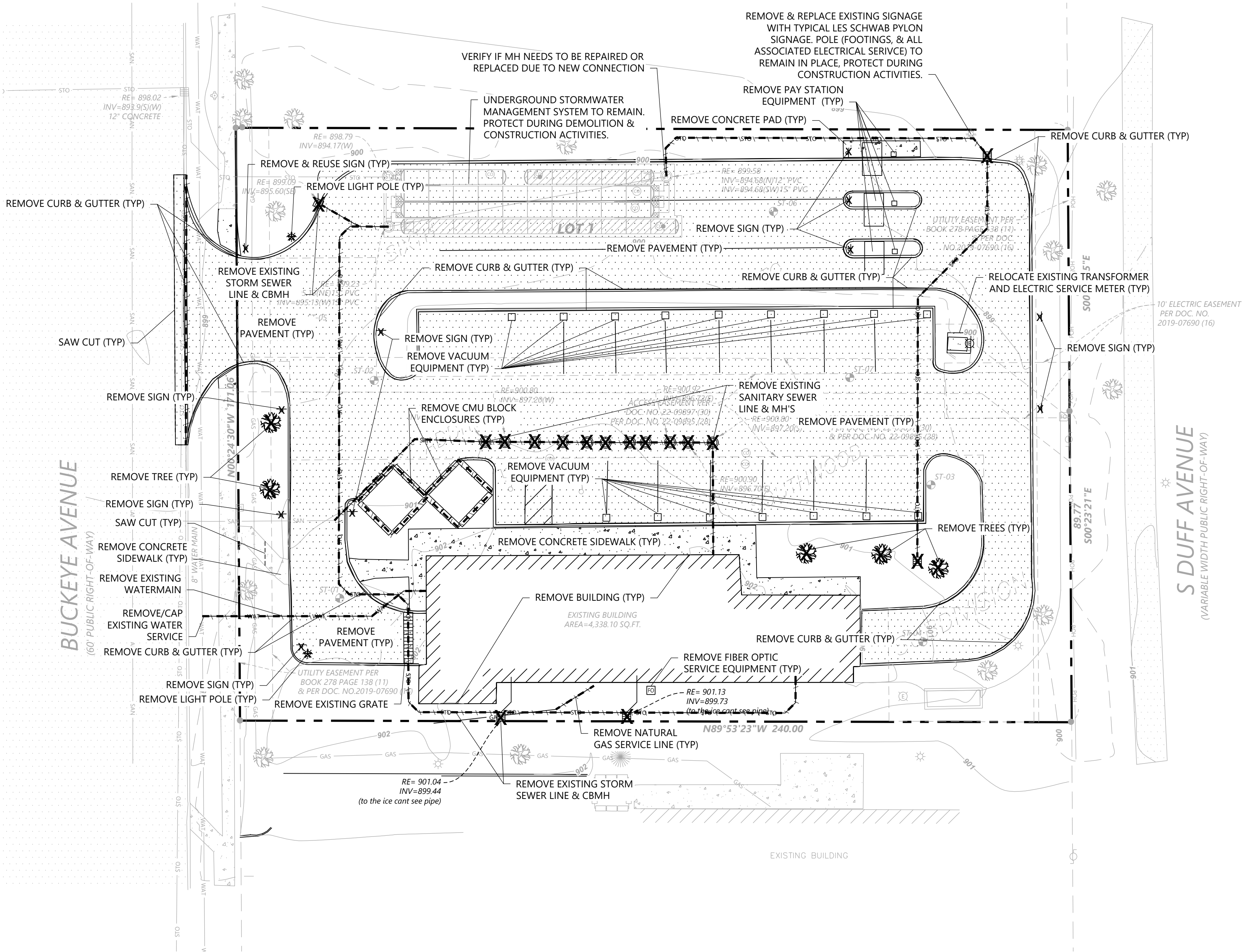
SITE, GRADING, UTILITIES, AND LANDSCAPE

FOR

LES SCHWAB AMES SOUTH

AMES, IA

INITIAL SUBMITTAL DATE: 08/11/26 SHEET: C001



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.

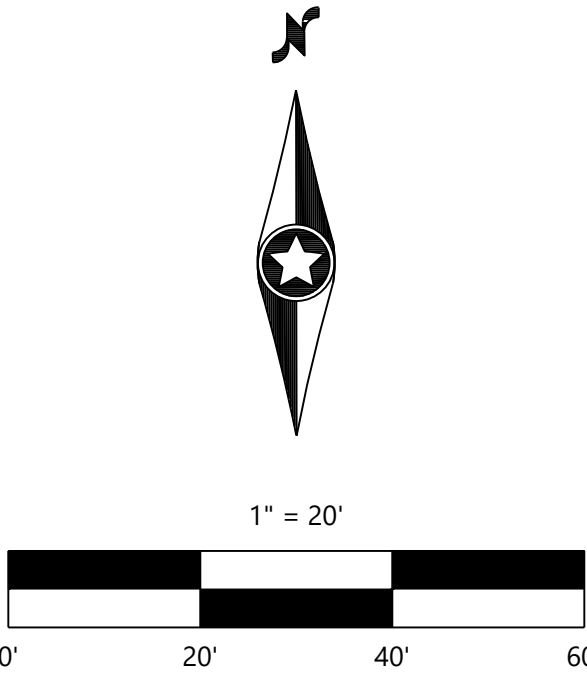
LEGEND

	SANITARY MANHOLE		MAIL BOX
	SEWER CLEANOUT		FLAG POLE
	SEPTIC COVER		HANDICAPPED STALL
	STORM MANHOLE		SOIL BORING
	CATCH BASIN		BUSH/SHRUB
	FLARED END SECTION		CONIFEROUS TREE
	DOWNSPOUT		DECIDUOUS TREE
	HYDRANT		BOUNDARY LINE
	GATE VALVE		RIGHT-OF-WAY LINE
	WATER METER		LOT LINE
	FIRE DEPARTMENT CONNECTION		EASEMENT LINE
	CURB STOP BOX		SECTION LINE
	WATER MANHOLE		TREE LINE
	DOUBLE DETECTOR CHECK VALVE		CABLE TELEVISION LINE
	FARM HYDRANT		GAS LINE
	REDUCE PRESSURE VALVE		POWER OVERHEAD
	ELECTRIC BOX		POWER UNDERGROUND
	ELECTRIC METER		SANITARY SEWER
	ELECTRIC MANHOLE		STORM SEWER
	ELECTRIC TOWER		TELEPHONE OVERHEAD
	STREET LIGHT		TELEPHONE UNDERGROUND
	POWER POLE		WATERMAIN
	HAND HOLE/JUNCTION BOX		FIBER OPTIC
	CABLE TV BOX		FENCE LINE
	FIBER OPTIC PEDESTAL		CURB & GUTTER
	NATURAL GAS METER		CONCRETE SURFACE
	NATURAL GAS VALVE		BITUMINOUS SURFACE
	STEEL/WOOD POST		FOUND MONUMENT (SEE LABEL)
	SIGN		SET MONUMENT (SEE LABEL)

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

Call 48 Hours before digging:
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Common Ground Alliance



DESIGNED:	SCSW
CHECKED:	GS
APPROVED:	SCSW
DATE:	09/23/2026
HORIZONTAL SCALE:	20' = 1"
VERTICAL SCALE:	4' = 1"

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 IOWA.
DAVID BADE
09/23/2026
17203
LICENSE NO.

LES SCHWAB TIRE CENTER
AMES, IA

Westwood
13701 Whiteacre Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 837-5150
Fax: (888) 837-5150
westwoodps.com
Westwood Professional Services, Inc.

EXISTING
CONDITIONS
& REMOVALS

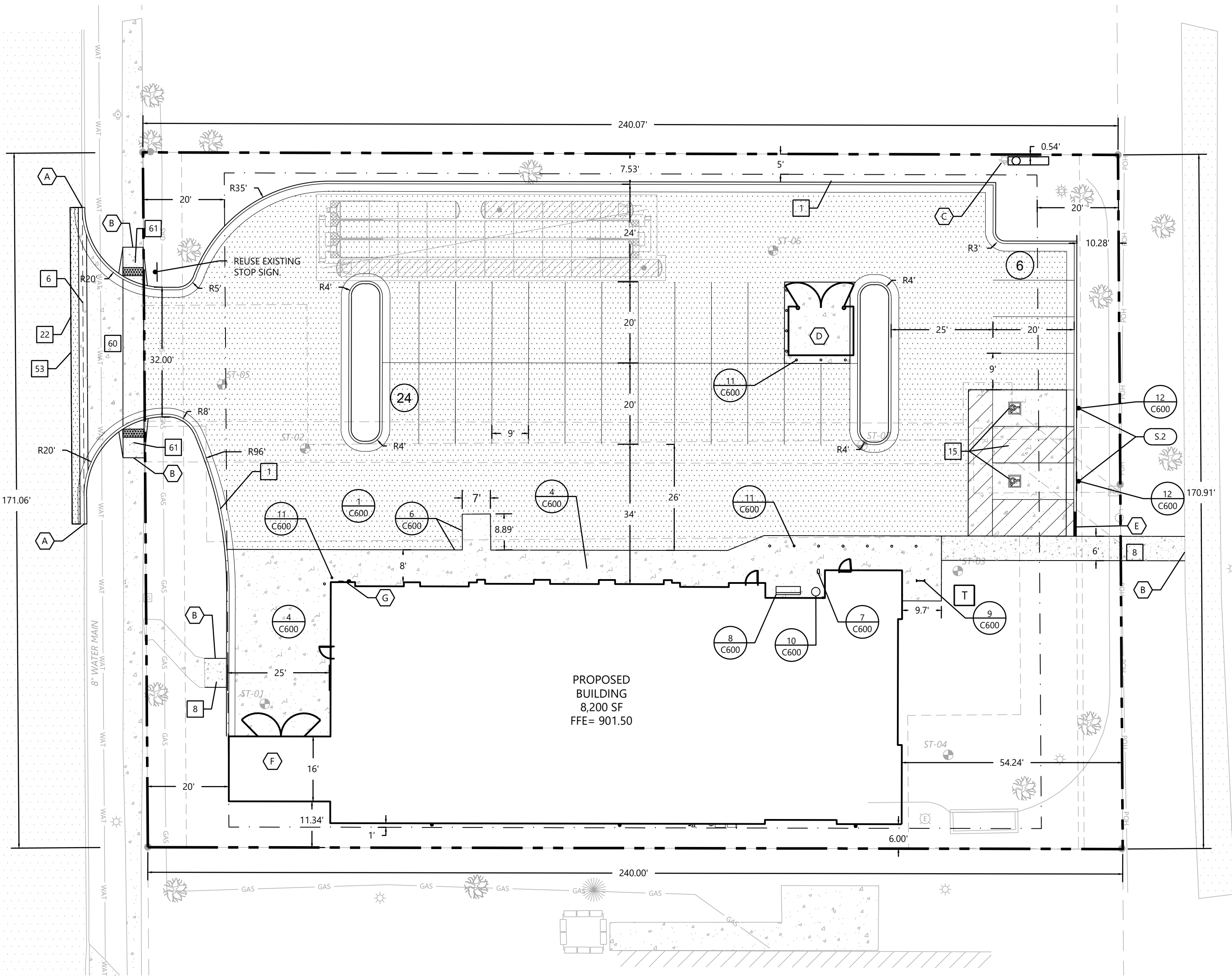
SHEET NUMBER:

C100

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

BUCKEYE AVENUE
(60' PUBLIC RIGHT-OF-WAY)



A SITE KEYNOTES

- A MATCH EXISTING CURB
- B MATCH EXISTING SIDEWALK
- C PYLON SIGN (SEE ARCH PLANS)
- D TRASH ENCLOSURE (SEE ARCH PLANS)
- E TRANSITION CURB
- F OPEN TOP BULLPEN ENCLOSURE (SEE ARCH PLANS)
- G TIRE STORAGE NOT TO EXCEED TOP OF STRUCTURE.
- G FIRE DEPARTMENT CONNECTION (SEE ARCH PLANS)

I SITE DETAILS (SI-0XX)

- 1 CITY OF AMES TYPICAL NEW CONSTRUCTION CURB AND GUTTER
- 6 CONCRETE CROSS GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 22 SAW CUT CONTROL JOINT
- 53 PAVEMENT MILLING AT SAWCUT
- 60 SUDAS TYPE "B" CONCRETE DRIVEWAY
- 61 SUDAS CLASS "B" SIDEWALK WITH DETECTABLE WARNING SURFACE

1 CXXX LES SCWAB STANDARD SITE DETAILS

- 1 ASPHALT PAVEING (STANDARD)
- 4 HEAVY DUTY CONCRETE PAVEMENT
- 5 CONCRETE PAVEMENT JOINT
- 6 ASPHALT/CONCRETE JOINT
- 7 KEYKEEPER WITH STAND
- 8 BENCH
- 9 BIKE RACK
- 10 TRASH RECEPTICLE
- 11 6" DIAMETER BOLLARD
- 12 SIGN IN BOLLARD

S.10 SIGN LEGEND

REFERENCE	SIZE	SUDAS DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8

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

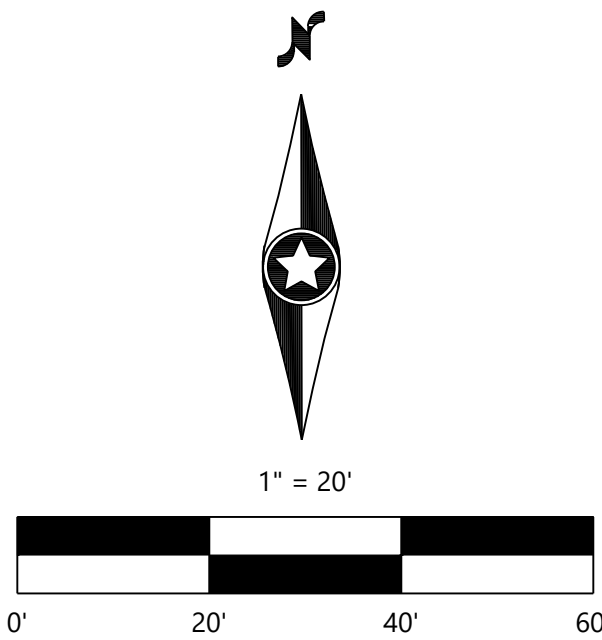
GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 02/10/2026.
- 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 IOWA DOT 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.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2026 SUDAS STANDARD SPECIFICATIONS. THE CITY OF AMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- PROPOSED SIGNAGE TO BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT APPLICATION.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILER, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	HOC, HIGHWAY ORIENTED COMMERCIAL
PROPOSED ZONING:	HOC, HIGHWAY ORIENTED COMMERCIAL
PARCEL DESCRIPTION:	09-11-380-055
PROPERTY AREA:	41,037 SF (0.94 AC)
EXISTING IMPERVIOUS SURFACE:	29,271 SF (71.3%)
PROPOSED IMPERVIOUS SURFACE:	30,484 SF (74.2%)
PROPOSED PERVIOUS SURFACE:	10,553 SF (25.8%)
BUILDING GROSS SIZE:	8,275 SF
FLOOR-AREA-RATIO(FAR):	0.20
BUILDING SETBACK PER CODE:	20'=FRONT 5'=SIDE 10'=REAR
PARKING SPACE/DRIVE AISLE: REQUIRED:	9' WIDE X 19' LONG, 24' AISLE
PROVIDED:	9' WIDE X 20' LONG, 24' AISLE
PARKING RATIO REQUIREMENT	CITY OF AMES, IA
AUTOMOTIVE REPAIR SERVICES:	3 + 2 SPACES / SERVICE BAY
SPACES REQUIRED:	15 SPACES
PARKING PROVIDED:	30 SPACES

