PRELIMINARY PLANS

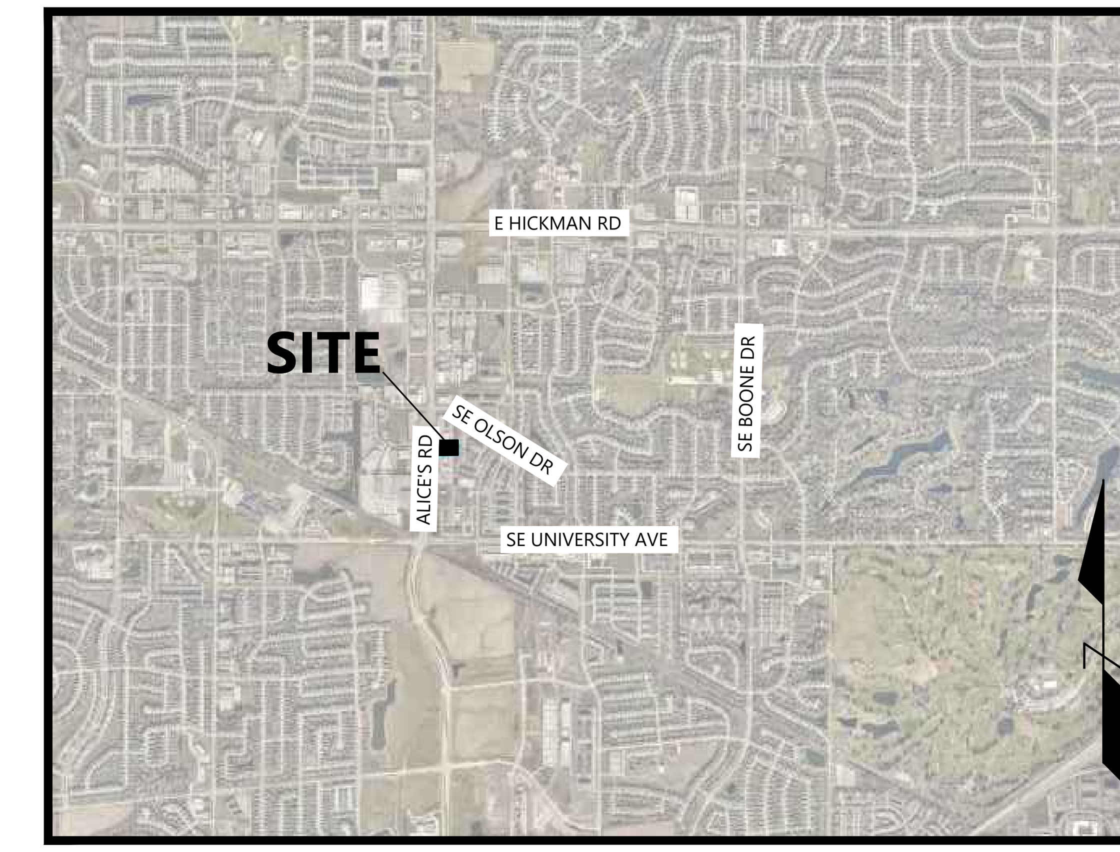
FOR

SITE DEVELOPMENT PLANS

FOR

BIG O TIRES

WAUKEE IA



Vicinity Map
(NOT TO SCALE)

SITE ADDRESS: 805 SE ALICE'S ROAD

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103
CONTACT: ROBERT BENDA
PHONE: 817-302-2050
EMAIL: BOB.BENDA@WESTWOODCONTRACTORS.COM

PREPARED BY:
Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

PROJECT NUMBER: 0071990.00
CONTACT: JEFF WESTENDORF
PHONE: 612-709-3943
EMAIL: JEFF.WESTENDORF@WESTWOODPS.COM

PROPERTY OWNER:
CENTENNIAL DEVELOPMENT L.C., AN IOWA LIMITED LIABILITY COMPANY
4201 WESTOWN PARKWAY, STE 150
WEST DES MOINES, IA 50266
ATTN: WILLIAM KIMBERLEY
EMAIL: BILL@KIMDEV.COM

SHEET INDEX

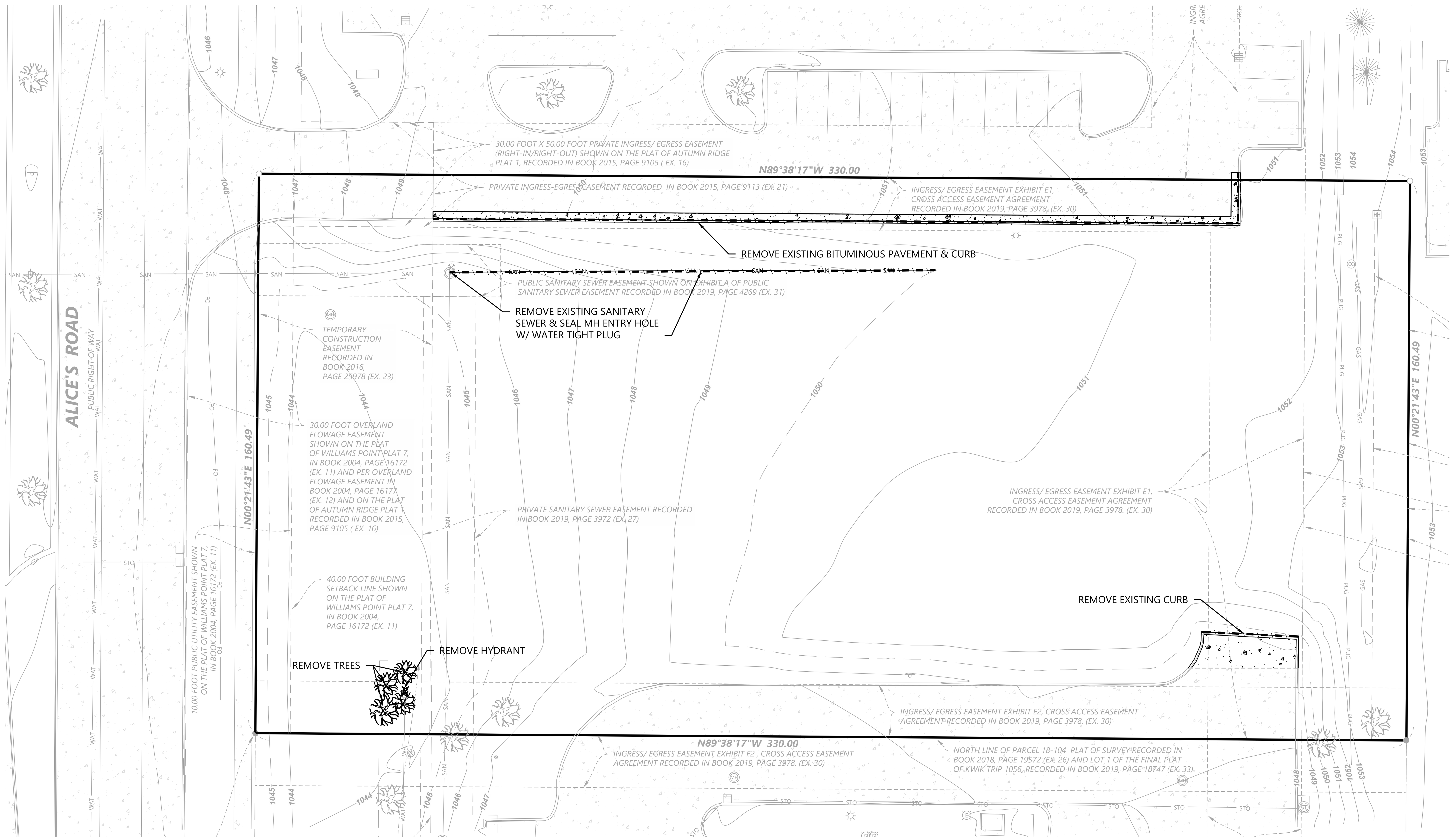
Sheet List Table

NO.	DATE	REVISION	SHEETS
	01/08/2026	1ST REVIEW CITY COMMENTS	
	01/20/2026	2ND REVIEW CITY COMMENTS	
	2/18/2026	3RD REVIEW CITY COMMENTS	
	3/5/2026	4TH REVIEW CITY COMMENTS	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	

SEAL	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. ____________________ (signature) (date) Printed or typed name License number ____________________ My license renewal date is December 31, __________________. Pages or sheets covered by this seal:

PRELIMINARY PLANS
FOR
SITE DEVELOPMENT PLANS
FOR
BIG O TIRES
WAUKEE IA

INITIAL SUBMITTAL DATE: 01/08/2026 SHEET: C001 OF XX



N

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

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

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- CATCH BASIN MANHOLE
- DOWNSPOUT
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- CURB STOP BOX
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STREET LIGHT
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- NATURAL GAS METER
- NATURAL GAS VALVE
- NATURAL GAS MANHOLE
- STEEL/WOOD POST
- SIGN
- SOIL BORING
- HANDICAPPED STALL
- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TREE LINE
- CABLE TELEVISION LINE (CTV)
- GAS LINE (GAS)
- POWER OVERHEAD (POH)
- POWER UNDERGROUND (PUG)
- SANITARY SEWER (SAN)
- STORM SEWER (STO)
- TELEPHONE OVERHEAD (TOH)
- TELEPHONE UNDERGROUND (TUG)
- WATERMAIN (WAT)
- FIBER OPTIC (FO)
- FENCE LINE
- CONTROLLED ACCESS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (SEE LABEL)

REMOVAL LEGEND

EXISTING | PROPOSED

- PROPERTY LINE
- SAW CUT PAVEMENT

EXISTING | REMOVALS

- 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
- SB-19 SOIL BORING LOCATION

REMOVAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. 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.