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811 or call811.com
Common Ground Alliance



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DRAWN:	SCSW
DATE:	09/23/2026
HORIZONTAL SCALE:	20' = 1"
VERTICAL SCALE:	4' = 1"

PREPARED FOR:
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BEND, OR 97701

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DAVID BADE
09/23/2026
17303

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Phone: (952) 937-5150
Fax: (888) 937-5150
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SITE PLAN

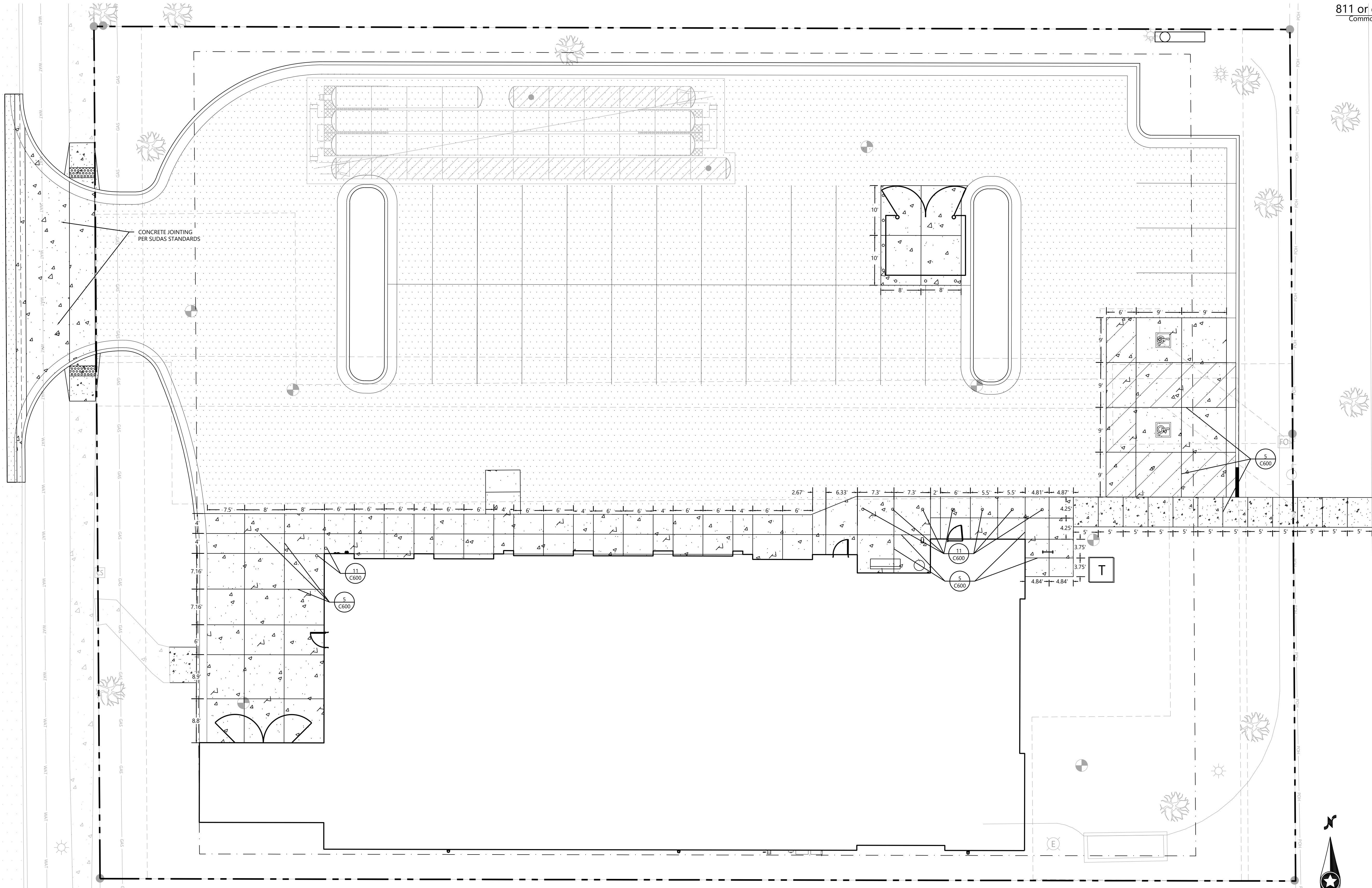
SHEET NUMBER:

C200

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

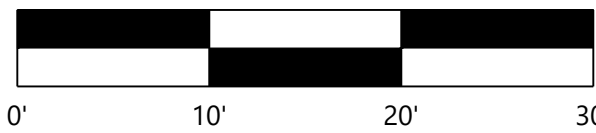
LES SCHWAB TIRE CENTER



CONCRETE JOINTING
PER SUDAS STANDARDS

LES SCHWAB STANDARD SITE DETAILS

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



1" = 10'

NOT FOR CONSTRUCTION



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CONCRETE
PAVEMENT
JOINTING
PLAN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
13701 Whiteacre Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

**LES SCHWAB
TIRE CENTER**
AMES, IA

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A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF IOWA
DAVID BADE 1758
09/23/2026 LICENSE NO. 17503

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

DESIGNED:	SCSW
CHECKED:	GS
DRAWN:	SCSW
DATE:	09/23/26
HORIZONTAL SCALE:	1"=10'
VERTICAL SCALE:	2"=1'

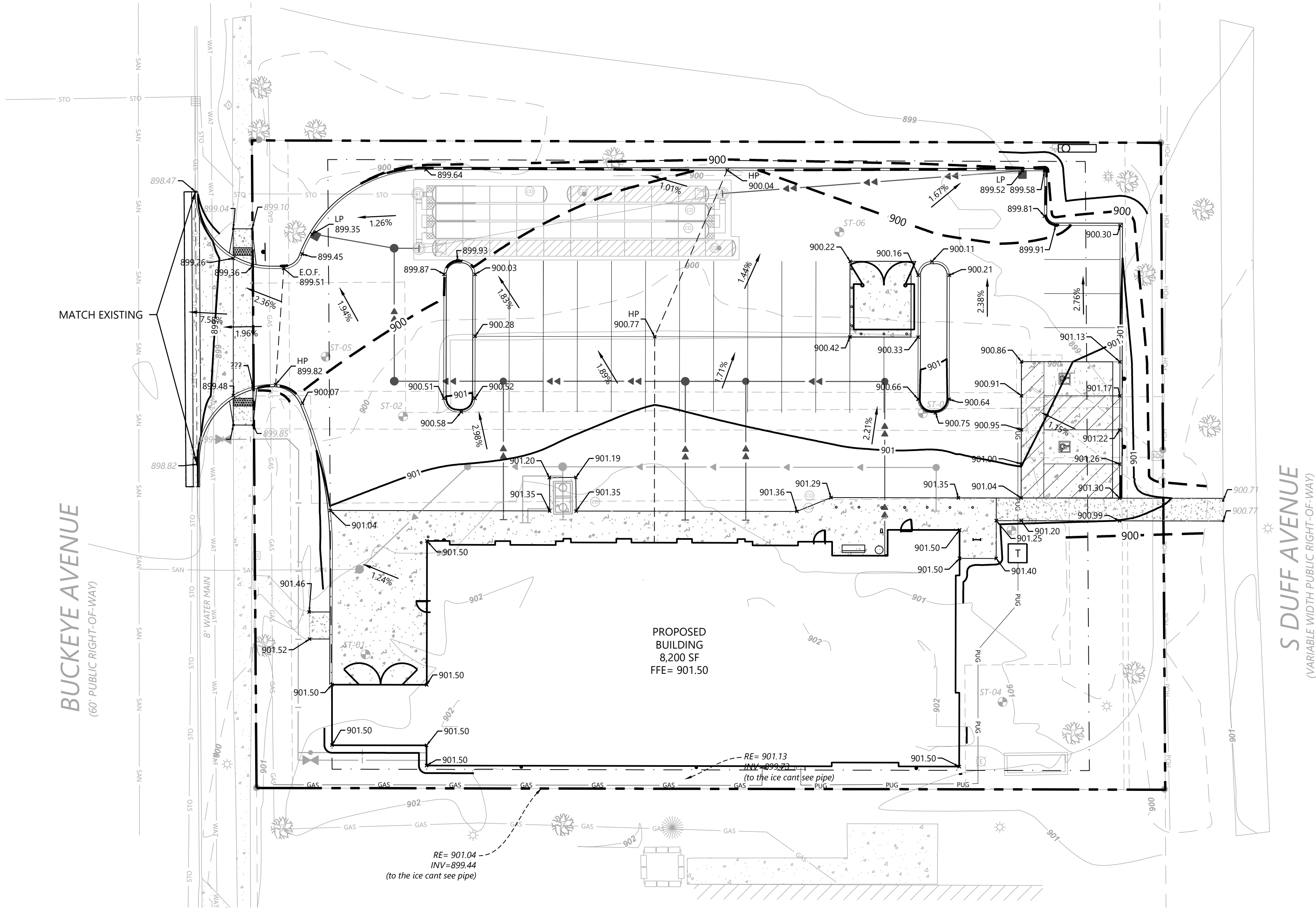
SHEET NUMBER:

C201

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



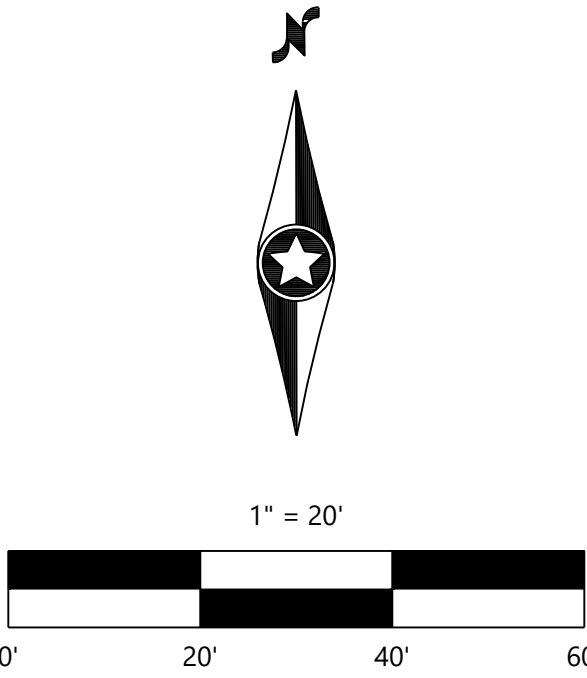
GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		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 IOWA DOT AND SUDAS STANDARDS.
- 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 IADOT 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.
- 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 IADOT SPECS 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 IOWA DOT.
- 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.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILER, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

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GRADING PLAN

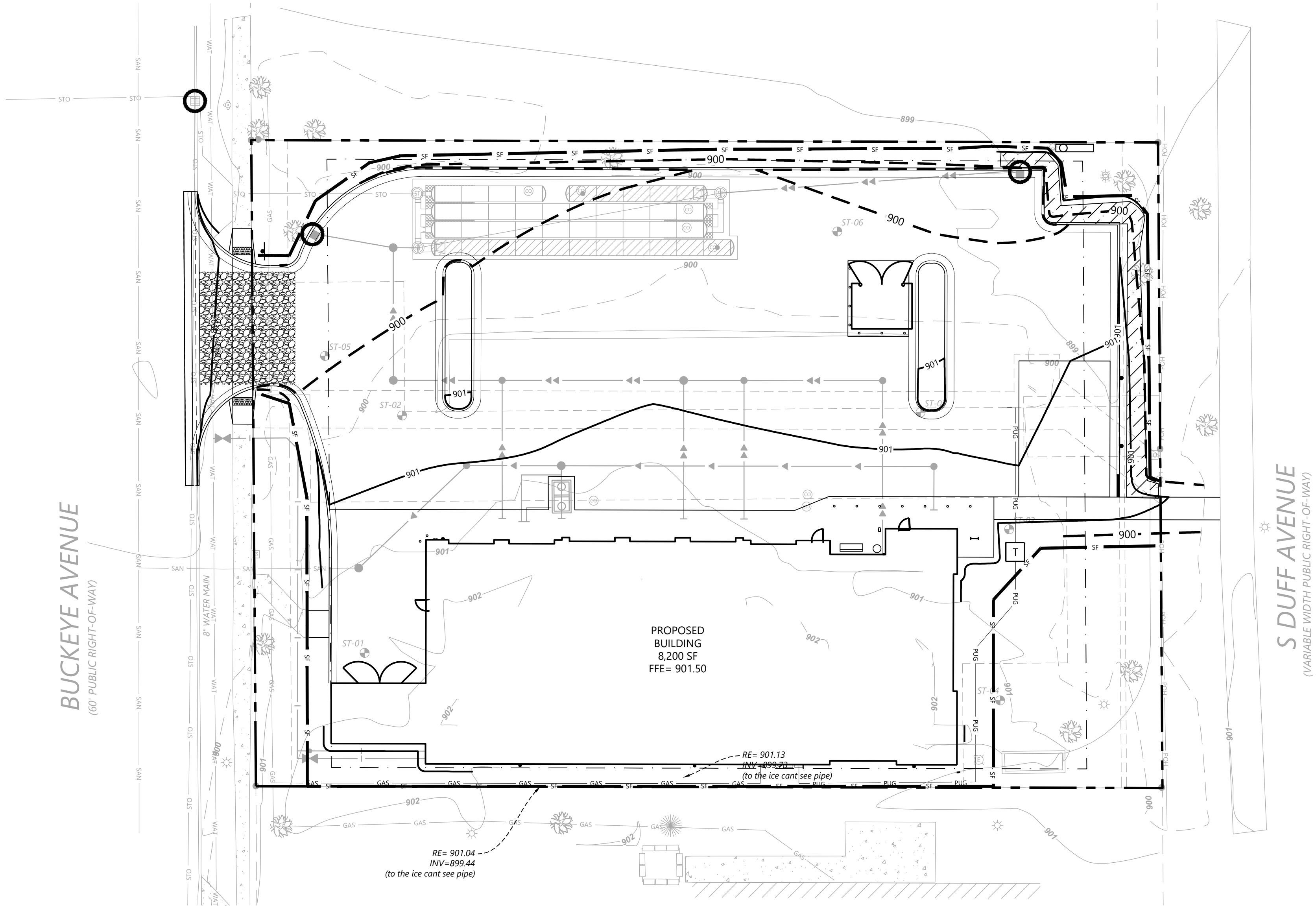
SHEET NUMBER:

C300

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



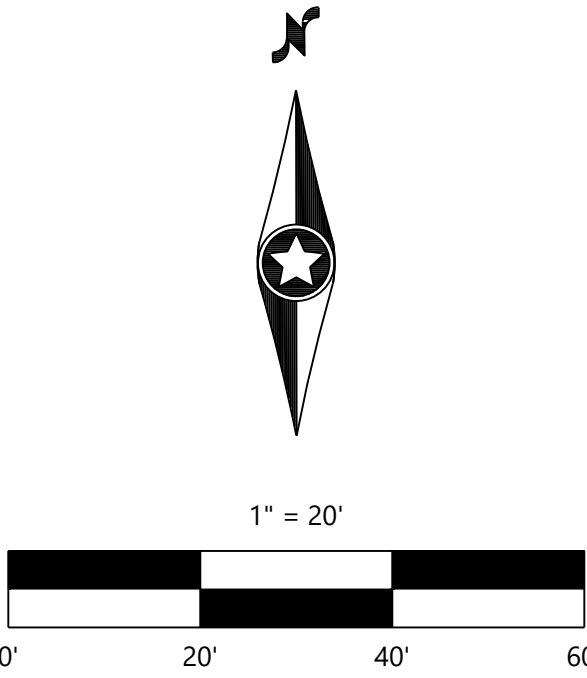
EROSION CONTROL LEGEND

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
		WATER MAIN
		SANITARY SEWER
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL 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 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, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- 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.
- 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.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- 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.
- 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.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE DNR, NPDES, SUDAS, AND CITY.
 - TEMPORARY SEED SHALL BE SUDAS TYPE 4 (URBAN TEMP. EROSION CONTROL MIXTURE).
 - FILTRATION BASIN SHALL BE SUDAS TYPE 3 (PERMANENT WARM SEASON MIXTURE FOR SLOPES & DITCHES).
 - GENERAL SEEDING SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE).
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- 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.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILER, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

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NOT FOR CONSTRUCTION

DESIGNED:	SCSW
CHECKED:	GS
APPROVED:	SCSW
DRAWN:	SCSW
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	4' or 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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DAVID BADE
09/23/2026
17503

LES SCHWAB TIRE CENTER
AMES, IA

Westwood
13703 Whiteoak Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 837-5150
Fax: (952) 837-5150
westwoodps.com
Westwood Professional Services, Inc.

EROSION CONTROL PLAN

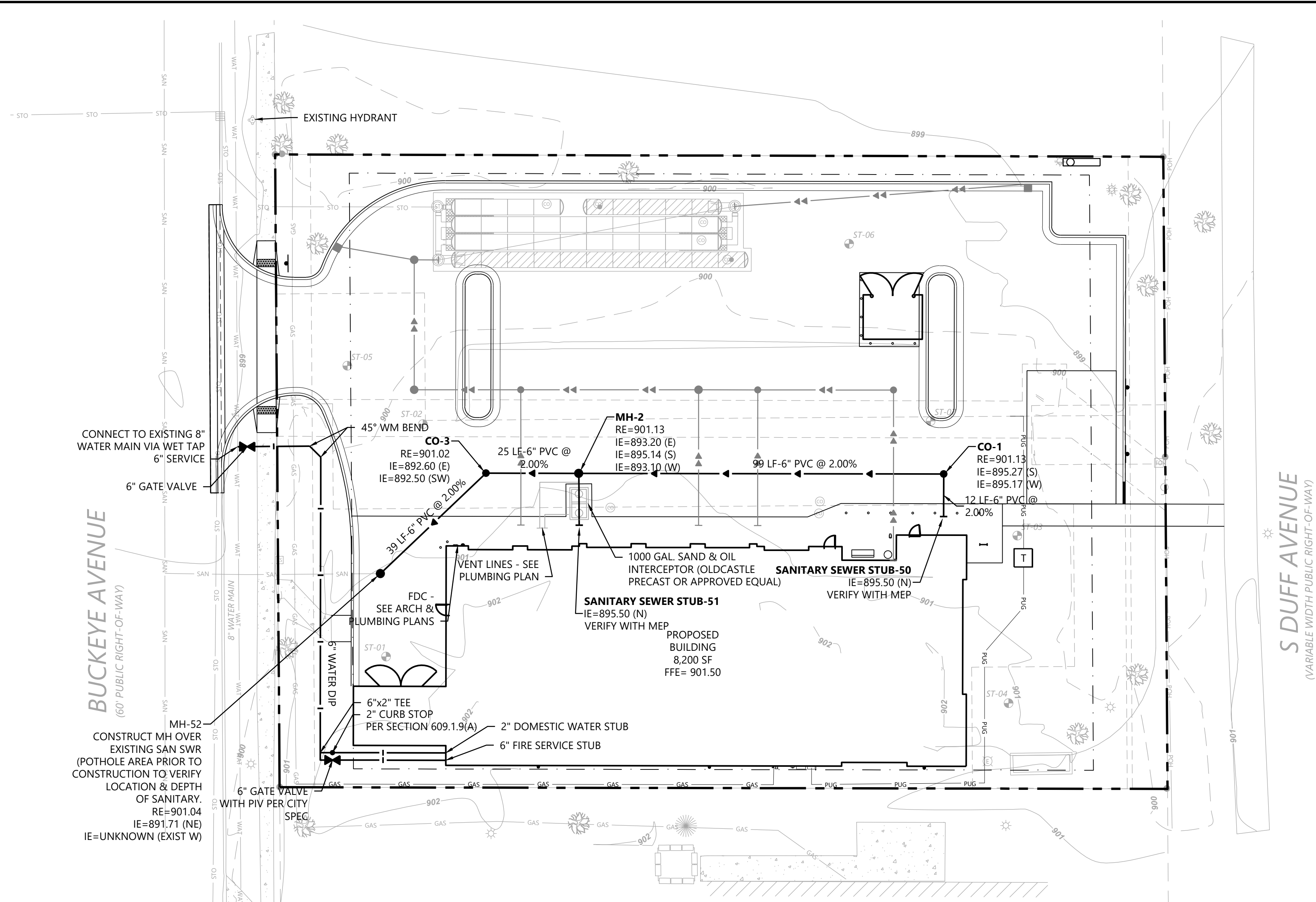
SHEET NUMBER:

C400

DATE: 09/23/2026

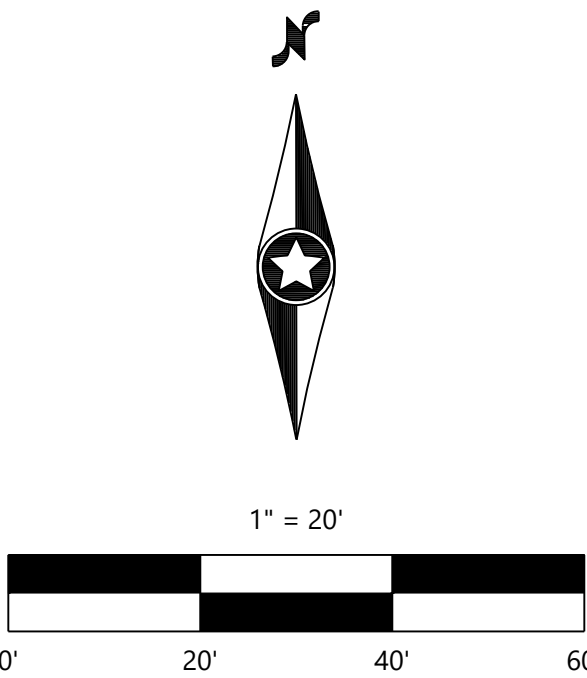
PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



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

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 SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, AND IN ACCORDANCE WITH THE CURRENT EDITION OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS' (SUDAS).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. 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.
12. ALL WATER LINES SHALL HAVE 5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 5' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. 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.
14. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE.
15. 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.
16. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILER, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.



NOT FOR CONSTRUCTION

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INITIAL ISSUE:	08/11/26	DESIGNED:	SC/SW
REVISIONS:		CHECKED:	GS
☐ 09/10/26	RESPONSE TO CITY COMMENT	DRAWN:	SC/SW
☐ 09/23/26	RESPONSE TO CITY COMMENT	HORIZONTAL SCALE:	20'
☐ .	.	VERTICAL SCALE:	4' or 2'
☐ .	.		
☐ .	.		

PREPARED FOR:
**LES SCHWAB TIRE
CENTERS**

FOR: **SCHWAB T
CENTERS**
20900 NE COOLEY RD
BEND, OR 97701

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

**LES SCHWAB
TIRE CENTER**
AMES, IA

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

SANITARY SEWER & WATER PLANS

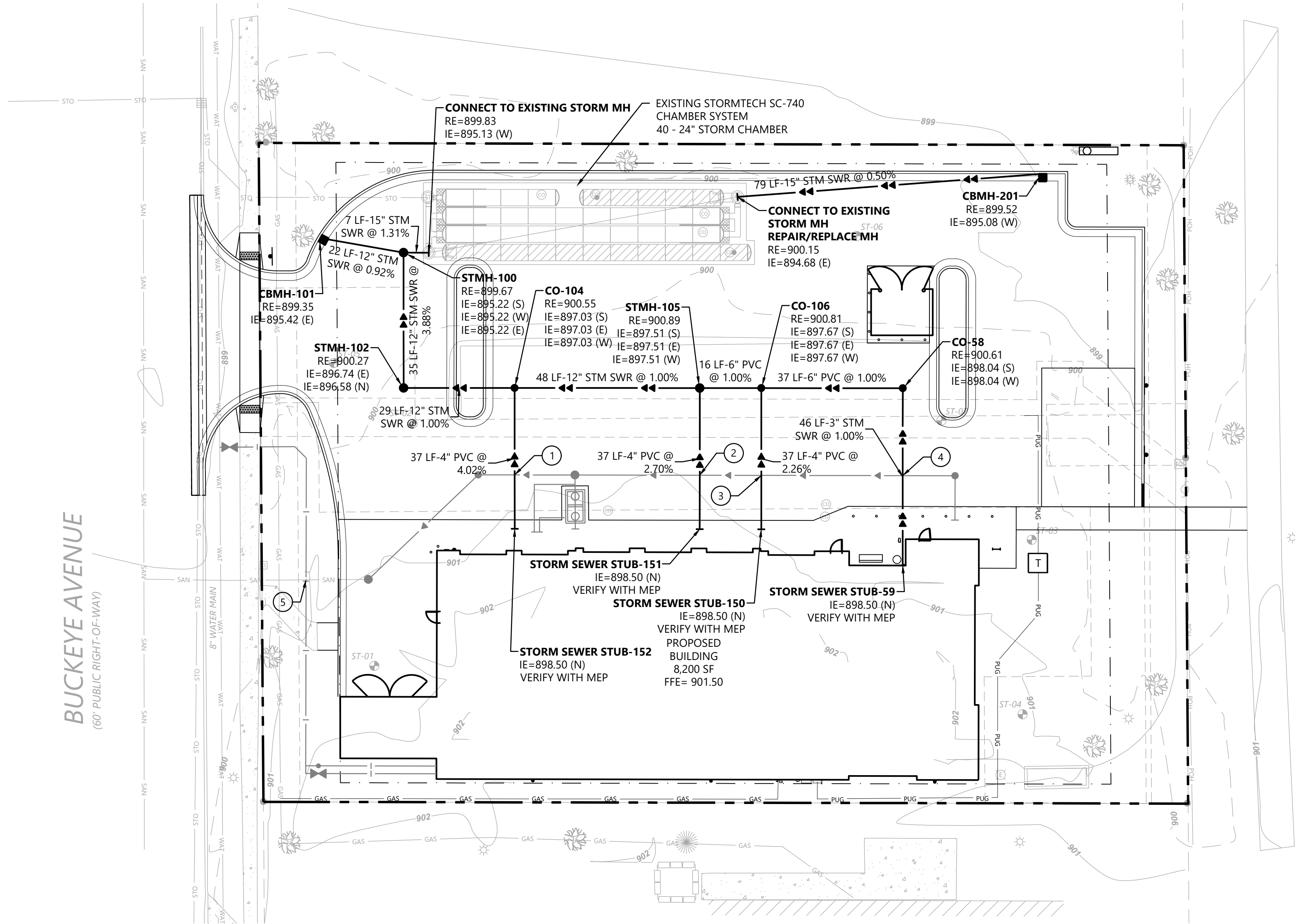
SHEET NUMBER:

C500

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



UTILITY CROSSINGS

CROSSING	UPPER UTILITY BOTTOM OF PIPE	LOWER UTILITY TOP OF PIPE	
①	STORM ELEV = 897.94	SANITARY ELEV = 893.29	
②	STORM ELEV = 898.12	SANITARY ELEV = 894.34	
③	STORM ELEV = 898.18	SANITARY ELEV = 894.66	
④	STORM ELEV = 898.27	SANITARY ELEV = 895.40	
⑤	WATER MAIN ELEV = 895.38	SANITARY ELEV = UNKNOWN	SANITARY TOP MAX 893.88 TO MEET MIN 1.5' SEPERATION

WATERMAIN ELEVATION BASED ON 5' DEPTH

STORM SEWER STRUCTURE & CASTING SCHEDULE

STRUCTURE			SUDAS DETAIL
NUMBER	TYPE	SIZE	
100	STMH	48"	SW-401
101	CBMH	48"	SW-502
102	STMH	48"	SW-401
104	STMH	48"	SW-401
201	CBMH	48"	SW-502

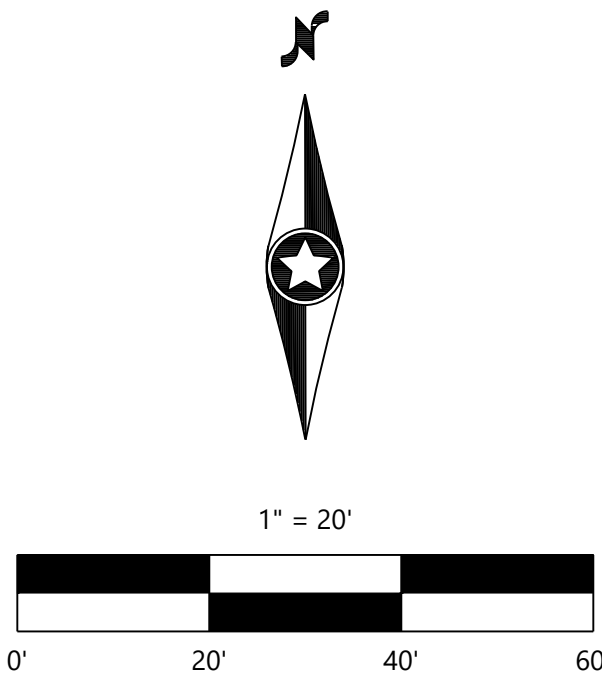
STORM SEWER LEGEND

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 AND IN ACCORDANCE WITH THE 2026 EDITION OF IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS).
- 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 2026 SUDAS AND THE CITY SUPPLEMENTAL.
- 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 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- STORM SEWER PIPE:
 - 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 D3221.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE
- 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.
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DESIGNED:	SCSW
CHECKED:	GS
DRAWN:	SCSW
DATE:	09/23/26
HORIZONTAL SCALE:	20' = 1"
VERTICAL SCALE:	4' = 1"

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 I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAVID BADE
09/23/2026
17203

**LES SCHWAB
TIRE CENTER**

AMES, IA

Westwood

13701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 937-5150
Fax: (888) 937-5150
westwoodps.com

Westwood Professional Services, Inc.