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/08/2026

REVISIONS:

01/08/2026	1ST REVIEW CITY COMMENTS
01/20/2026	2ND REVIEW CITY COMMENTS
2/18/2026	3RD REVIEW CITY COMMENTS
3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

EXISTING CONDITIONS & REMOVALS

SHEET NUMBER:

C100

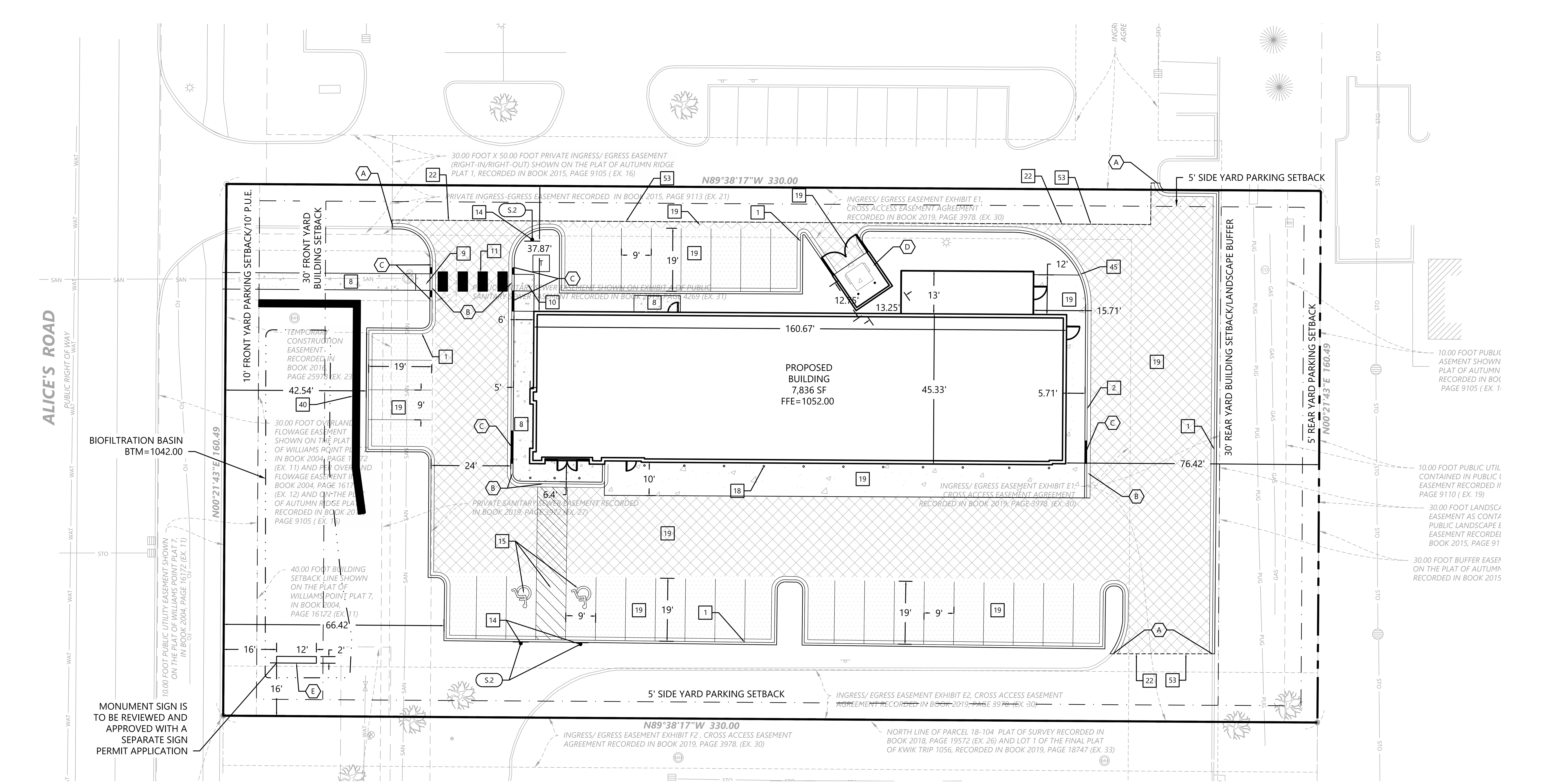
DATE: 03/05/2026

PROJECT NUMBER: 0071990.00

BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990EX01.DWG

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



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

SITE KEYNOTES

- A MATCH EXISTING CURB
- B FLUSH CURB
- C TRANSITION CURB
- D TRASH ENCLOSURE (SEE ARCH PLANS)
- E MONUMENT SIGN (SEE ARCH PLANS)

SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 2 MOUNTABLE CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PRIVATE PEDESTRIAN CURB RAMP
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 11 CROSS WALK STRIPING
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 22 SAW CUT CONTROL JOINT
- 40 CAST IN PLACE CONCRETE RETAINING WALL

SIGN LEGEND

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

SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
  ARTERIAL OVERLAY DISTRICT
- PROPOSED ZONING: C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
  ARTERIAL OVERLAY DISTRICT
- PARCEL DESCRIPTION: LOT 3 - AUTUMN RIDGE PLAT 1
- PROPERTY AREA: 52,962 SF (1.22 AC)
- EXISTING IMPERVIOUS SURFACE: 7,077.78 SF (13.4%)
- PROPOSED IMPERVIOUS SURFACE: 35,931.53 SF (67.8%)
- BUILDING HEIGHT: 25.33'
- BUILDING GROSS SIZE: 7,836 SF
  - RETAIL/SHOWROOM: 964 SF
  - SERVICE BAYS: 4,491 SF
  - STORAGE: 2,381 SF
- FLOOR-AREA-RATIO(FAR): 0.15
- BUILDING SETBACK PER CODE: 30'=FRONT
  0'=SIDE / 0'=SIDE TO ROW
  (NOT ADJACENT TO R DISTRICT)
  30'=REAR
- PARKING SETBACK: 10'=FRONT AND ROW
  5'=SIDE AND REAR
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 19' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF WAUKEE IA
  - AUTOMOTIVE REPAIR STATION: 3 SPACES / SERVICE BAY
    2.5 SPACES / 1,000 SF OF NON-SERVICE AREA
  - BAYS: 30 SPACES (10*3=30)
  - NON SERVICE: 5 (1,191/1,000= 1.91*2.5= 4.775= 5)
  - TOTAL SPACES REQUIRED: 35 SPACES
- PARKING PROVIDED: 42
  - STANDARD SPACES: 30
  - ADA SPACES: 2
  - BAY SPACES: 10

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN 55343. 11.21.25.
2. 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.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. 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 IDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
12. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2025 WAUKEE STANDARD SPECIFICATIONS AND 2026 SUDAS STANDARD SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HRS PRIOR TO COMMENCING WORK.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:

1	01/08/2026	1ST REVIEW CITY COMMENTS
2	01/20/2026	2ND REVIEW CITY COMMENTS
3	2/18/2026	3RD REVIEW CITY COMMENTS
4	3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA
DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE IA