**STORM
SEWER PLAN**

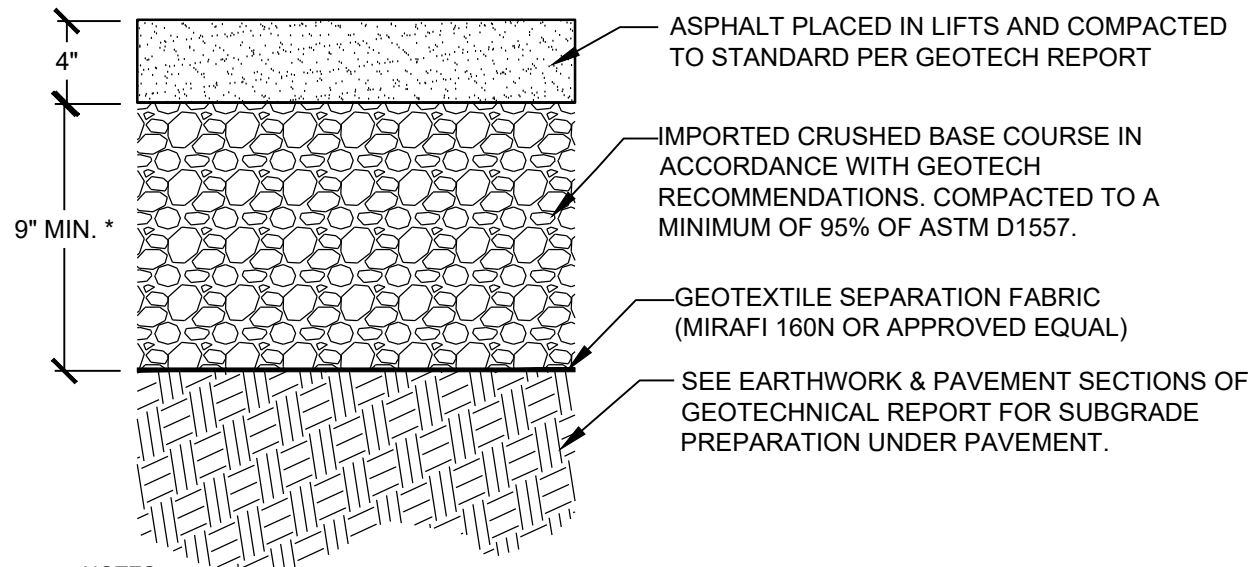
SHEET NUMBER:

C501

DATE: 09/23/2026

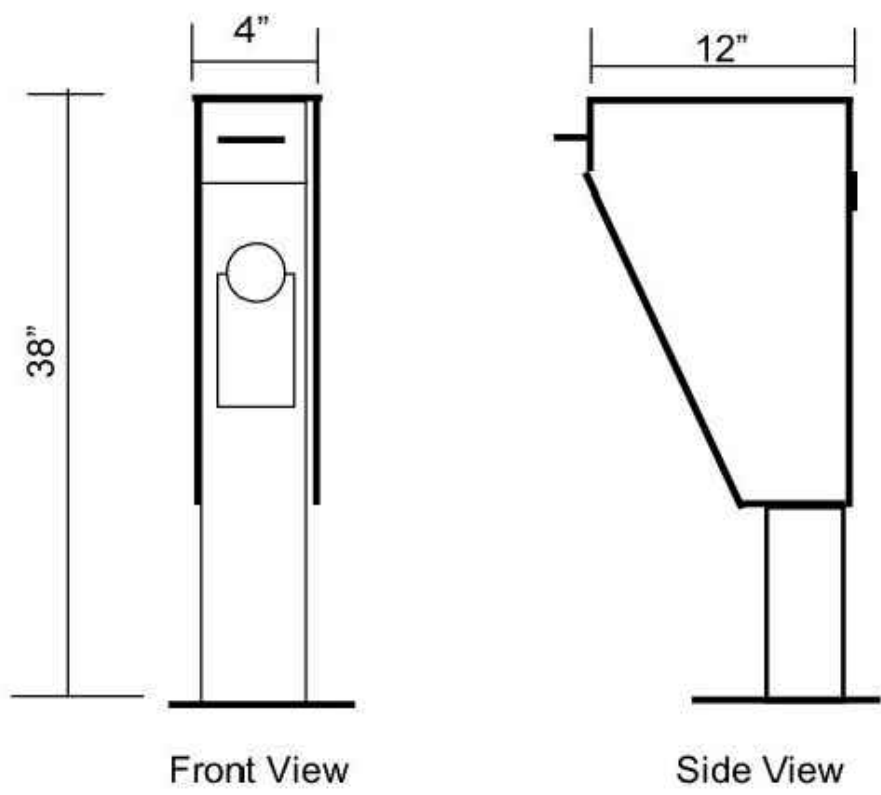
PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



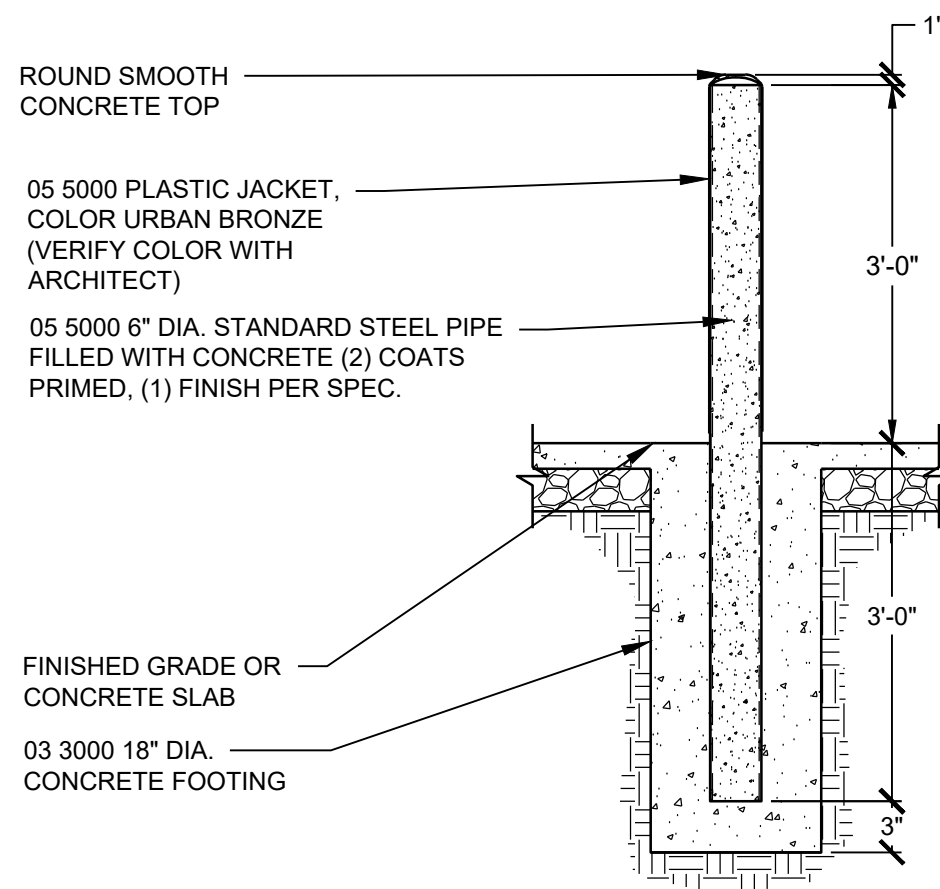
- NOTES:
- PRIOR TO PLACING STRUCTURAL FILL, SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 8" THICK.
 - 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 CROSS SECTION NOT TO SCALE



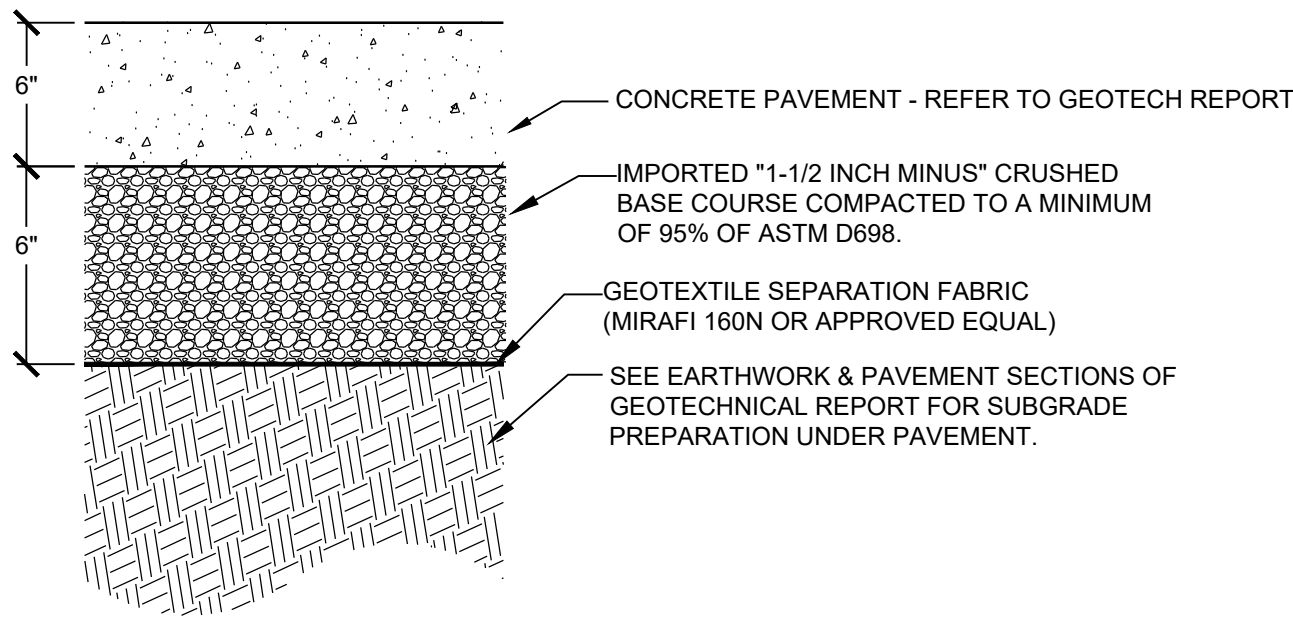
- NOTE:
- SEE SHEET A151 FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE SHEET A150 FOR LOCATION(S)

7 KEYKEEPER WITH STAND NOT TO SCALE



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

11 6" DIAMETER BOLLARD CROSS SECTION NOT TO SCALE



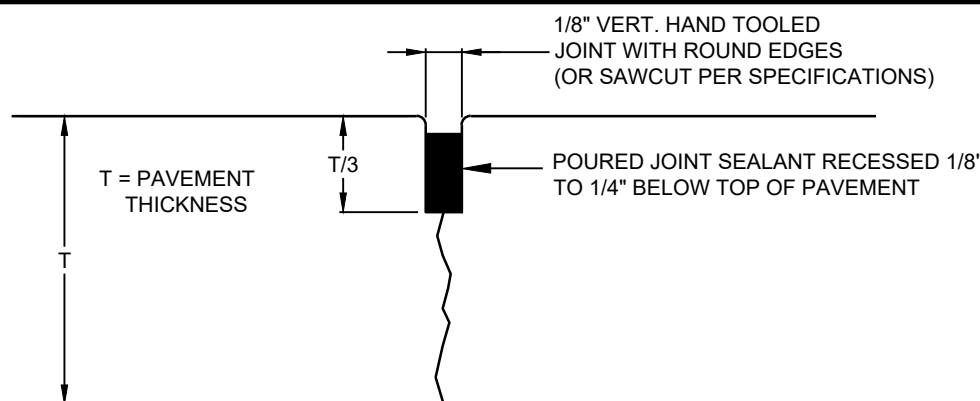
- NOTES:
- SEE LANDSCAPE PLANS FOR FINISH & JOINTS
 - CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
 - SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN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

4 HEAVY DUTY CONCRETE PAVEMENT NOT TO SCALE

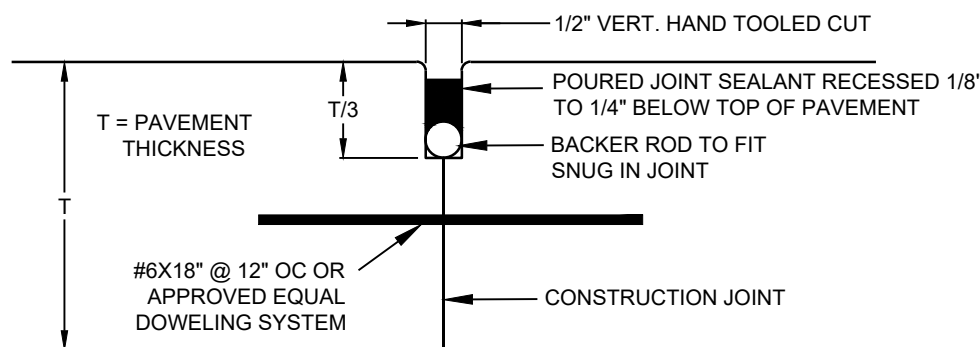


- NOTE:
- GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEEL SLAT, BLACK #T9F684854BK
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE SHEET A150 FOR LOCATION(S).