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

SITE PLAN

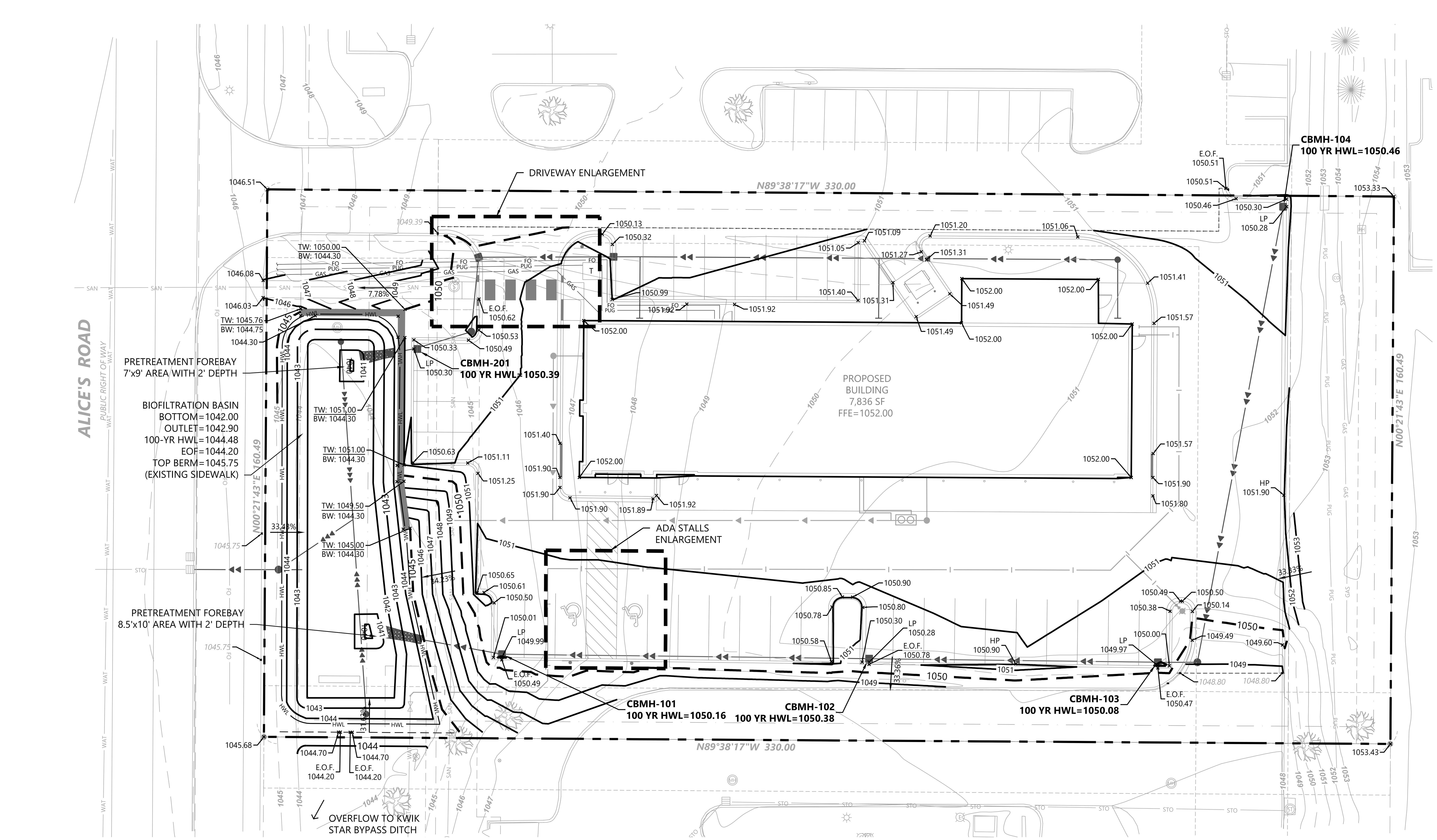
SHEET NUMBER:
C200

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

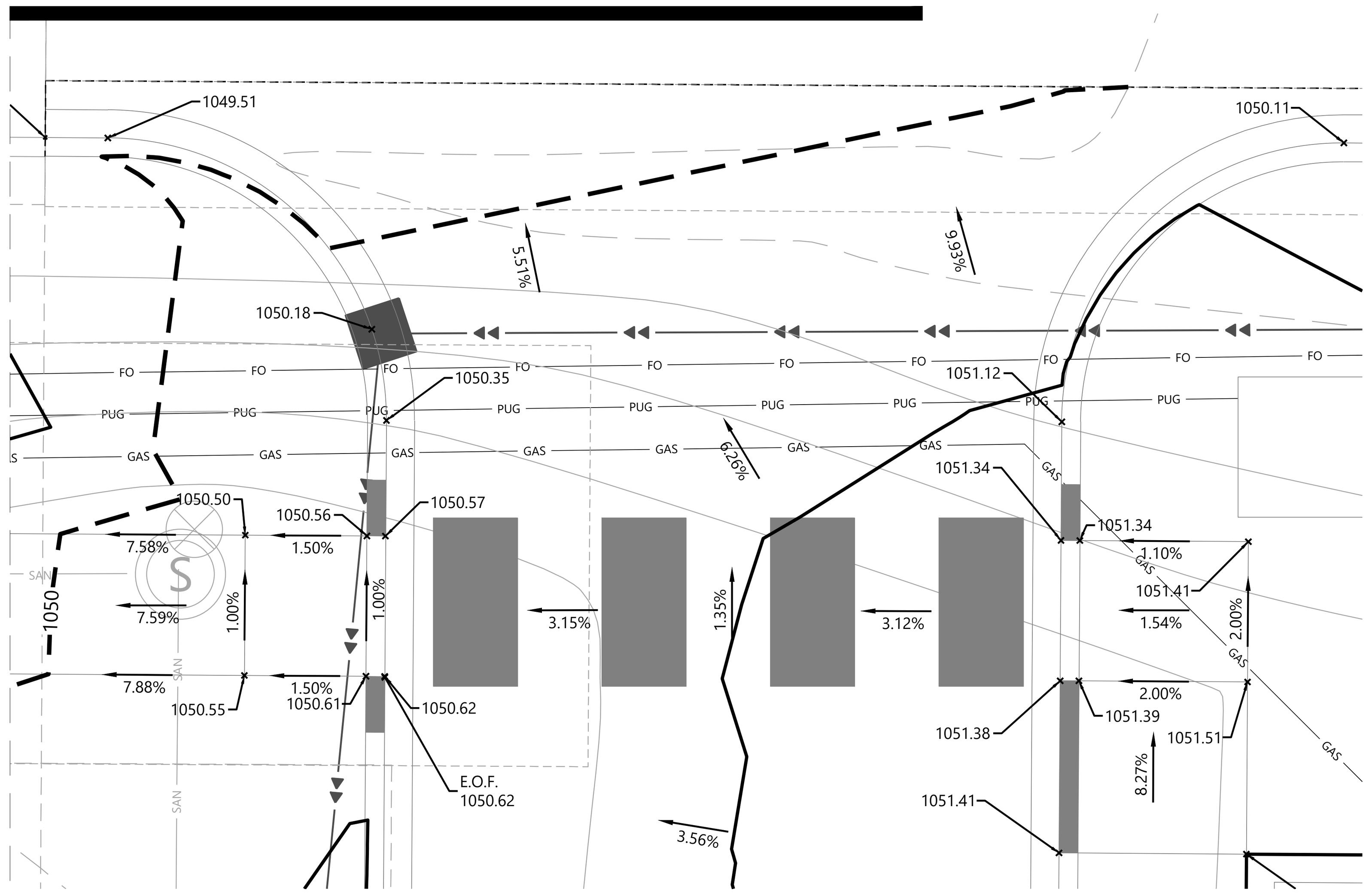
BIG O TIRES

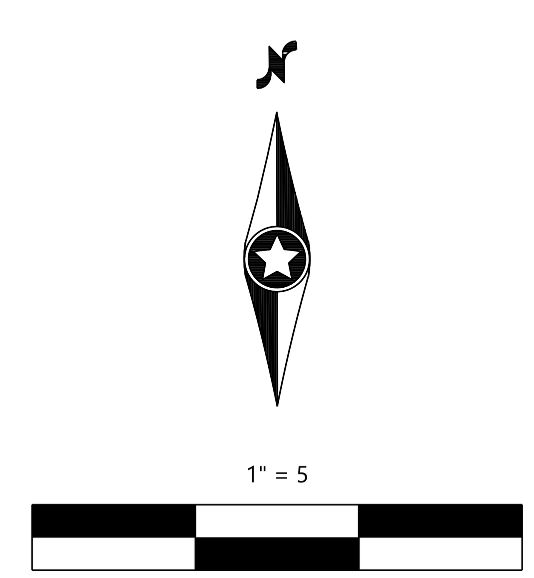
N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990SP01.DWG

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

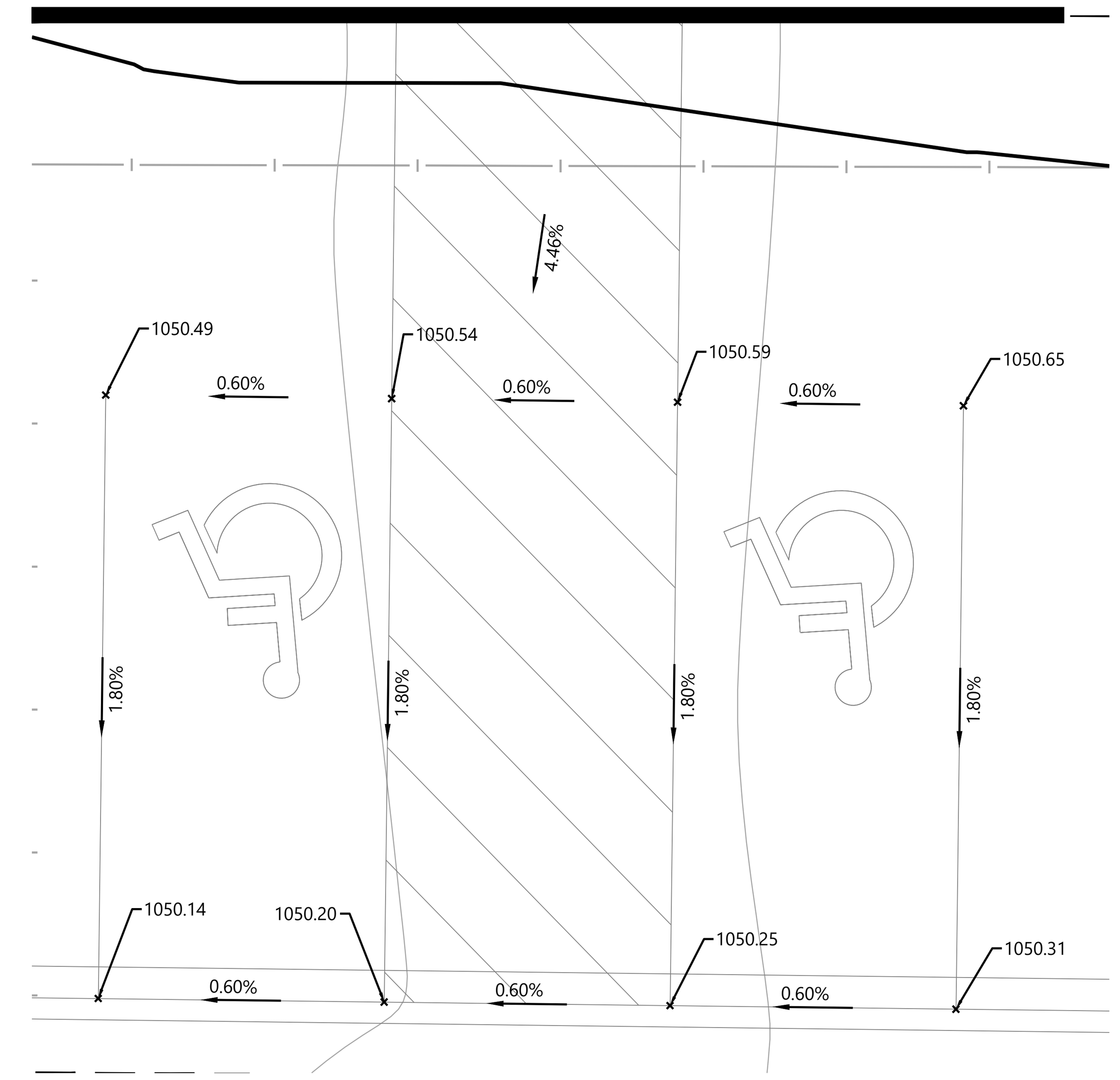


DRIVEWAY ENLARGEMENT





ADA STALLS ENLARGEMENT

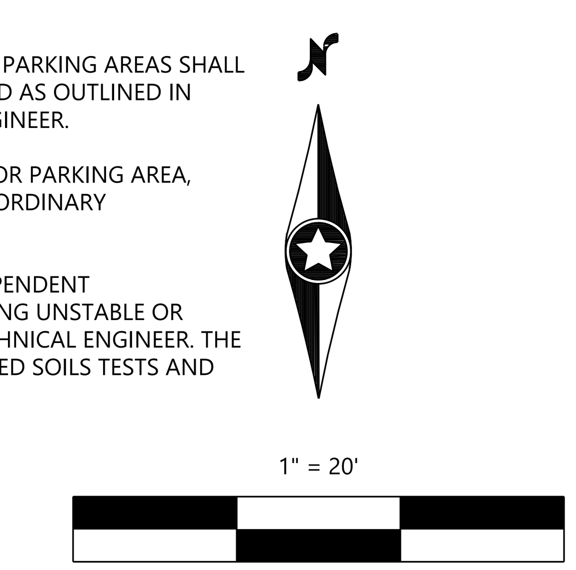


GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. 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.
2. CONTRACTOR 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.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY IDOT.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE EIGHT 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.
5. 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.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. 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.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. 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.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. 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.
14. 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.
15. 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 IDOT.
16. 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.



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:

1	01/08/2026	1ST REVIEW CITY COMMENTS
2	01/20/2026	2ND REVIEW CITY COMMENTS
3	2/18/2026	3RD REVIEW CITY COMMENTS
4	3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA
DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE IA

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

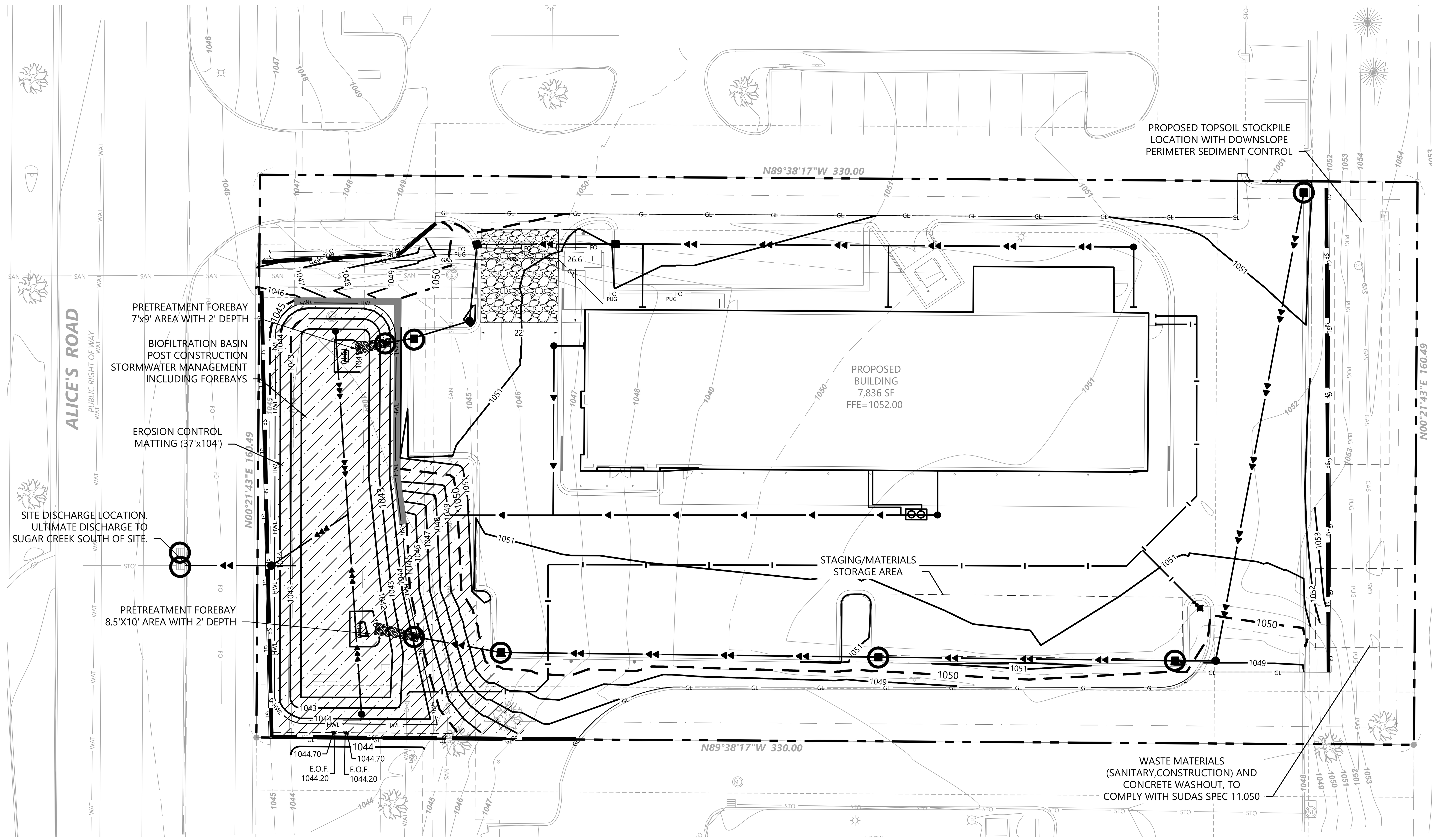
GRADING PLAN

SHEET NUMBER:
C300

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990GD01.DWG



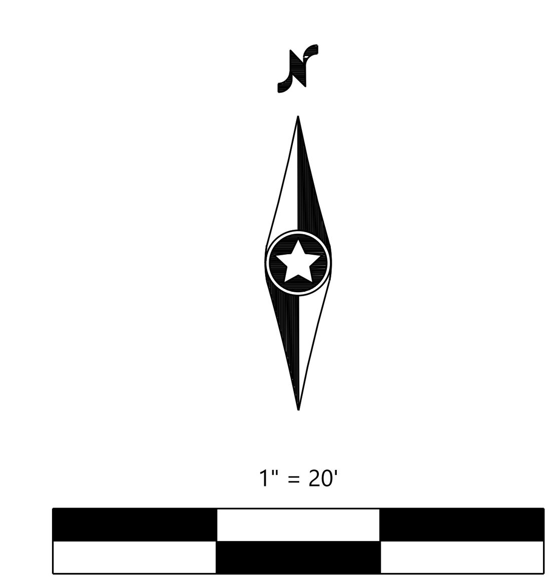
EROSION CONTROL LEGEND

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

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE (TO COMPLY W/IDOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE)
		EROSION CONTROL MATTING (TYPE 5.C, TO COMPLY W/SUDAS STANDARDS)
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	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, SILT FENCE OR SOCK ARE STANDARD ALONG INLET PROTECTION FOR SEDIMENT CONTROLS, 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 AND PRIOR TO A RAIN EVENT. 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 AND MEET THE GP #2 0/14 DAY RULE.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE IA DNR, NPDES, IDOT, AND CITY.
   A. TEMPORARY SEED SHALL BE SUDAS TYPE 4 (URBAN TEMP. EROSION CONTROL MIXTURE).
   B. BIOFILTRATION BASIN SHALL BE SUDAS TYPE 3 (PERMANENT WARM SEASON MIXTURE FOR SLOPES & DITCHES).
   C. GENERAL SEEDING SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE).
   D. EROSION CONTROL BLANKET SHALL BE SUDAS TYPE 5 (TEMPORARY EROSION CONTROL MIXTURE).
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.
14. MATTING TO BE INSTALLED FOR THE BIOCELL PER GP#2.
15. ALL CONTRACTORS WILL PROVIDE SAWCUTTING/GRINDING SLURRY CONTAINMENT AND DISPOSAL.
16. POST CONSTRUCTION, THE BIOFILTRATION BASIN WILL BE OWNED AND MAINTAINED BY BIG O TIRES.



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/08/2026

REVISIONS:	
01/08/2026	1ST REVIEW CITY COMMENTS
01/20/2026	2ND REVIEW CITY COMMENTS
2/18/2026	3RD REVIEW CITY COMMENTS
3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

EROSION CONTROL PLAN

SHEET NUMBER:
C400

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990EC01.DWG

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

SWPPP NARRATIVE

THIS SWPPP IS PREPARED IN ACCORDANCE WITH THE IOWA STATE OPERATING PERMIT FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT AND GUIDED BY THE STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES. THE IOWA STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES GENERAL PERMIT (CGP) NO.2 (EXPIRATION DATE: FEBRUARY 29, 2028) PROVIDES THE FRAMEWORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE. THE PURPOSE OF THE SWPPP IS TO ENSURE THE DESIGN, IMPLEMENTATION, MANAGEMENT, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO PREVENT OR MINIMIZE SEDIMENT AND OTHER POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH THE LAND DISTURBANCE ACTIVITIES AND COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STATE GENERAL PERMIT.

THIS SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED IN SECTION 5.1 OF THIS SWPPP, AT BIG O TIRES. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION.

THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR BIG O TIRES SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR BIG O TIRES IN WAUKEE, IA. THE SITE IS LOCATED IN THE SE QUADRANT OF THE ALICE'S RD & FRONTIER AVE INTERSECTION.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:	CONTRACTOR:
ROBERT BLENDA	CONTACT NAME
WESTWOOD CONTRACTORS INC.	COMPANY NAME
951 WEST 7TH ST	ADDRESS
FORT WORTH, TX 76102	ADDRESS
817-302-2050	CONTACT NUMBER
BOB.BENDA@WESTWOODCONTRACTORS.COM	CONTACT E-MAIL

OWNER/OPERATOR RESPONSIBILITIES
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI) AND SUBMIT THE SWPPP IF APPLICABLE TO PERMIT REQUIREMENTS.
-RECEIVE AN AUTHORIZATION FROM THE IA DNR PRIOR TO STARTING CONSTRUCTION ACTIVITY.
-ENSURE THE AUTHORIZED NOI AND SWPPP IS READILY AVAILABLE AT THE CONSTRUCTION SITE.
-ENSURE THE PROJECT SPECIFICATIONS ALLOW OR PROVIDE DEVELOPMENT OF ADEQUATE BMPS TO MEET REQUIREMENTS OF PERMIT.
-PROVIDE INDICATIONS WITHIN THIS SWPPP FOR AREAS OF THE PROJECT WHERE THEY HAVE CONTROL AND ABILITY TO MAKE MODIFICATIONS.
-ENSURE OTHER OPERATORS AFFECTED BY MODIFICATIONS IN PROJECT SPECIFICATIONS ARE NOTIFIED IN A TIMELY MANNER TO MODIFY THEIR BMPS AS NECESSARY FOR SWPPP COMPLIANCE. A COPY OF THE SWPPP WILL BE MADE AVAILABLE AS WELL.
-ENSURE THE SWPPP INDICATES THE NAME AND SITE SPECIFIC NPDES AUTHORIZATION NUMBER FOR OPERATORS WHERE APPLICABLE.
-A KNOWLEDGEABLE PERSON OR PERSONS ARE PERFORMING INSPECTIONS AND DOCUMENTING THE INSPECTIONS AND MAINTENANCE ACTIVITIES.

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 1.22 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, A PROPOSED BUILDING, A PARKING LOT, AND A FILTRATION BASIN.

PROJECT AREA = 1.22 AC
DISTURBED AREA = 1.22 AC
RUNOFF COEFFICIENT PRE-CONSTRUCTION = 0.28
RUNOFF COEFFICIENT POST CONSTRUCTION = 0.60

PRE-DEVELOPMENT SITE CONDITIONS
THE EXISTING SITE CONSISTS OF AN OPEN FIELD OF GREEN SPACE. MOST OF THE SITE IS DRAINING TO THE WEST SIDE OF THE SITE.

THE SITE IS LOCATED IN AN AREA WITH AN AVERAGE YEARLY PRECIPITATION AMOUNT OF 35.67 INCHES.

SOIL TYPES
THE SITE CONTAINS
SUBSUFACE SOILS GENERALLY CONSIST OF SANDY CLAY TO CLAY. A LAYER OF FAT CLAY IS LOCATED 4-10 FEET BELOW EXISTING GRADE. REFER TO GEOTECHNICAL REPORT DATED 11/16/2025 COMPLETED BY FES GROUP.

THE SITE DOES NOT HAVE CONTAMINATED SOILS OR GROUNDWATER CONTAMINATION PRESENT WITHIN THE SITE BOUNDARY.

POST-DEVELOPMENT SITE CONDITIONS
THE PROPOSED SITE DEVELOPMENT WILL INCLUDE SITE GRADING, INSTALLATION OF UTILITIES, CONSTRUCTION OF A BUILDING AND PAVEMENT SURFACE AND CONSTRUCTION OF STORMWATER DETENTION POND FOR STORMWATER MANAGEMENT.

STORM WATER MANAGEMENT PLAN
THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF STORMWATER PIPING THROUGHOUT THE SITE THAT DRAINS INTO PROPOSED STORMWATER DETENTION BASIN LOCATED ON THE WEST PORTION OF THE SITE, WITH THE BASIN DISCHARGING TO THE CITY STORM SEWER SYSTEM.

REFER TO THE BIG O TIRES STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

POST CONSTRUCTION, THE BIOFILTRATION BASIN WILL BE OWNED AND MAINTAINED BY BIG O TIRES.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE

NAME	TYPE	IMPAIRED (Y/N)	SPECIAL (Y/N)	DISTANCE/ DIRECTION FROM SITE
WAUKEE STORM SEWER	MS4	N	N	

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS LANDSCAPING MATERIALS	VARIOUS LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

16. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
17. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
18. CLEAR AND GRUB SITE.
19. STRIP AND STOCKPILE TOPSOIL.
20. ROUGH GRADE OF SITE.
21. STABILIZE DENUDED AREAS AND STOCKPILES.
22. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
23. INSTALL INLET PROTECTION AROUND CATCH BASINS.
24. INSTALL CURB AND GUTTER.
25. INSTALL PAVEMENT.
26. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
27. REMOVE ACCUMULATED SEDIMENT.
28. FINAL GRADE LANDSCAPE AREAS, SEED AND MULCH.
29. INSTALLATION OF BIORETENTION.
30. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS QUANTITY OF REPORTABLE QUANTITY, CONTACT IOWA DNR AT 1-515-993-5804.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:

15. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
16. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
17. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
18. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:

1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX TYPE 5, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE SOD/NATIVE GRASS ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL PER SUDAS STANDARDS.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED IMMEDIATELY OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED IMMEDIATELY. THE REMAINING DITCH SHALL BE STABILIZED IMMEDIATELY PER GP#2.
6. AFTER INSTALLATION, INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS TO BE IN PLACE WHEN INSTALLED.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
9. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
10. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN IOWA CODE § 455B.381.
11. ALL CONTRACTORS WILL PROVIDE SAWCUTTING/GRINDING SLURRY CONTAINMENT AND DISPOSAL.

- INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :

15. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
16. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
17. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
18. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

SOIL MANAGEMENT AND COMPACTION MINIMIZATION
AFTER CLEARING AND GRUBBING, THE OPERATOR(S) SHOULD STRIP AND STOCKPILE TOPSOIL MATERIAL FOR REAPPLICATION ON ALL FUTURE PERMANENT PERVIOUS SURFACE AREAS. THE TEMPORARY TOPSOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED AS REQUIRED. DURING DEVELOPMENT, GRADING AND UTILITY CONSTRUCTION THE SUBSOILS WILL BE COMPACTED AS NECESSARY FOR CONSTRUCTION USING TYPICAL INDUSTRY TECHNIQUES. DURING FINAL GRADE, REAPPLICATION OF THE PRESERVED TOPSOIL SHOULD BE COMPLETED BY A WIDE-PAD DOZER AND OTHER EQUIPMENT TO MINIMIZE COMPACTION OF THE TOPSOIL MATERIAL. THE OPERATOR(S) SHOULD RESTRICT VEHICLE AND EQUIPMENT USE TO AVOID SOIL COMPACTION WHERE FEASIBLE; OR TECHNIQUES SUCH AS RIPPING THE SOIL FOR DECOMPACTION SHOULD BE COMPETED FOLLOWING TOPSOIL PLACEMENT AND PRIOR TO RESEEDING OR OTHER RESTORATION ACTIVITY.

PERMANENT VEGETATION ESTABLISHMENT
PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE SUDAS SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE
EROSION AND SEDIMENT CONTROL INSPECTIONS

CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPPP AND THE IA DNR NPDES GENERAL PERMIT NO. 2 . ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE
- DURING CONSTRUCTION: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS.
- AFTER FINAL STABILIZATION AND NOD SUBMITTAL: PREPARE REPORT OF FINAL INSPECTION AND RETAIN SWPPP FOR 3 YEARS.

SCOPE OF INSPECTION SHALL INCLUDE:

1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE.TIME/BY WHOM)
6. TEMPERATURE AT TIME OF INSPECTION (KNOWN EPA FINE ITEM)
7. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
8. OBSERVED DISCHARGES LOCATIONS
9. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
10. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
11. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS. IF THE PERMITTEE DETERMINES THAT MAKING THESE CHANGES AT THE CONSTRUCTION SITE WITHIN 72 HOURS OF THE INSPECTION IS IMPRACTICABLE, THE PERMITTEE SHALL DOCUMENT IN THE SWPPP WHY IT IS IMPRACTICABLE AND INDICATE AN ESTIMATED DATE BY WHICH THE CHANGES SHALL BE MADE.
12. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS IMMEDIATELY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

15. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED IMMEDIATELY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
16. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE IMMEDIATELY OR AS FIELD CONDITIONS ALLOW.
17. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
18. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{2}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
19. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
20. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FROM THE SITE HAULING OR ACCESS - SWEEP AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

1. ALL CONSTRUCTION ACTIVITY IS COMPLETE FOR PORTIONS OF THE SITE THAT ARE THE RESPONSIBILITY OF THE OPERATOR/ PERMITTEE, TEMPORARY SYNTHETIC BMPS ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND FINAL STABILIZATION IS COMPLETED WITH VEGETATIVE AND / OR NON-VEGETATIVE COVER. THE NOTICE OF DISCONTINUATION FORM FROM THE IA DNR SHOULD BE COMPLETED WITHIN THIRTY DAYS OF MEETING THE CONDITIONS ABOVE.
2. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE IIA DNR WITH THE NOD FORM AND IS SUBJECT TO MS4 APPROVAL.

SWPPP BMP QUANTITIES

SILT FENCE	405 LF
INLET PROTECTION	7 EACH
TYPE 4 TEMPORARY SEED MIX	1 AC
TYPE 3 SEED MIX	0.1 AC
SOD	35,720 SF
MULCH	1 AC
EROSION CONTROL MATTING	5,111 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 01/08/2026
REVISIONS:

1	01/08/2026	1ST REVIEW CITY COMMENTS
2	01/20/2026	2ND REVIEW CITY COMMENTS
3	2/18/2026	3RD REVIEW CITY COMMENTS
4	3/5/2026	4TH REVIEW CITY COMMENTS
5	.	.

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

SWPPP NARRATIVE

SHEET NUMBER:
C401

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990SWP01.DWG

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
   - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
   - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.

2. IMPORTANT VEGETATION
   - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
   - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

3. DITCH PROTECTION (TEMPORARY OR PERMANENT)
   - THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
   - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIPRAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
   - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
   - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.

6. CULVERT INLET/OUTLET PROTECTION
   - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
   - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED INSTANTLY AFTER APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

7. STORM SEWER INLET PROTECTION
   - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
   - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

8. STORM WATER POND OUTLETS
   - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
   - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

9. STOCKPILES (TEMPORARY AND PERMANENT)
   - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
   - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
   - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED IMMEDIATELY UNLESS EARTH-DISTURBING ACTIVITIES HAVE STOPPED AND WILL NOT RESUME FOR 14 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
   - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

10. CONSTRUCTION DEWATERING
   - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
     - o CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
     - o USE A PORTABLE SEDIMENT TRAP SYSTEM.
     - o APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
     - o USE A FILTER BAG SYSTEM
     - o PUMP TO A TEMPORARY SEDIMENT BASIN.
   - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
   - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
   - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
   - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
   - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

11. CONSTRUCTION ENTRANCES
   - A TEMPORARY CRUSHED ROCK PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
   - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
   - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
   - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
   - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
   - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
   - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

12. CONCRETE WASHWATER (SLURRY)
   - CONCRETE WASHWATER, INCLUDING SLURRY FROM SAWING OR GRINDING, MUST BE CONTAINED IN A DESIGNED, LEAK-PROOF PIT, OR CONTAINER TO PREVENT DISCHARGE INTO STORM DRAINS OR SURFACE WATERS.
   - BURYING OR POURING OF LIQUID CONCRETE WASTE ON-SITE IS PROHIBITED.
   - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
   - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
   - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - CLEAN AND REMOVE SOLIDIFIED MATERIAL FROM CONTAINMENT AREAS AS NEEDED TO MAINTAIN CAPACITY.
   - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
   - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
   - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
   - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
   - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

13. VEHICLE MAINTENANCE
   - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
   - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
   - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
   - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

14. FUELING
   - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
   - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

15. HAZARDOUS MATERIALS
   - THE EMPLOYER/CONTRACTOR ARE RESPONSIBLE FOR IDENTIFYING, MANAGING, AND REPORTING HAZARDOUS MATERIALS. THE PROPERTY OWNER/DEVELOPER MUST ALSO ADDRESS EXISTING HAZARDOUS SUBSTANCES.
   - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
   - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
   - IOWA DNR STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
   - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

16. CHEMICAL CONTAINMENT
   - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
   - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
   - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
   - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
   - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
   - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
   - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
   - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

17. SOLID WASTE
   - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
   - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
   - IOWA DNR DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
   - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

18. DUST CONTROL
   - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
     - A. RAPID STABILIZATION METHODS ON SLOPES
     - B. WATER ON ROADWAYS AND GRADED AREAS
     - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
   - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

19. WINTER STABILIZATION
   - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
   - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS OF SUDAS CONVENTIONAL MULCH
   - ALL EXPOSED SOILS TO BE SEEDED WITH SUDAS CONVENTIONAL SEEDING. ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
   - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
   - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
   - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
   - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
   - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

20. NON-STORMWATER DEWATERING
   - TESTING WATER NEEDS TO BE DECHLORINATED PRIOR TO DISCHARGE.
   - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
   - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

21. INFILTRATION/FILTRATION AREAS
   - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
   - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
   - DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
   - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
   - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
   - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

SWPPP AMENDMENTS

THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO REFLECT CURRENT SITE CONDITIONS IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. DESIGN, OPERATION, OR MAINTENANCE OF BMPS IS CHANGED;
2. DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED IN A WAY THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORMWATER DISCHARGES;
3. INSPECTIONS INDICATE ANY DEFICIENCIES IN THE SWPPP OR BMPS;
4. DEPARTMENT NOTIFIES THE PERMITTEE IN WRITING OF DEFICIENCIES IN THE SWPPP;
5. SWPPP IS DETERMINED TO BE INEFFECTIVE IN MINIMIZING OR CONTROLLING EROSION AND SEDIMENTATION (E.G., THERE IS VISUAL EVIDENCE OF EXCESSIVE SITE EROSION OR EXCESSIVE SEDIMENT DEPOSITS IN STREAMS OR LAKES);
6. DEPARTMENT DETERMINES VIOLATIONS OF WATER QUALITY STANDARDS MAY OCCUR OR HAVE OCCURRED;
7. WHEN THERE IS A CHANGE TO OR ADDITION OF A NEW CONTRACTOR OR SUBCONTRACTOR THAT WILL IMPLEMENT A PORTION OF THE SWPPP;
8. WHEN DISCHARGE TO A RECEIVING WATERBODY NOT ORIGINALLY IDENTIFIED ON THE NOI IS ANTICIPATED OR REALIZED;
9. IF CONTAMINATED SOILS, ENDANGERED SPECIES OR CULTURAL RESOURCES ARE DISCOVERED WHICH WERE NOT ORIGINALLY ANTICIPATED;
10. A CHANGE IN OWNERSHIP OR TRANSFER OF PERMIT.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

OWNER SWPPP CERTIFICATION AND SIGNATURE

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL APPENDICES WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE TITLE DATE

PRINTED NAME CONTACT NUMBER COMPANY

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 01/08/2026

REVISIONS:

△	01/08/2026	1ST REVIEW CITY COMMENTS
△	01/20/2026	2ND REVIEW CITY COMMENTS
△	2/18/2026	3RD REVIEW CITY COMMENTS
△	3/5/2026	4TH REVIEW CITY COMMENTS
△	.	.

PREPARED FOR:

WESTWOOD CONTRACTORS, INC

2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES

WAUKEE IA

Westwood

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

Westwood Professional Services, Inc.