8 BENCH NOT TO SCALE



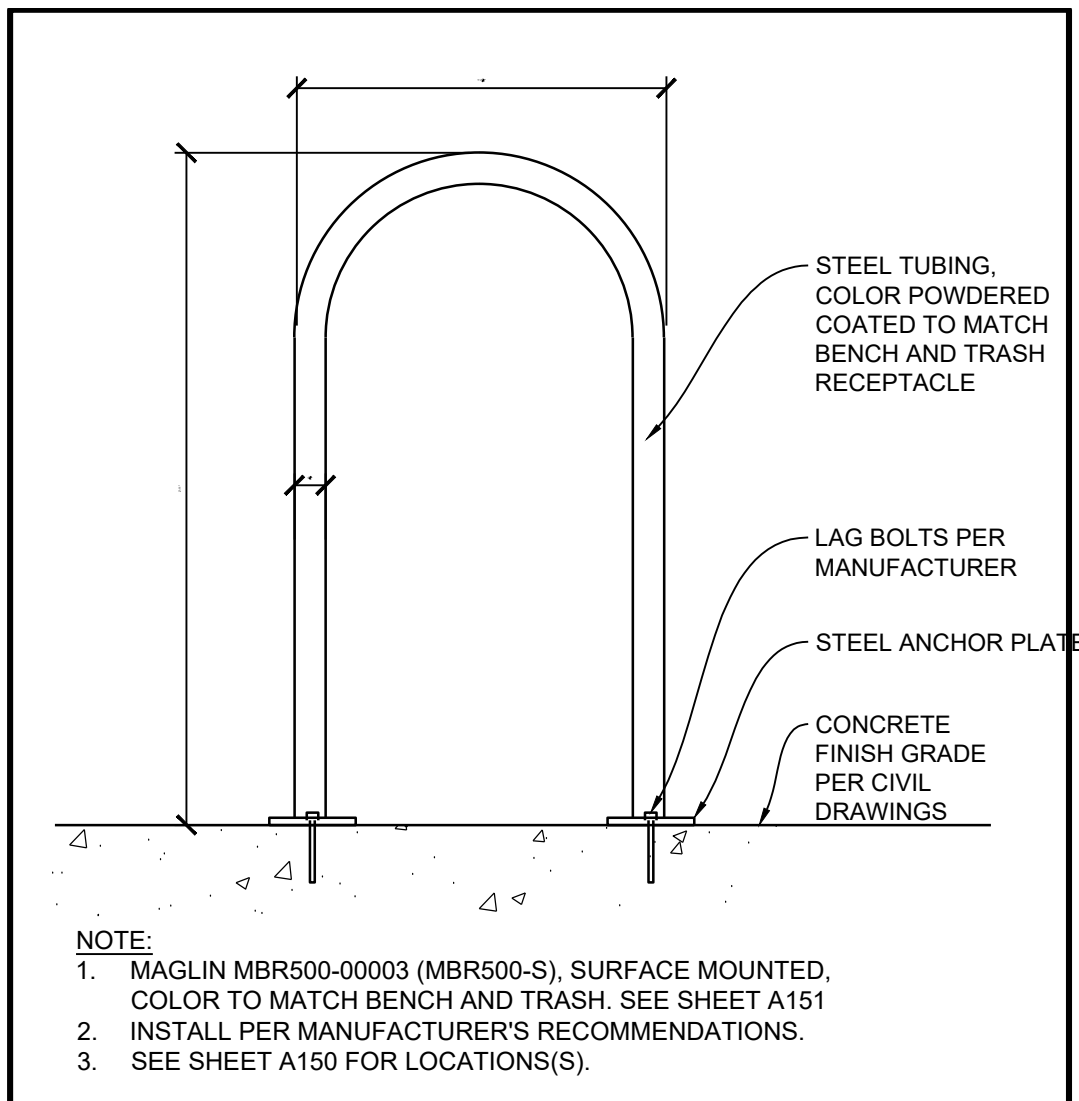
CONTRACTION JOINT
(MAX. 6' BETWEEN CONTRACTION JOINTS IN SIDEWALK)
(MAX. 10' BETWEEN CONTRACTION JOINTS IN CONC. PAVEMENT)



CONSTRUCTION JOINT

- NOTES:
- ALL CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH.
 - CONTRACTOR TO PROVIDE A CONSTRUCTION JOINT WHERE CONCRETE PAVEMENT MEETS CURB AND GUTTER. (DOWELING NOT REQUIRED AT CURB AND GUTTER)
 - PROVIDE EXPANSION JOINT FILLER AT BUILDING PER SPECIFICATIONS. DOWEL TO BUILDING ONLY PER STRUCTURAL DRAWINGS.
 - JOINT SEALANT PER SPECIFICATIONS.

5 CONCRETE PAVEMENT JOINT DETAIL NOT TO SCALE



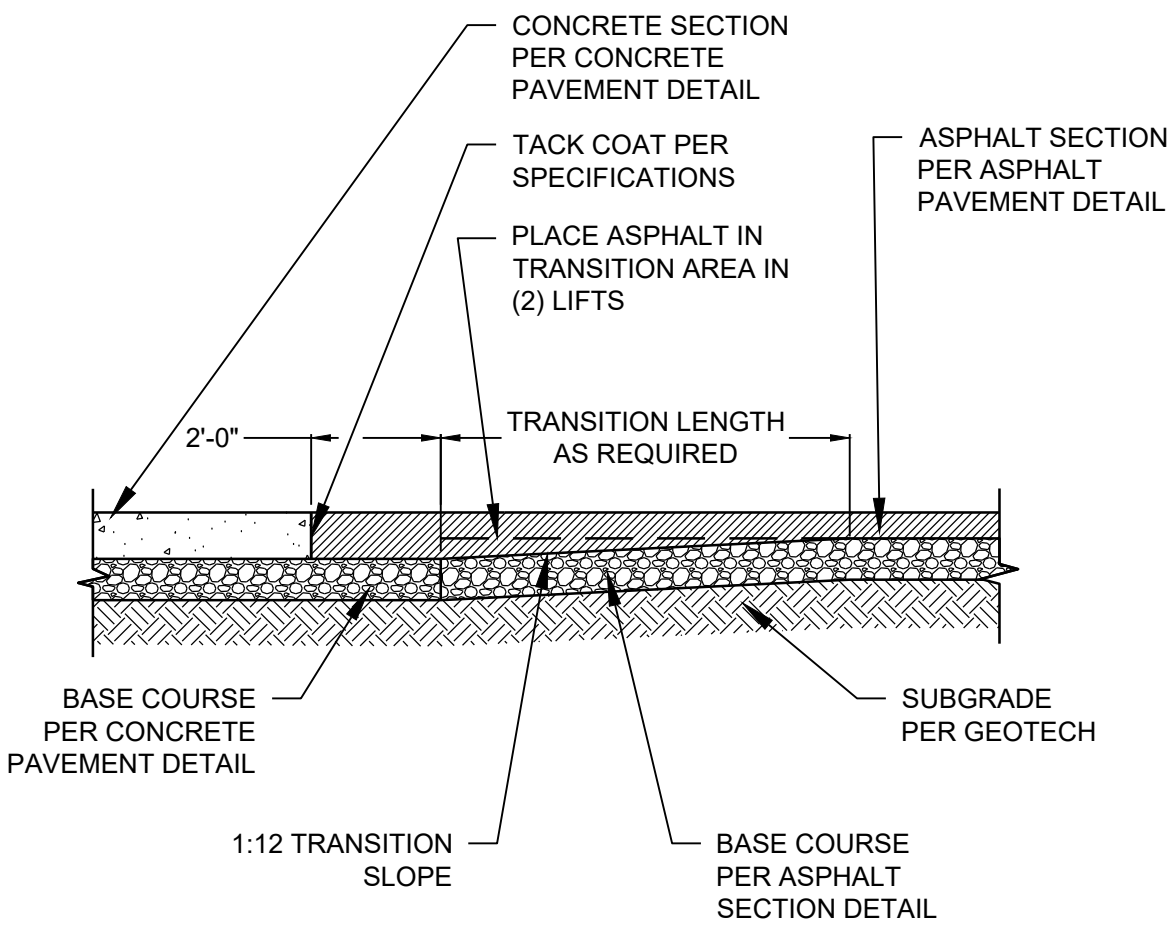
- NOTE:
- MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH. SEE SHEET A151
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE SHEET A150 FOR LOCATION(S).

9 BIKE RACK NOT TO SCALE

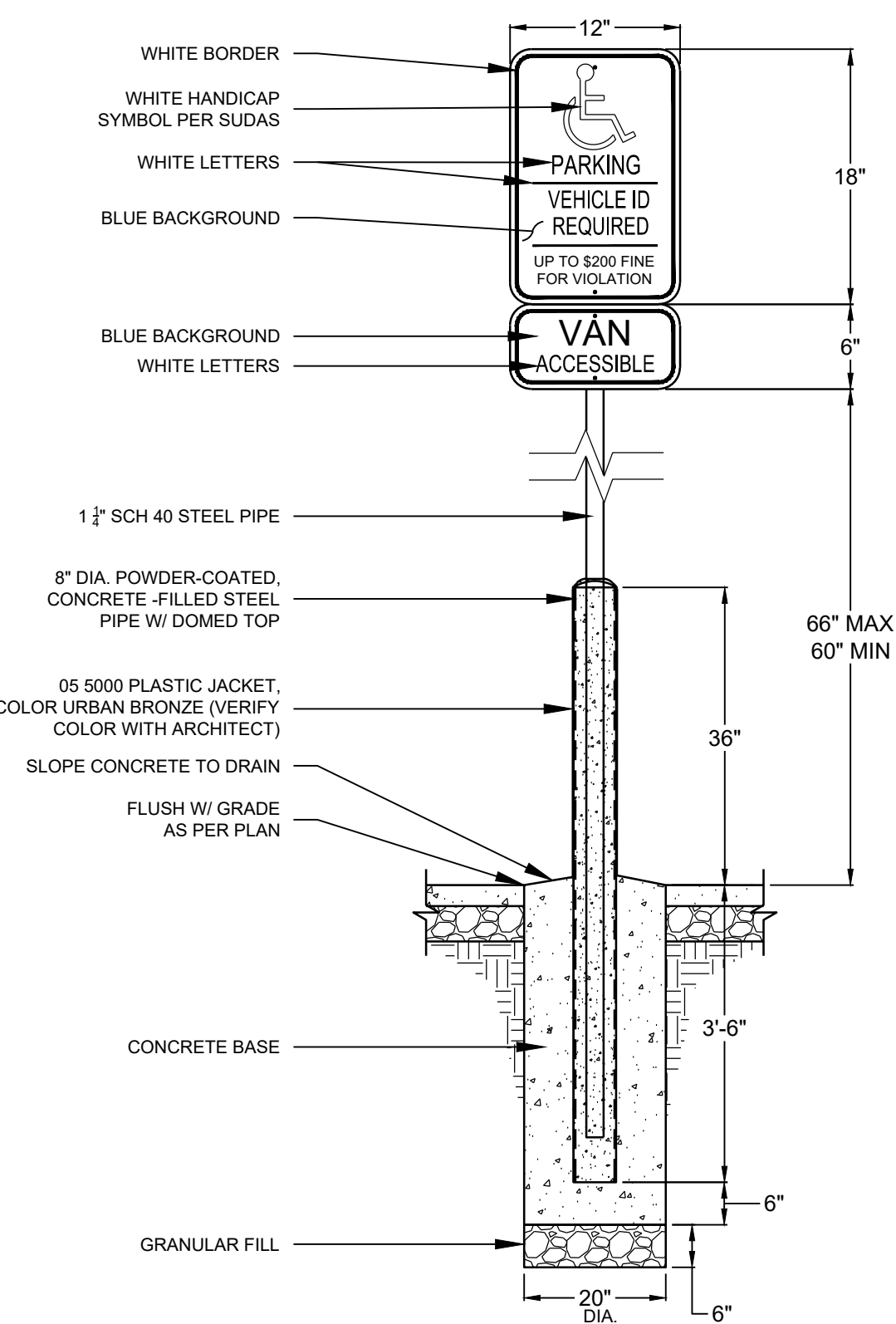


- NOTE:
- GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #T9F260804BK.
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE SHEET A150 FOR LOCATION(S)

10 TRASH RECEPTACLE NOT TO SCALE



6 ASPHALT/CONCRETE JOINT DETAIL NOT TO SCALE



- NOTE: ALL SIGNS CALLED OUT TO BE MOUNTED IN BOLLARDS TO MATCH THIS DETAIL

12 SIGN IN BOLLARD NOT TO SCALE

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Common Ground Alliance

DESIGNED:	SCSW
CHECKED:	GS
DRAWN:	SCSW
HORIZONTAL SCALE##	#
VERTICAL SCALE##	OR #

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 IOWA.

DAVID BADE
09/23/2026
LICENSE NO. 17303

LES SCHWAB TIRE CENTER
AMES, IA

Westwood
13701 Whiteacre Drive, Suite #200
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

DETAILS

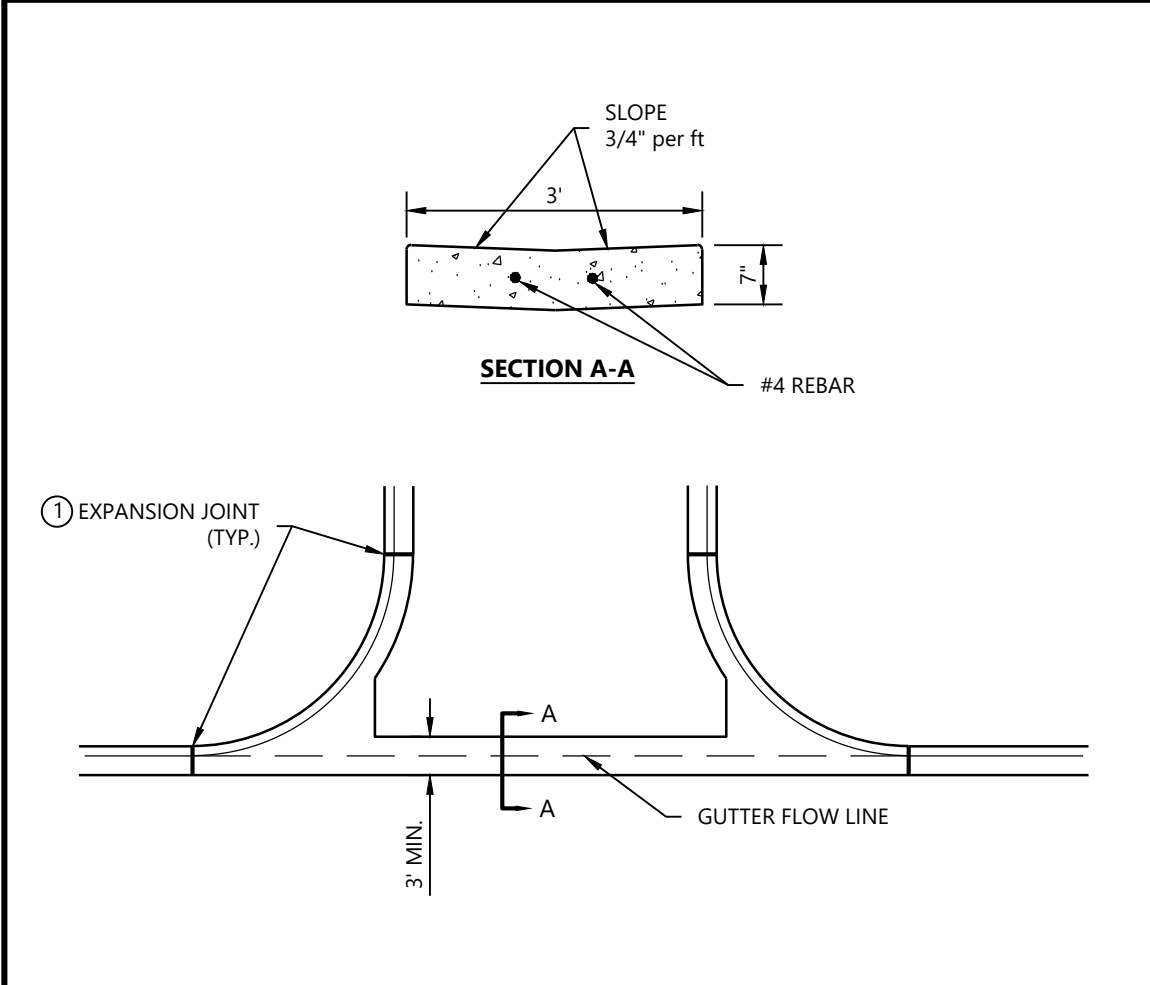
SHEET NUMBER:

C600

DATE: 09/23/2026

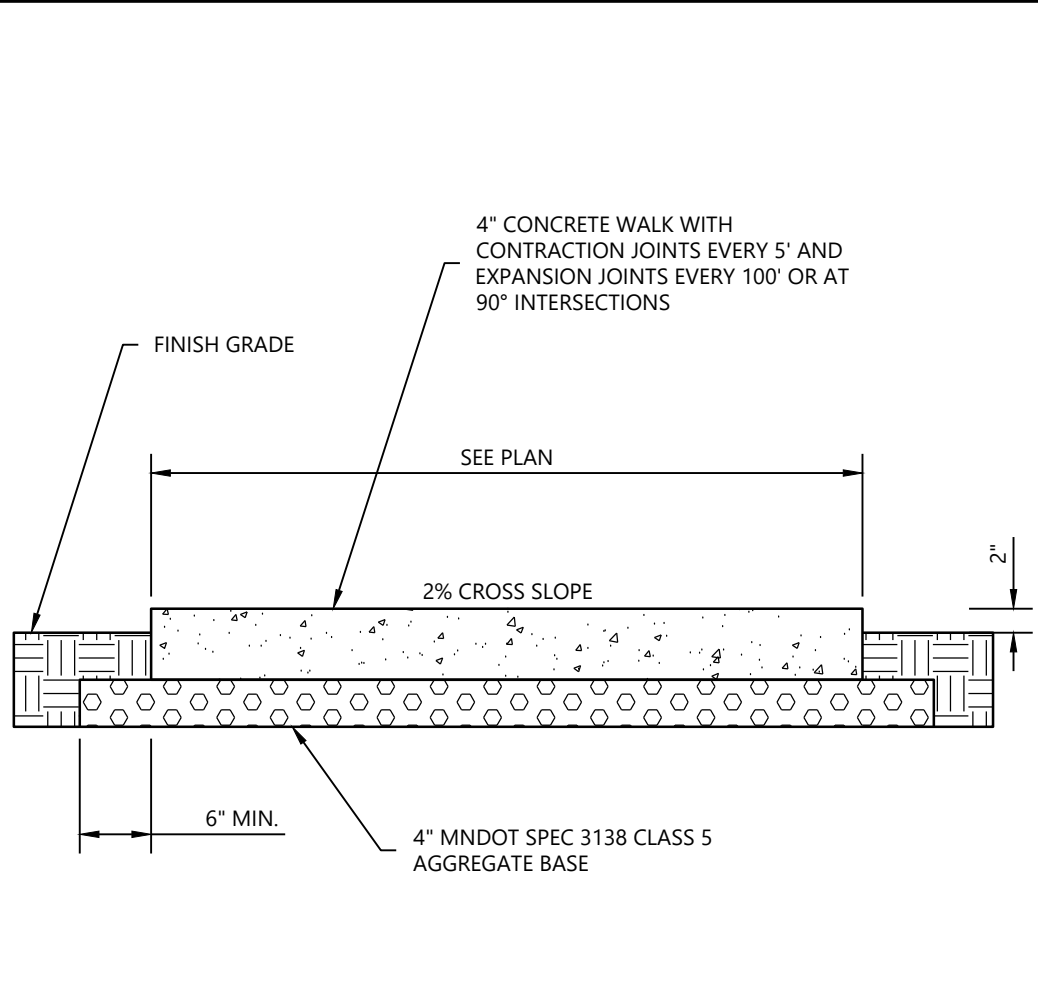
PROJECT NUMBER: 0072403.00

NOT FOR CONSTRUCTION



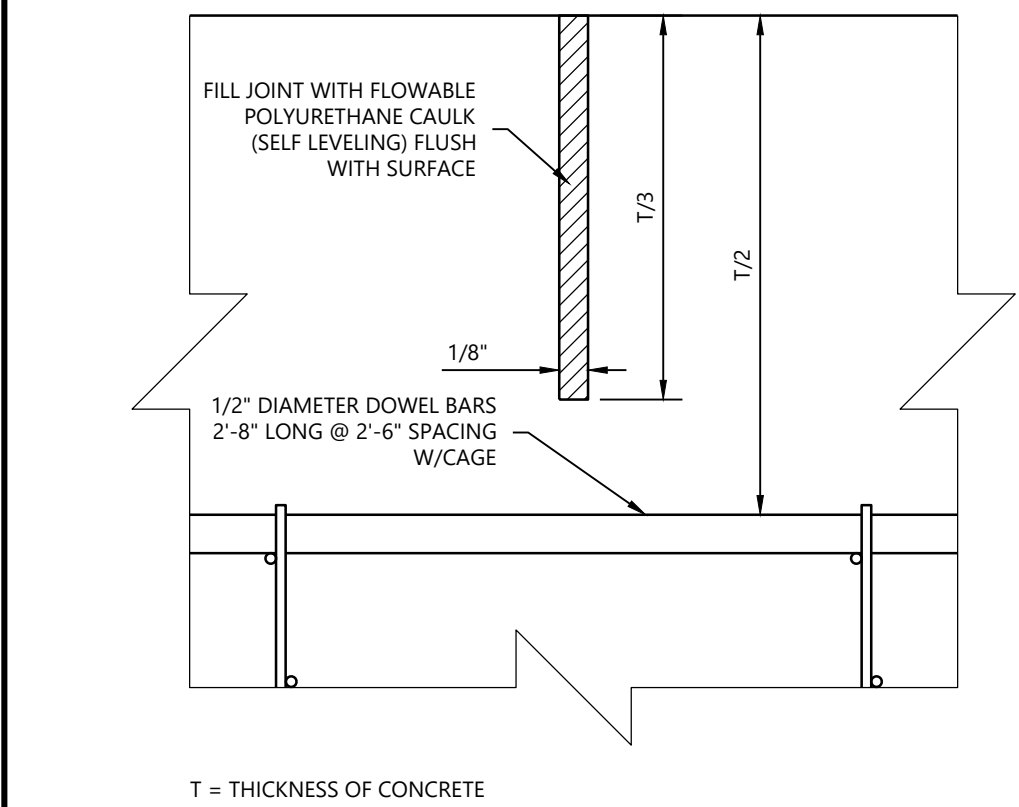
- NOTES:
- 1/2" PREFORMED JOINT FILLER MATERIAL- AASHTO M213
 - CONCRETE GUTTER SHALL BE PER MNDOT SPEC 2531

Westwood	CONCRETE CROSS GUTTER	LAST REVISED: 08/15/17
		SI06



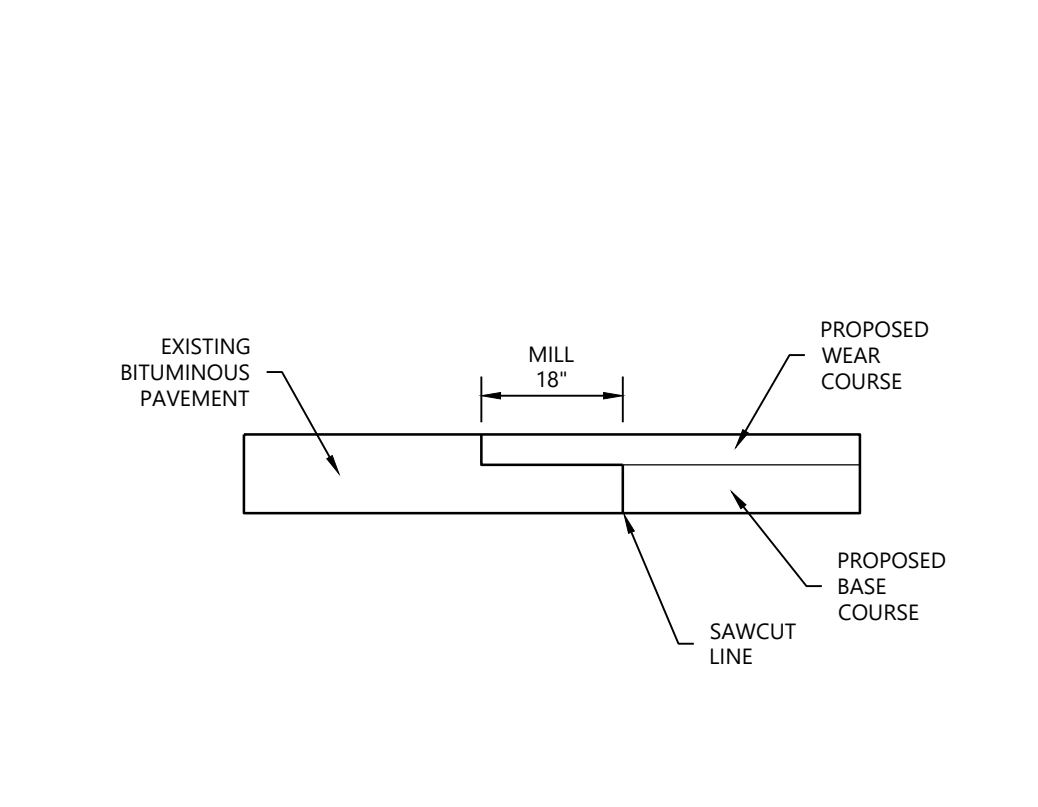
- NOTES:
- SEE ARCHITECTURAL PLANS FOR WALK SLOPING AND JOINT LAYOUT.
 - WALK SHALL BE PER IDOT WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISED: 08/15/17
		SI08



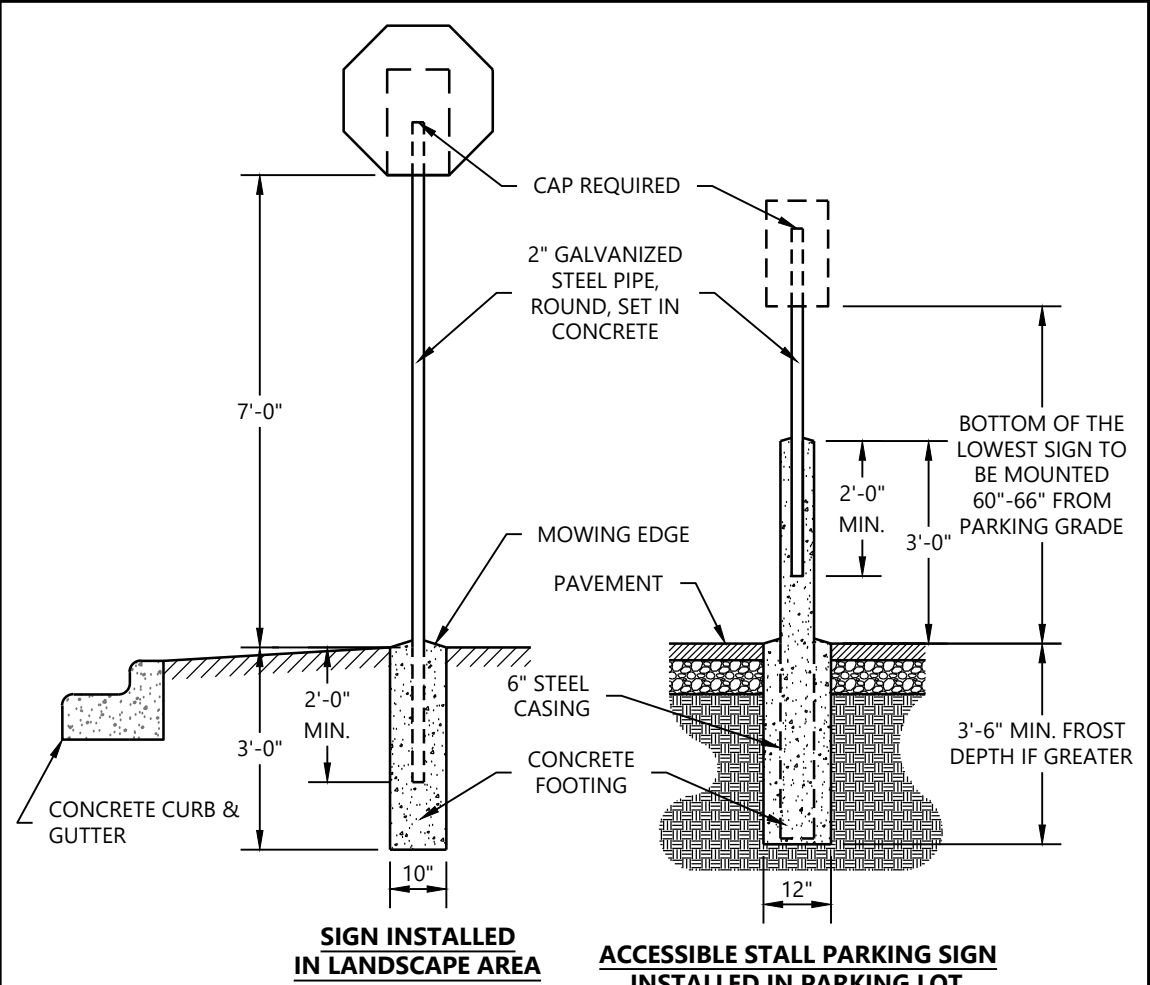
- NOTE:
- THE JOINT FACES SHALL BE CLEANED AND DRIED BY SANDBLASTING AND AIR BLASTING, PRIOR TO SEALING THE JOINT.