SWPPP NOTES

SHEET NUMBER:

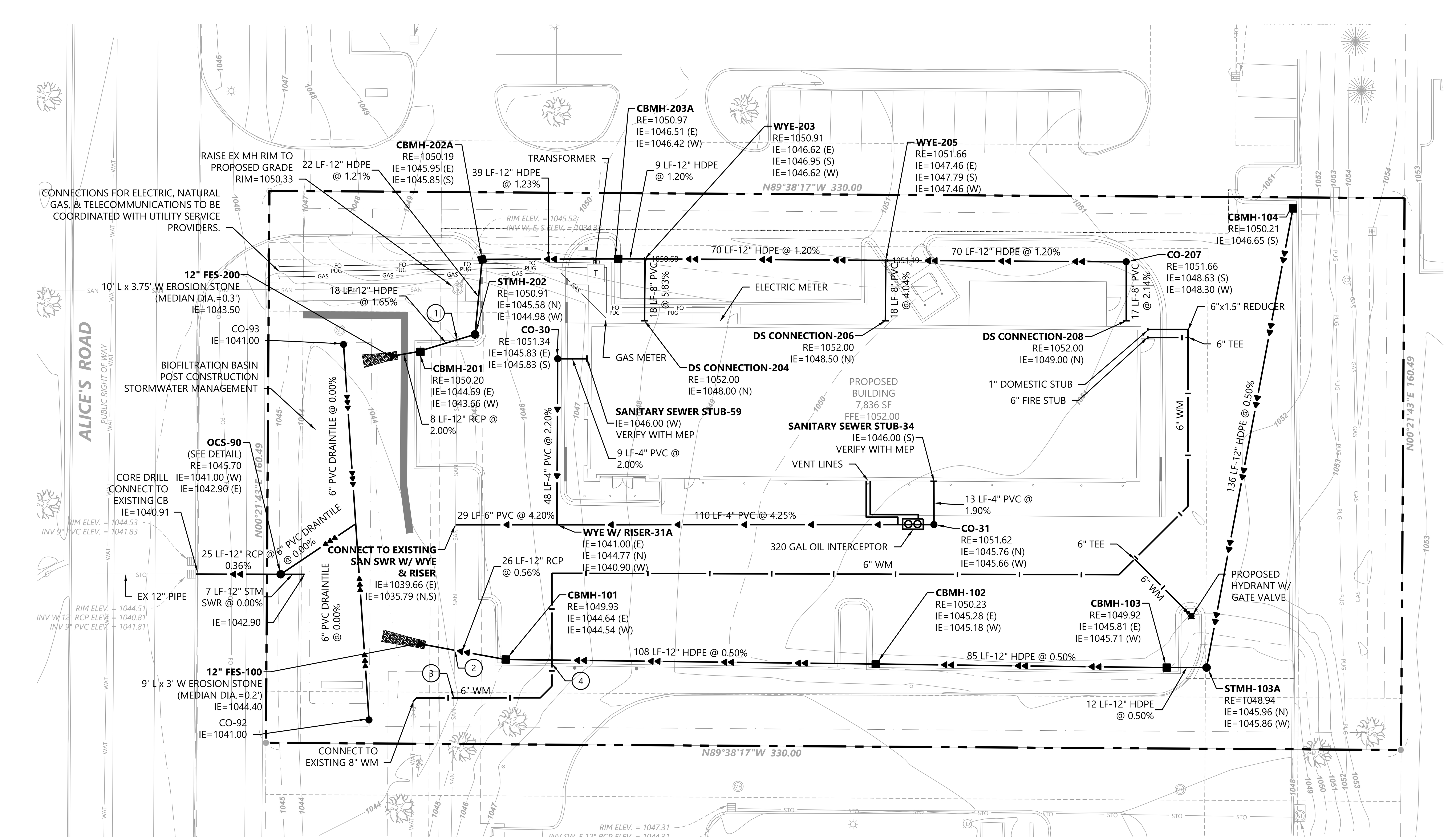
C402

DATE: 03/05/2026

PROJECT NUMBER: 0071990.00

BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990SWP01.DWG



GENERAL UTILITY NOTES

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

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, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER 2025 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2026 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 LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2025 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2026 SUDAS. 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.
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. INSULATE CROSSINGS WITH STORM SEWER.
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 5.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 5.5' 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 WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF 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.
14. STORM SEWER PIPE:
    A. 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.
    B. HDPE STORM PIPE 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.
    C. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE.
16. 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.

UTILITY CROSSINGS

CROSSING	UPPER UTILITY BOTTOM OF PIPE	LOWER UTILITY TOP OF PIPE	
1	STORM ELEV = 1044.61	SANITARY ELEV = 1034.3	
2	STORM ELEV = 1044.62	SANITARY ELEV = 1037.18	
3	WATER MAIN ELEV = 1041.19	SANITARY ELEV = 1037.43	
4	STORM ELEV = 1044.71	WATER MAIN ELEV = 1043.21	LOWER WATER MAIN TO MAINTAIN 18" SEPARATION ELEV=1043.21

WATERMAIN ELEVATION BASED ON 5.5' DEPTH

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		6" PVC DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	SIZE	
101	SW-502	48"	SW-603
102	SW-502	48"	SW-603
103	SW-502	48"	SW-603
104	SW-502	48"	SW-603
201	SW-502	48"	SW-603
202A	SW-502	48"	SW-603
203A	SW-502	48"	SW-603
202	SW-401	48"	SW-602
90	OCS	48"	SEE DETAIL

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990UT01.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:

1	01/08/2026	1ST REVIEW CITY COMMENTS
2	01/20/2026	2ND REVIEW CITY COMMENTS
3	2/18/2026	3RD REVIEW CITY COMMENTS
4	3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA
DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

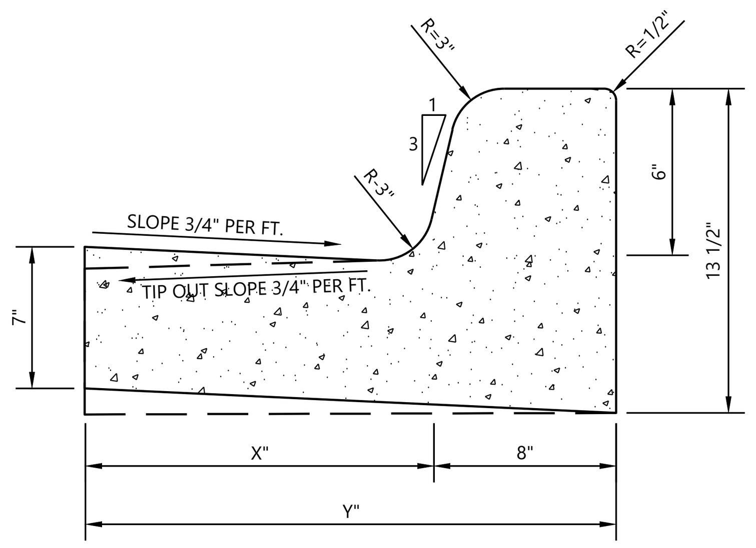
UTILITY PLAN

SHEET NUMBER:
C500

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

BIG O TIRES

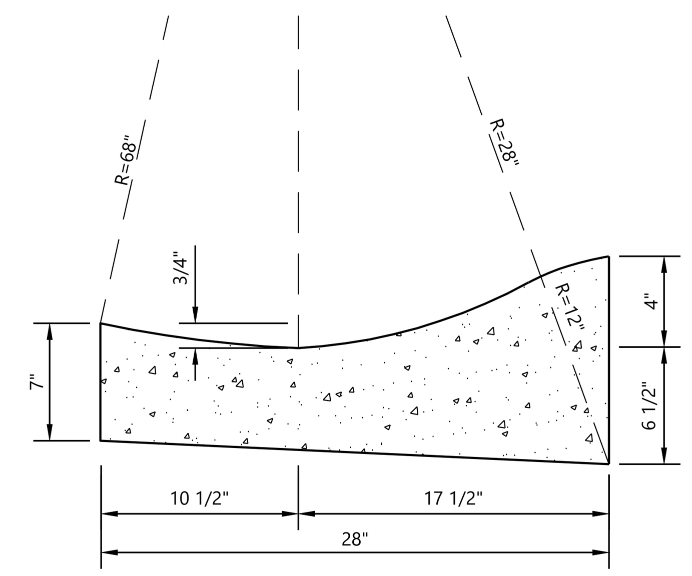
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

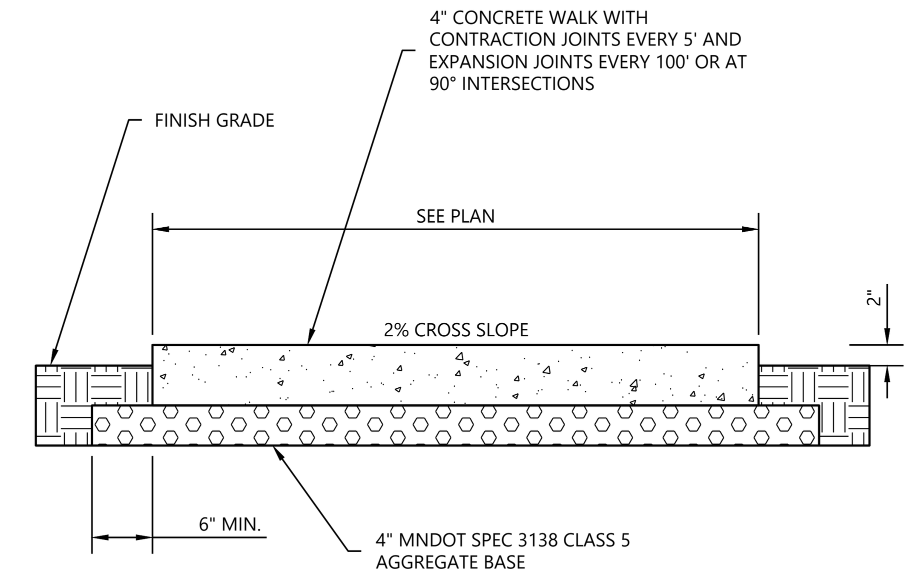
NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 01/09/20 | SI01



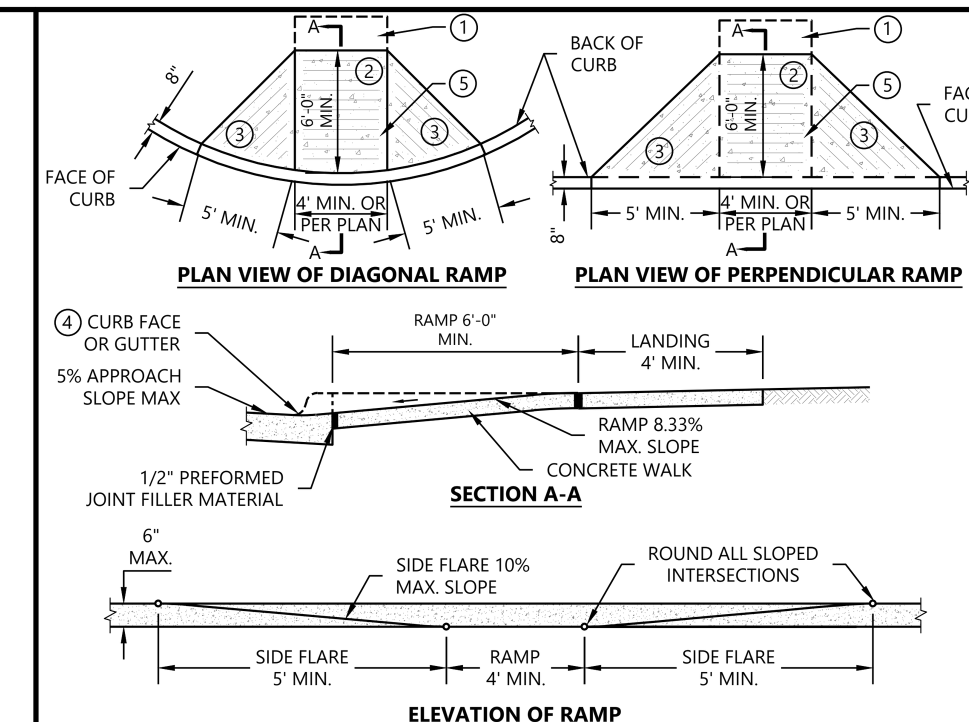
NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | MOUNTABLE CURB AND GUTTER | LAST REVISED: 08/15/17 | SI02



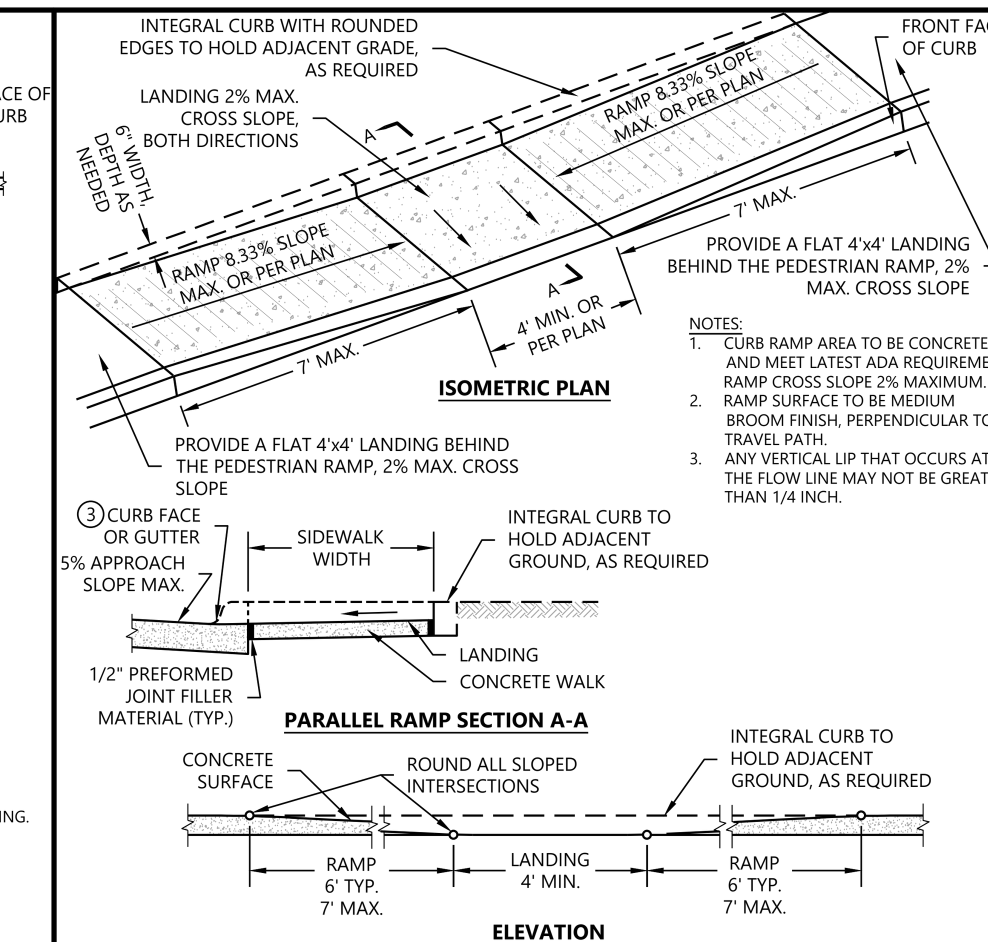
NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

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



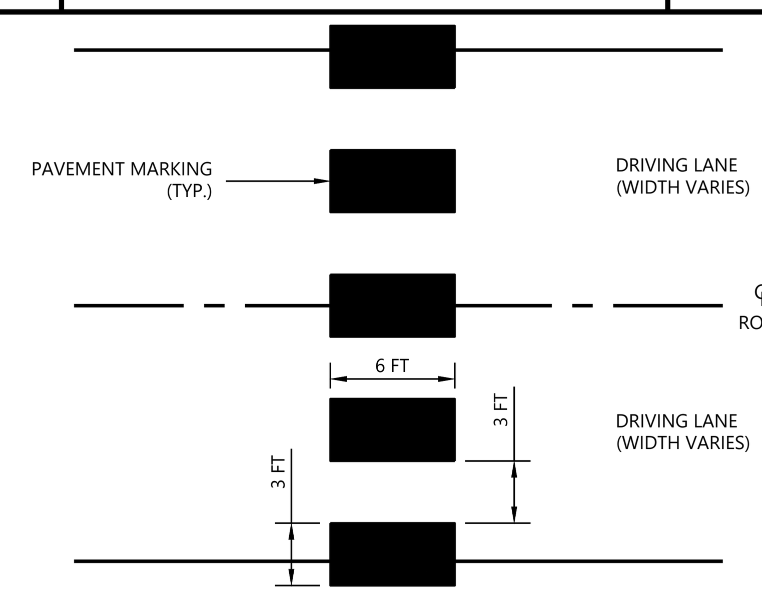
NOTES:
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
3. SIDE FLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
4. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
6. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI09



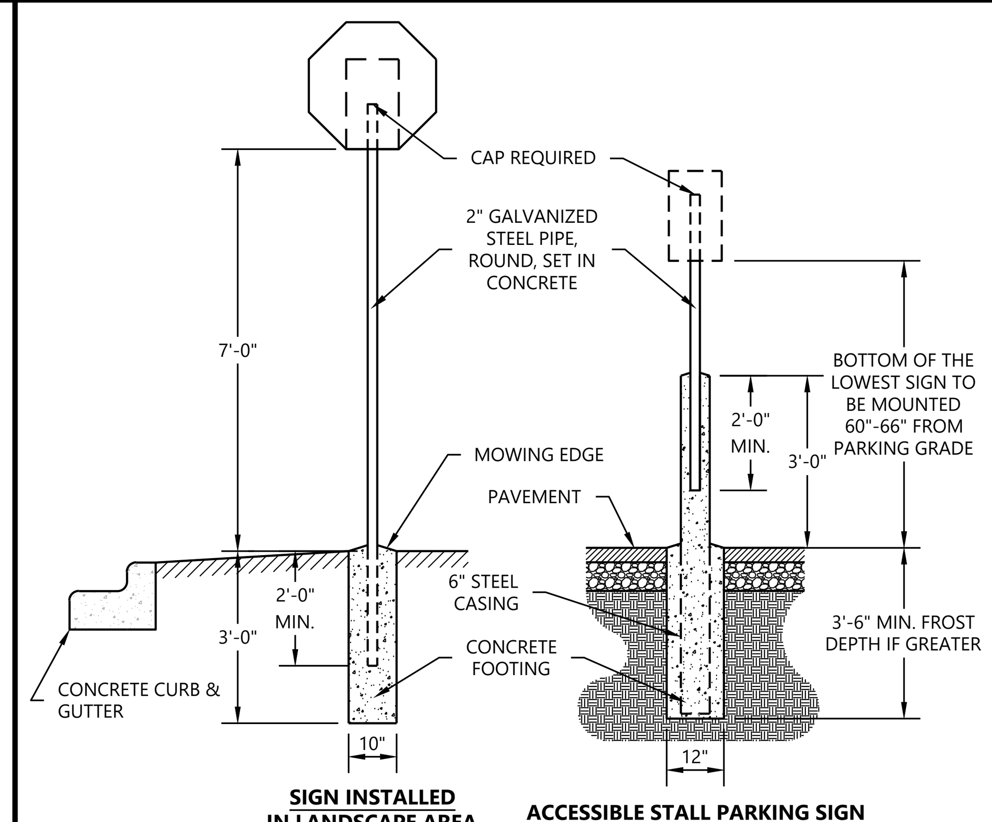
NOTES:
1. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
2. RAMP SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
3. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI10



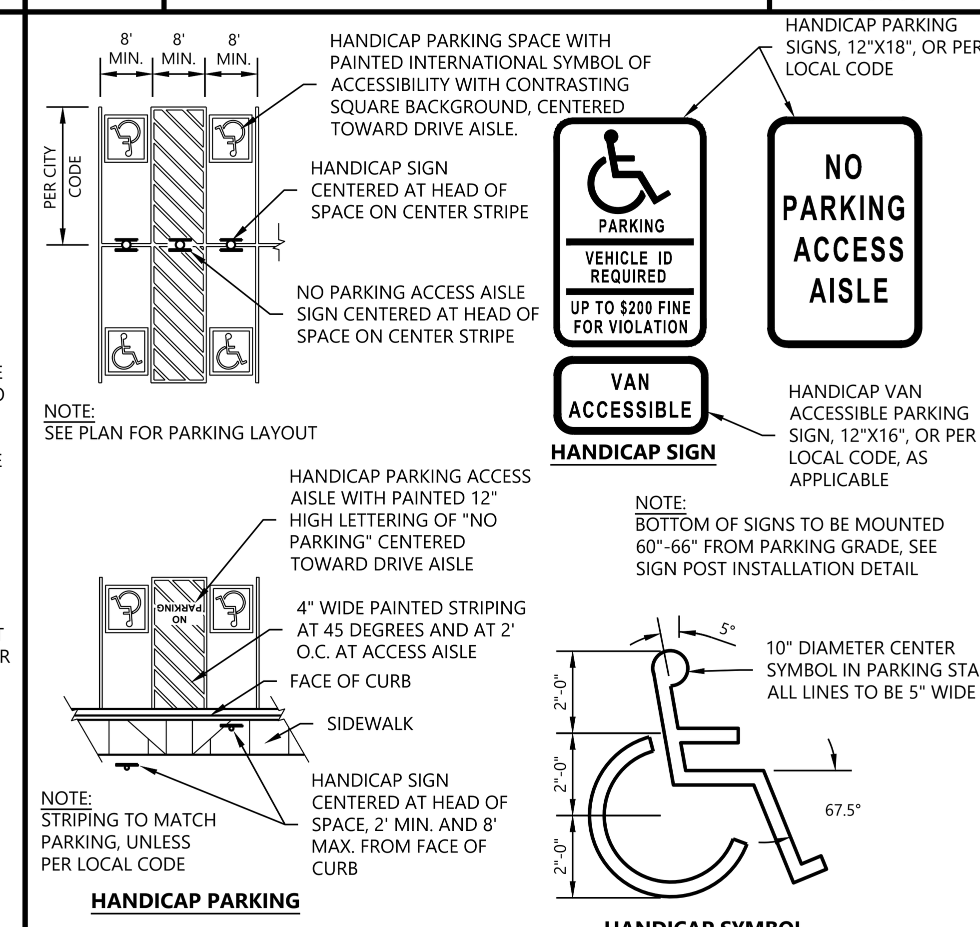
NOTES:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUIVALENT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE Mn/DOT STANDARD SPECIFICATION 2564.