Westwood	SAW CUT CONTROL JOINT	LAST REVISED: 08/15/17
		SI22



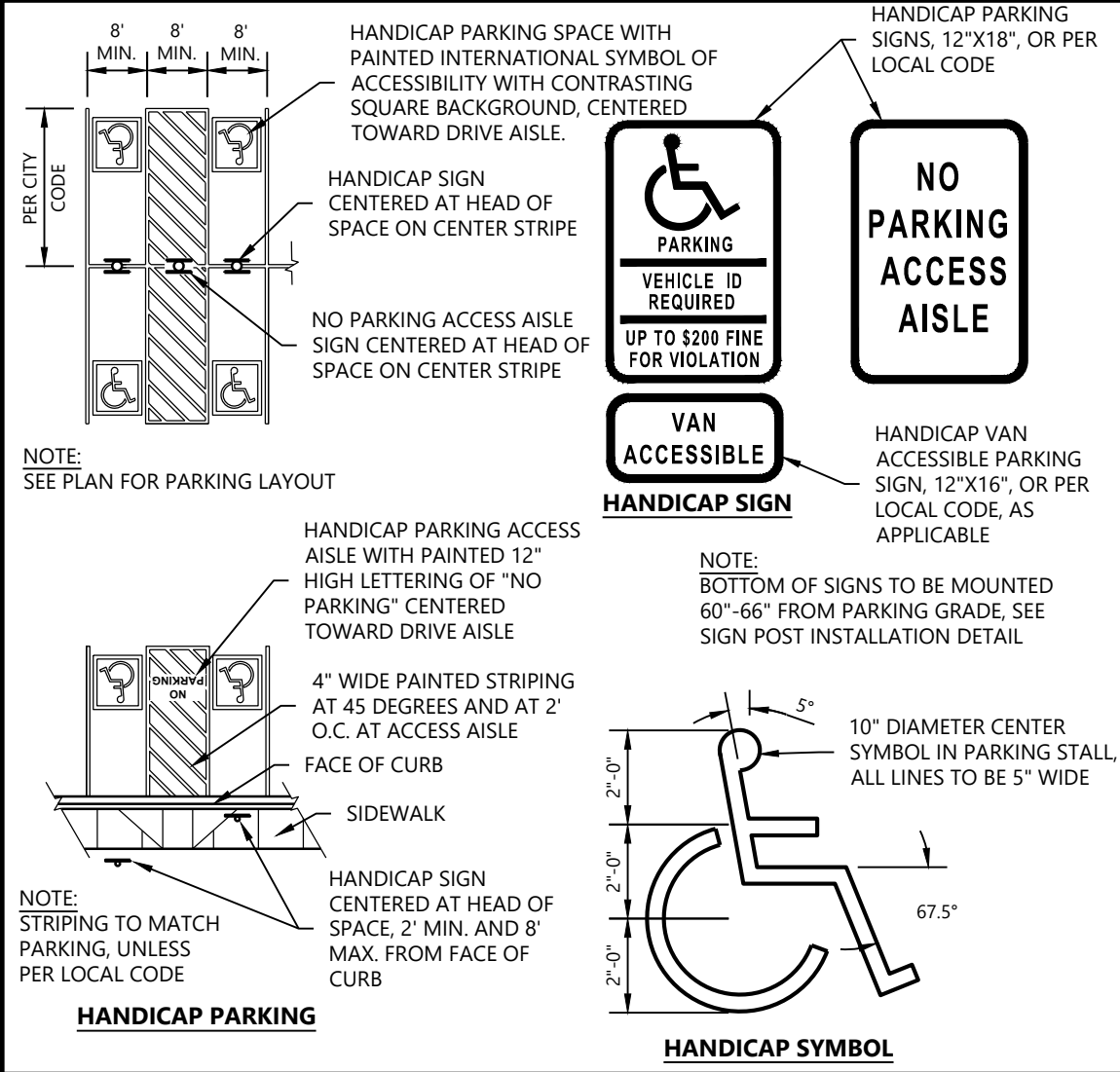
- NOTE:
- PRIOR TO PLACEMENT OF WEAR COURSE, CONTRACTOR SHALL MILL 18" OF THE EXISTING PAVEMENT TO A DEPTH EQUAL TO THE PROPOSED WEAR COURSE.

Westwood	MILLING AT SAWCUT	LAST REVISED: 06/26/19
		SI53

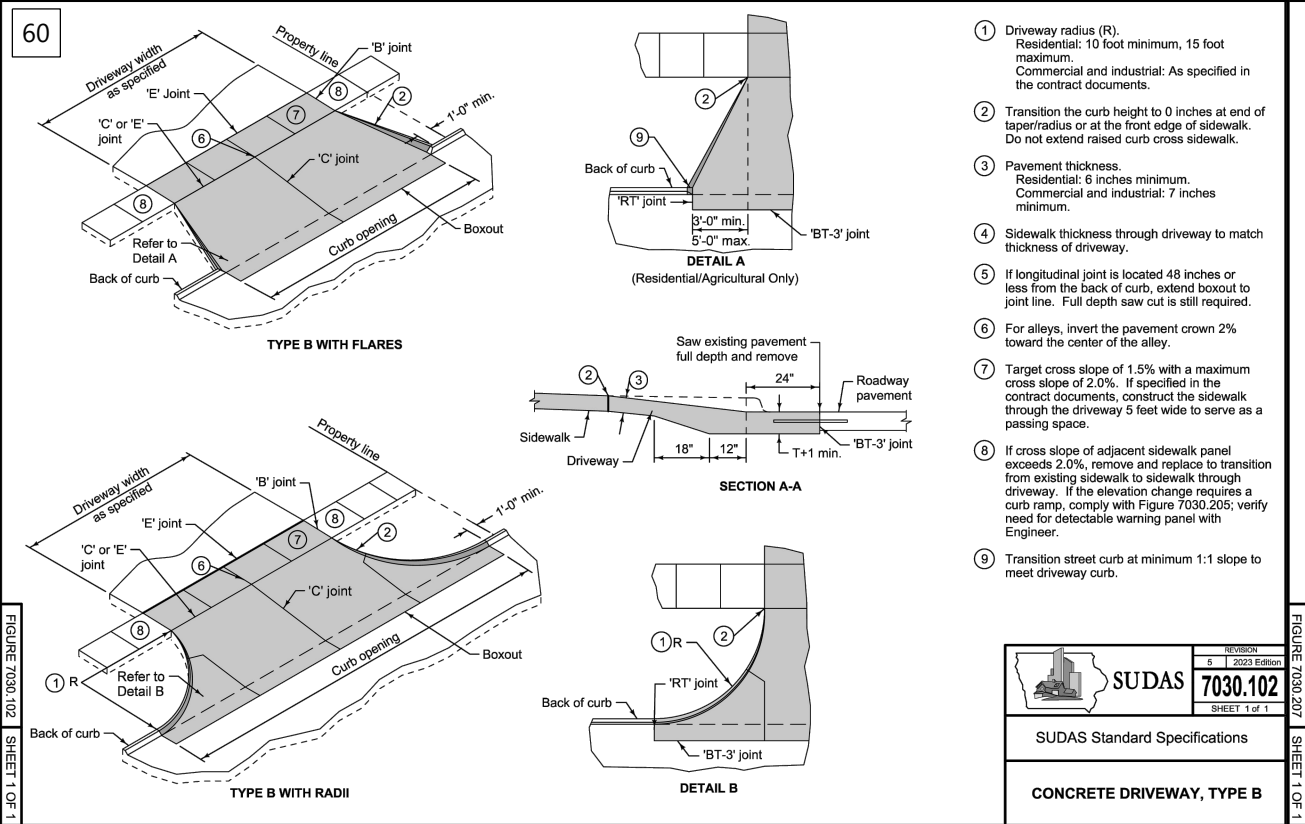
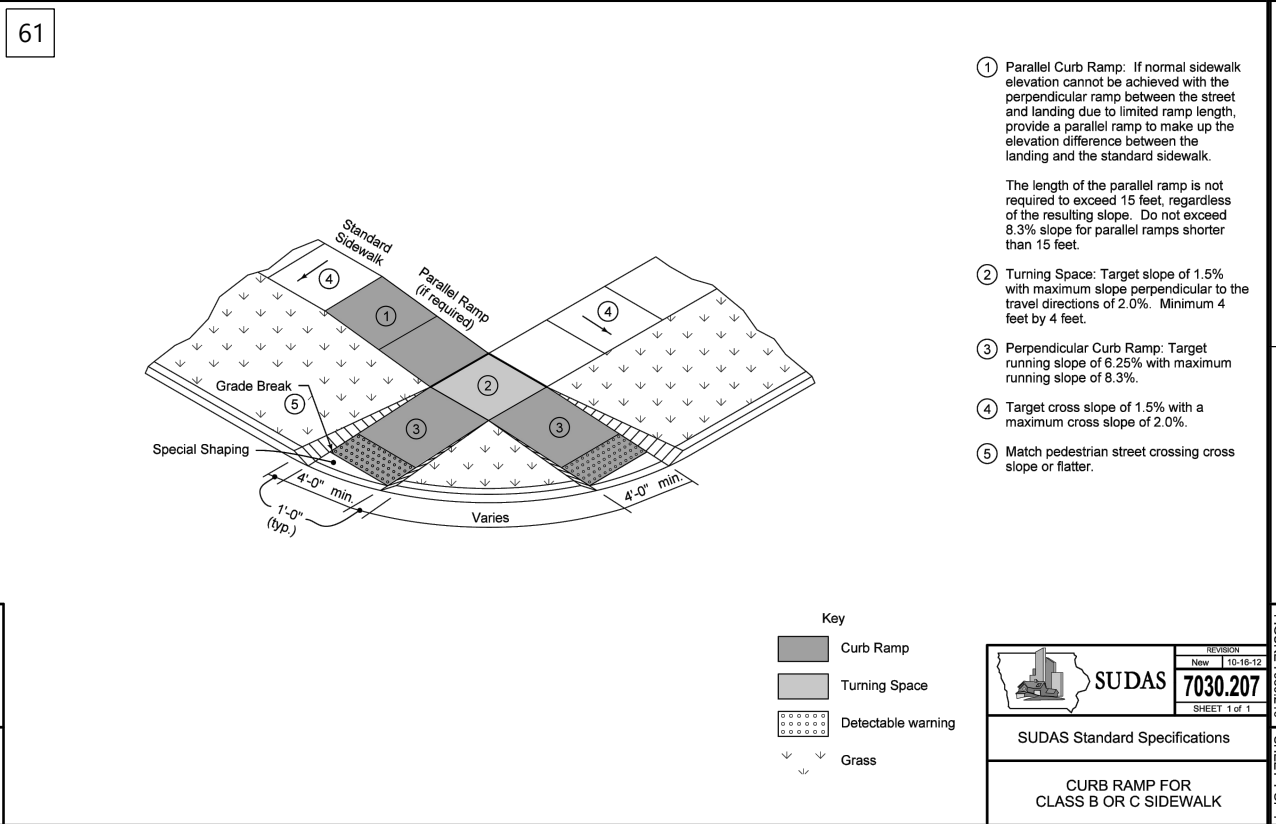
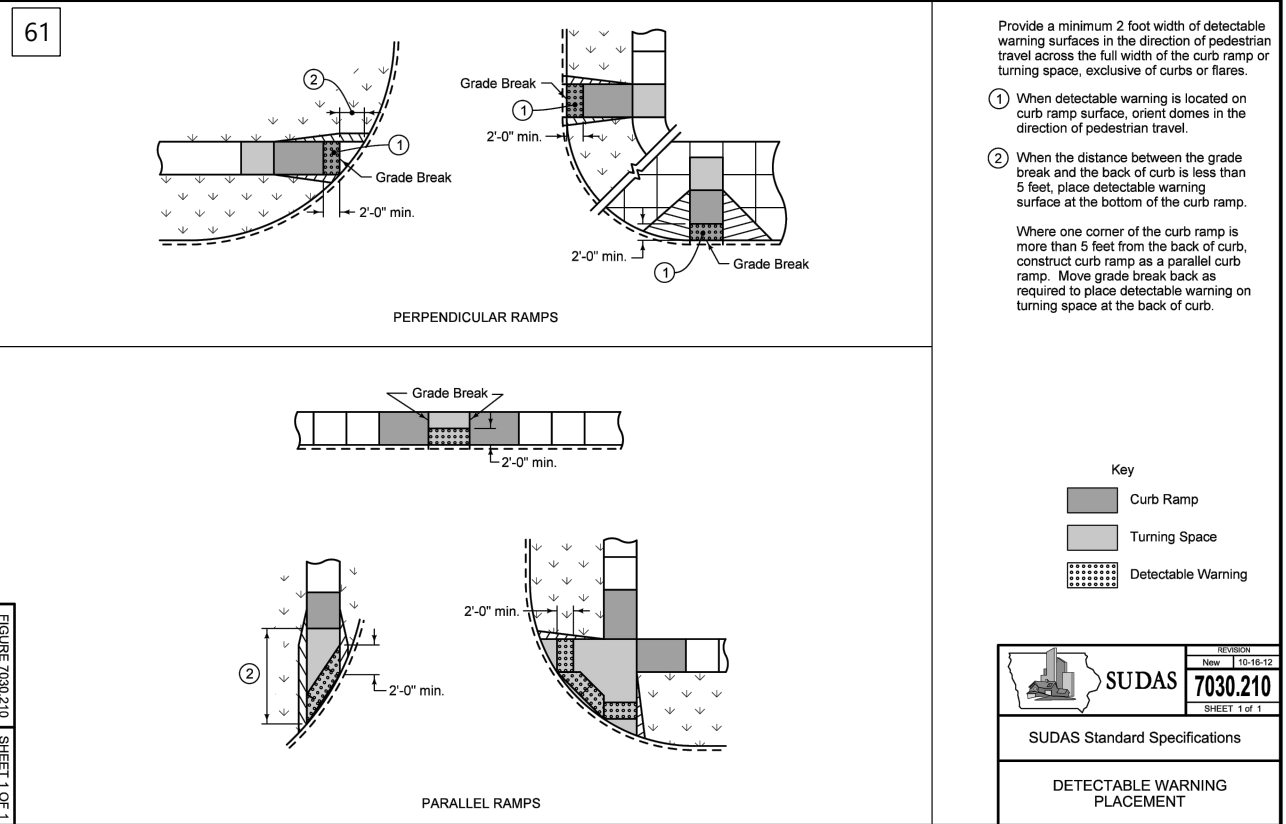
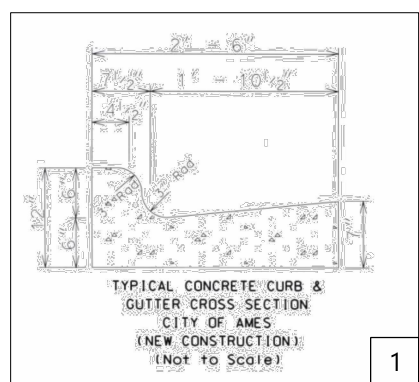


- NOTE:
- SIGN TO BE 2-SIDED WHERE ACCESSIBLE PARKING STALLS FACE ONE ANOTHER.
 - PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood	SIGN POST INSTALLATION	LAST REVISED: 11/16/2023
		SI14



Westwood	ACCESSIBLE SIGNAGE AND STRIPING	LAST REVISED: 11/15/23
		SI15



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

DESIGNED:	SCSW	08/11/26
CHECKED:	GS	
APPROVED:	SCSW	
DRAWN:	SCSW	
HORIZONTAL SCALE##		
VERTICAL SCALE##		

PREPARED FOR:
LES SCHWAB TIRE CENTERS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR A duly licensed professional engineer under the laws of the state of Iowa.
DAVID BADE
09/23/2026
17303

LES SCHWAB TIRE CENTER
AMES, IA

Westwood
13701 Whiteacre Drive, Suite #300
Minnetonka, MN 55343
Phone: (952) 937-5150
Fax: (952) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

DETAILS
(CONT.)

SHEET NUMBER:

C601

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

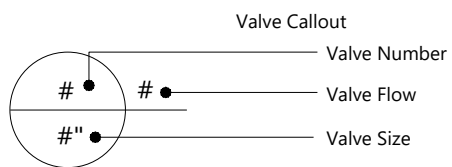
NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER



1. PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, & OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, & TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS.
2. THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES.
3. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. PIPE + HEAD PLACEMENT MAY NEED TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.
4. ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC. USE DIFFERENT SPRAY PATTERNS THAN SHOWN IF OBSTACLES ENCOUNTERED REQUIRE IT.
5. ALL PIPE + WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. PIPES MAY BE PIPED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
6. CONTROLLER IS TO BE MOUNTED AS DETAILED. COORDINATE ELECTRICAL WORK WITH ELECTRICAL CONTRACTOR.
7. IRRIGATION CONTRACTOR TO INSTALL QTY. 1 EZ-11 @ EVERY VALVE LOCATION.
8. THE USE OF MANUFACTURER'S NAME AND MODEL OR CATALOG # IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY & CONFIGURATION DESIRED. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
9. IRRIGATION SYSTEM REQUIRES A MIN OF 16.39 GPM @ 55 PSI AT POINT OF CONNECTION TO DOMESTIC WATER SOURCE. IF ADEQUATE PRESSURE IS NOT AVAILABLE, A BOOSTER PUMP WILL BE REQUIRED.
10. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILER, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1806-U-PRS SQ-2HLF	5	180	30	0.2	2.5'x5'
	RAIN BIRD 1806-U-PRS 08 HE-V	34	ADJ	30	≤ 1.19	8'
	RAIN BIRD 1806-U-PRS 15 HE-V	15	ADJ	30	≤ 3.71	15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI		
	RAIN BIRD XZC-100-LC 1\"	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.	12		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.	3,641 LF		15		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB 1\" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6				
	RAIN BIRD PESB 1\" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	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-RXZE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1				
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1				
	POINT OF CONNECTION 1\"	1				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 3/4\"	1,013 LF				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 1\"	24.3 LF				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 1 1/4\"	34.8 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2\"	8.4 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4\"	179.2 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1\"	174.3 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4\"	213.9 LF				
	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350	86.6 LF				



Generated: 2026-09-03 14:01

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 19.62 GPM

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

DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	16.39 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	3.23 GPM

Critical Station:	6
Design Pressure:	15 PSI
Friction Loss:	0.43 PSI
Fittings Loss:	0.04 PSI
Elevation Loss:	0 PSI
Loss through Valve:	15.9 PSI
Pressure Req. at Critical Station:	31.4 PSI
Loss for Fittings:	0.92 PSI
Loss for Main Line:	9.18 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	2.12 PSI
Critical Station Pressure at POC:	43.6 PSI
Pressure Available:	55 PSI
Residual Pressure Available:	11.4 PSI

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

DESIGNED:	SC/SW
CHECKED:	GS
DRAWN:	SC/SW
HORIZONTAL SCALE: 20'	
VERTICAL SCALE: 4' or 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 DIRECT SUPERVISION AND THAT I AM A
FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF IOWA

Jeff Westendorf

JEFF WESTENDORF

09/23/2026 LICENSE NO. LA00760

**LES SCHWAB
TIRE CENTER**
AMES, IA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Toll Free (888) 937-5150 Minneapolis, MN 55443
Westwoodsps.com
 Westwood Professional Services, Inc.

IRRIGATION PLAN

SHEET NUMBER:

L101

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

LES SCHWAB TIRE CENTER



Attachment 1 – Standard Notes

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.
- IF THE STORE OPENING DATE DOES NOT ALLOW FOR PLANTING TO BE INSTALLED IN AN ALLOWABLE SEASON (PER SPECIFICATIONS) THAT ENSURES SURVIVABILITY AND A CLEAN-LOOKING PRODUCT THROUGH THE WINTER MONTHS A SACRIFICIAL MULCH (PRODUCT AS AGREED UPON WITH THE OWNER'S REPRESENTATIVE) OVER A WEED BARRIER (PER SPECIFICATIONS) SHALL BE INSTALLED UNTIL THE APPROVED LANDSCAPE PLAN CAN BE INSTALLED THE FOLLOWING SEASON.
- MAINTAIN PLANTS AS SPECIFIED.

TREE, SHRUB, AND PERENNIAL NOTES:

- 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.
- THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
- ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
- DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

GENERAL DEMOLITION NOTES

- SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
- REMOVE EXISTING GROUNDCOVER AND PLANTINGS IN UNDISTURBED AREAS PROPOSED FOR NEW GROUNDCOVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
- SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATION FOR PLANTINGS TO REMAIN.
- SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.

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, IOWA-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 LEAVING.
 - 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 IALA & 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 I/DOT STANDARD SPECIFICATION FOR 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 SUDAS 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. 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 AND RIGHT OF WAY AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- ALL PLANTS TO MEET CITY OF WAUKEE MINIMUM SIZE STANDARDS. STANDARDS FOR TREE HEIGHT ARE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREE SHALL BE A MINIMUM HEIGHT OF 8 FT
 - EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF 6 FT
 - UNDERSTORY TREES SHALL BE A MINIMUM HEIGHT OF 6 FT

Allowable Installation Dates based on USDA Plant Hardiness Zone*																	
USDA Plant Hardiness Zone	Broadcast Seed				Hydroseed				Lawn (Sod)				Trees and Shrubs				Notes
	Spring		Fall		Spring		Fall		Spring		Fall		Spring		Fall		
	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	
3a	Late May	Early July	Late Aug	Early Oct	Late May	Early Aug	Late Aug	Late Sep	Mid-May	Early Jun	Late Aug	Early Oct	Mid-May	Jun	Late Aug	Early Oct	1,2,3,4,5,6
3b	Mid-May	Early July	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	Mid-May	Jun	Late-Aug	Early-Oct	1,2,3,4,5,6
4a	Mid-May	Late Jun	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	May	Jun	Late-Aug	Early-Oct	1,2,3,4,5,6
4b	Mid-May	Jun	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	May	Jun	Sep	Oct	1,2,3,4,5,6
5a	May	Jun	Sep	Oct	May	Jul	Sep	Oct	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Oct	1,2,3,4,5,6
5b	May	Jun	Sep	Oct	May	Jul	Sep	Oct	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Oct	1,2,3,4,5,6
6a	Late-Apr	Jun	Sep	Oct	May	Jul	Sep	Early Nov	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Early Nov	1,2,3,4,5,6
6b	Late-Apr	Jun	Sep	Oct	May	Jul	Sep	Early Nov	Apr	May	Sep	Oct	Apr	Jun	Sep	Early Nov	1,2,3,4,5,6
7a	Apr	Jun	Late-Sep	Early Nov	Early Apr	Jul	Late Sep	Late Nov	Late-Mar	Mid-May	Sep	Early-Nov	Apr	Jun	Sep	Early Nov	1,2,4,5,6,8
7b	Apr	Jun	Late-Sep	Early Nov	Early Apr	Jul	Late Sep	Late Nov	Late-Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,2,4,5,6,8
8a	Late-Mar	Early-Jun	Oct	November	Early Apr	Jul	Late Sep	Late Nov	Early-Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,2,3,4,5,6,8
8b	Late-Mar	Early-Jun	Oct	November	Early Apr	Jul	Late Sep	Late Nov	Early-Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,4,6, or 8,9
9a	Mar	Late-May	Oct	Early-Dec	Mid-Mar	Jun	Oct	Early-Dec	Mar	Apr	Oct	Early-Dec	Mar	May	Oct	Early-Dec	1,4,6, or 8,9
9b	Mar	Late-May	Oct	Early-Dec	Mid-Mar	Jun	Oct	Early-Dec	Mar	Apr	Oct	Early-Dec	Late-Feb	May	Late-Oct	Dec	1,4,6,7 or 8,9
10a	Mar	Jun	Oct	Dec	Mar	Jun	Oct	Dec	February	Apr	Oct	Dec	Late-Feb	Apr	Late-Oct	Early-Jan	1,4,5,6,7,9
10b	Mar	Jun	Oct	Dec	Mar	Late-May	Oct	Jan	February	Apr	Oct	Nov	Late-Feb	Apr	Nov	Jan	4,5,6,7,9
11a	Late-Feb	Jun	Oct	Dec	Mar	Late-May	Oct	Jan	February	Apr	Oct	Nov	Late-Feb	Apr	Nov	Jan	5,6,7,9

*CONTRACTOR SHALL ONLY INSTALL LANDSCAPING IN ACCORDANCE WITH THE ALLOWABLE DATES SHOWN. IF THE CONSTRUCTION SCHEDULE DOES NOT ALLOW THE INSTALLATION WITHIN THE DATES SHOWN, THE CONTRACT AND ASSOCIATED WARRANTY SHALL BE EXTENDED TO THE NEXT PLANTING SEASON AND A TEMPORARY LANDSCAPE PLAN (SEE SPECIFICATION BELOW) SHALL BE INCLUDED IN THE BID AND CONTRACT IN ORDER TO PRESENT A CLEAN FINISHED SITE AT THE TIME OF STORE OPENING. IF THE CONTRACTOR IS AWARE OF A LOCAL MICROCLIMATE THAT WOULD CHANGE THE RECOMMENDED DATES, CONTRACTOR SHALL REQUEST A CHANGE IN WRITING WITH AN EXPLANATION OF SAID DATE CHANGE. A PLANTING SCHEDULE WITH ASSUMPTIONS SHALL BE INCLUDED WITH THE CONTRACTORS BID. SEE SPECIFICATIONS BELOW IF THE CONTRACTOR WILL UTILIZE A TEMPORARY LANDSCAPE INSTALLATION DUE TO THE CONSTRAINTS OF THE CONSTRUCTION SCHEDULE.

NOTES

- SPRING SEEDING AND PLANTING MAY OCCUR ONLY AFTER THE LAST FROST
- CHOOSE COOL SEASON GRASS AND SEED, TALL FESCUE, FINE FESCUES, KENTUCKY BLUEGRASS, RYEGRASSES
- FALL SEEDING AND PLANTING ALLOWED BEFORE SNOW ONLY IF GROUND TEMP IS NO LOWER THAN 50F
- HYDROSEEDING CONDITIONS: IN THE SPRING WATCH FOR ANY UNEXPECTED FROST DAYS OR OVERNIGHT LOWS THAT CAN FREEZE THE SEED. FALL IS THE OPTIMAL TIME DUE TO CONSISTANT WEATHER; SEED IN THE EARLY FALL BEFORE THE FIRST FROST. IF IN A WET CLIMATE MAKE SURE THE SEED IS IN A WELL DRAINED AREA. RUNOFF CAN CROWN THE SEEDS OR MOVE SEEDS OUT OF DESIRED AREA.
- LAYING SOD MAY BE DONE OVER WINTER IN WARMER CLIMATES IF THERE IS NO DANGER OF FREEZING TEMPERATURES.
- TREES AND SHRUBS CAN BE PLANTED YEAR ROUND IN WARMER CLIMATES AS LONG AS SOIL TEMPERATURE DOESNT DROP BELOW 50F
- CHOOSE WARM SEASON GRASS AND SEED; BERMUDA GRASS, ST. AUGINE GRASS, ZOYSIA GRASS, CENTPEDE GRASS, BAHIA GRASS.
- CHOOSE A TRANSITION ZONE GRASS; TALL FESCUE, BERMUDA GRASS, ZOYSIA GRASS, CENTPEDE GRASS.
- SOD CAN BE LAID IN WARMER CLIMATES IN THE WINTER AS LONG AS TEMPERATURES DO NOT FREEZE DURING THE INSTALLATION PERIOD.

TEMPORARY LANDSCAPE SPECIFICATION

FOR ANY AREAS OR PLANTINGS THAT CANNOT BE PLANTED WITHIN THE DATES ALLOWED THE CONTRACTOR SHALL USE A READILY AVAILABLE LOCAL MULCH MATERIAL TO COVER LANDSCAPED AREAS. CONTRACTOR SHALL PROVIDE IN THEIR BID THE MULCH TYPE, COLOR, COST AND MAP SHOWING AREAS TO BE TEMPORARILY MULCHED. CONTRACTOR TO PROVIDE REMOVAL AND/OR RESUE OF THE TEMPORARY MULCH AND INSTALLATION OF LANDSCAPE PER PLANS IN THE BID.

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

DESIGNED: SC5W	GS
CHECKED: SC5W	SC5W
DRAWN: SC5W	SC5W
HORIZONTAL SCALE: 1" = 1'	VERTICAL SCALE: 0" or 0.1'

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 I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA
JEFF WESTENDORF
09/23/2026
LA00766

LES SCHWAB TIRE CENTER
AMES, IA

Westwood
13703 Whiteoak Drive, Suite #200
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE & IRRIGATION NOTES

SHEET NUMBER:

L103

DATE: 09/23/2026

PROJECT NUMBER: 0072403.00