Westwood | CROSS WALK STRIPING | LAST REVISED: 08/15/17 | SI11

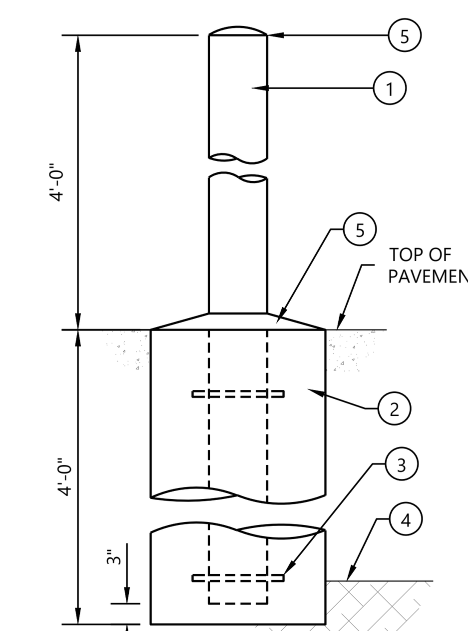


NOTE:
1. SIGN TO BE 2-SIDED WHERE ACCESSIBLE PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

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

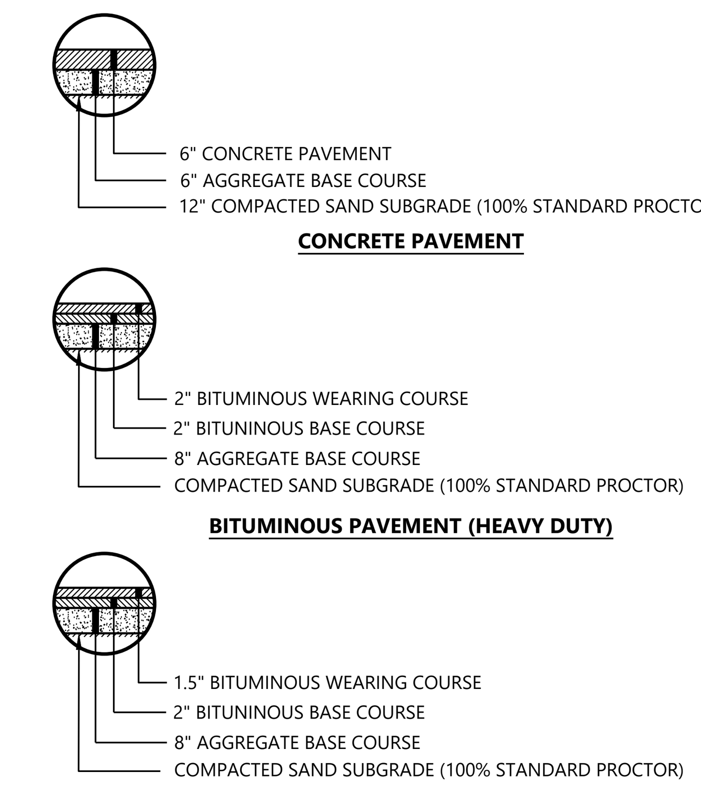


Westwood | ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 11/15/23 | SI15



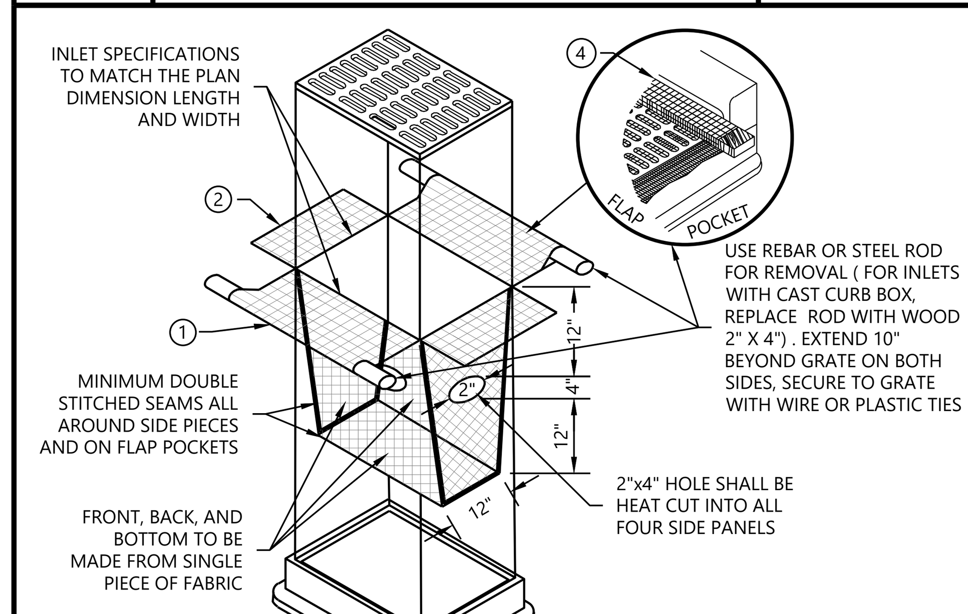
NOTES:
1. 6" DIAMETER STD. STL. PIPE CONCRETE FILLED. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW, SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

Westwood | BOLLARD | LAST REVISED: 01/18/24 | SI18



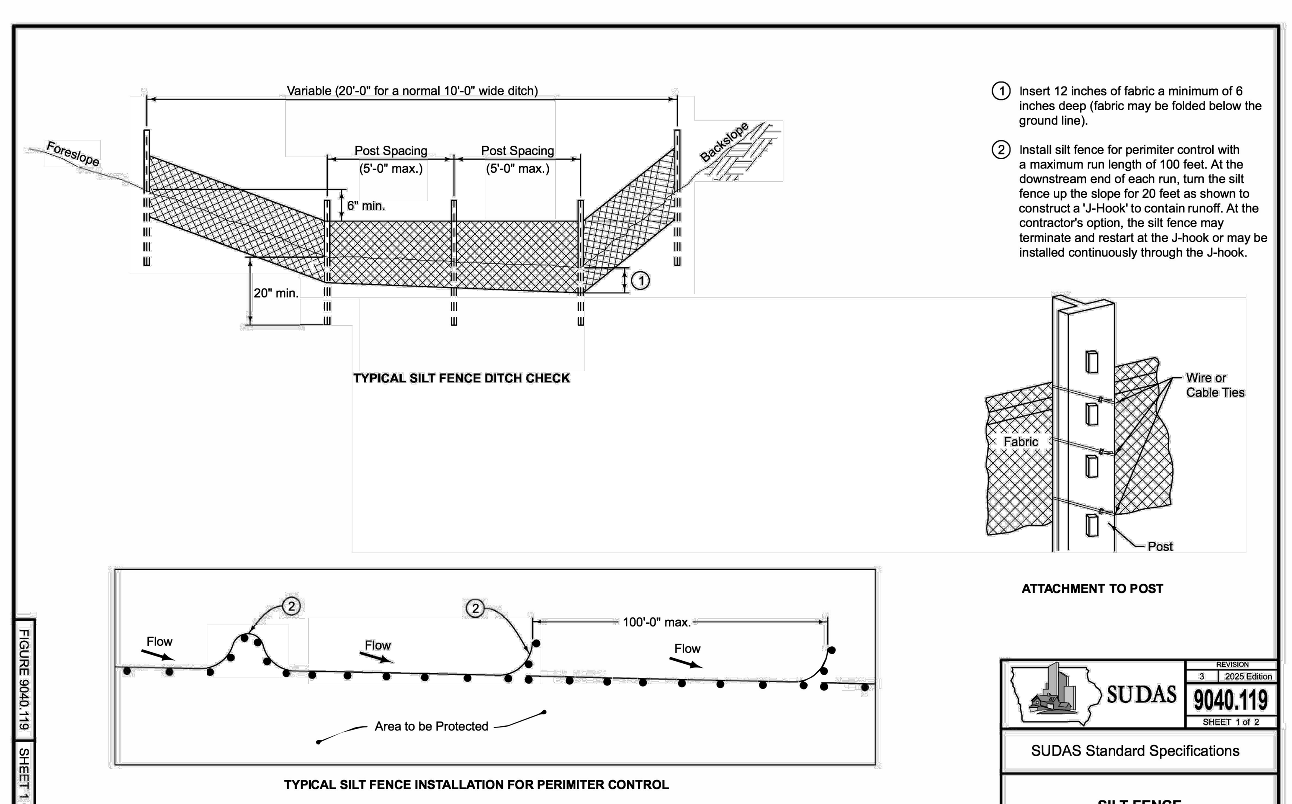
PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

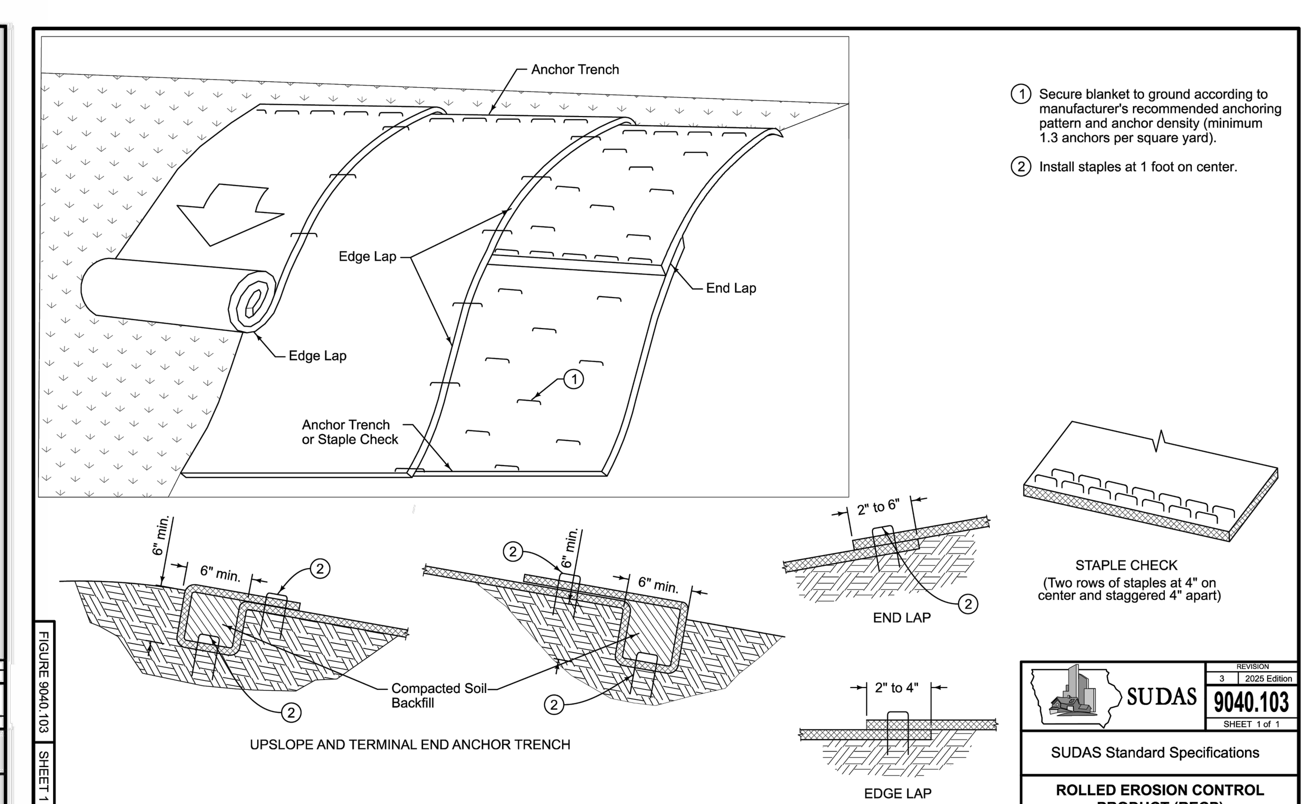
Westwood | PAVEMENT SECTIONS | LAST REVISED: 08/15/17 | SI19

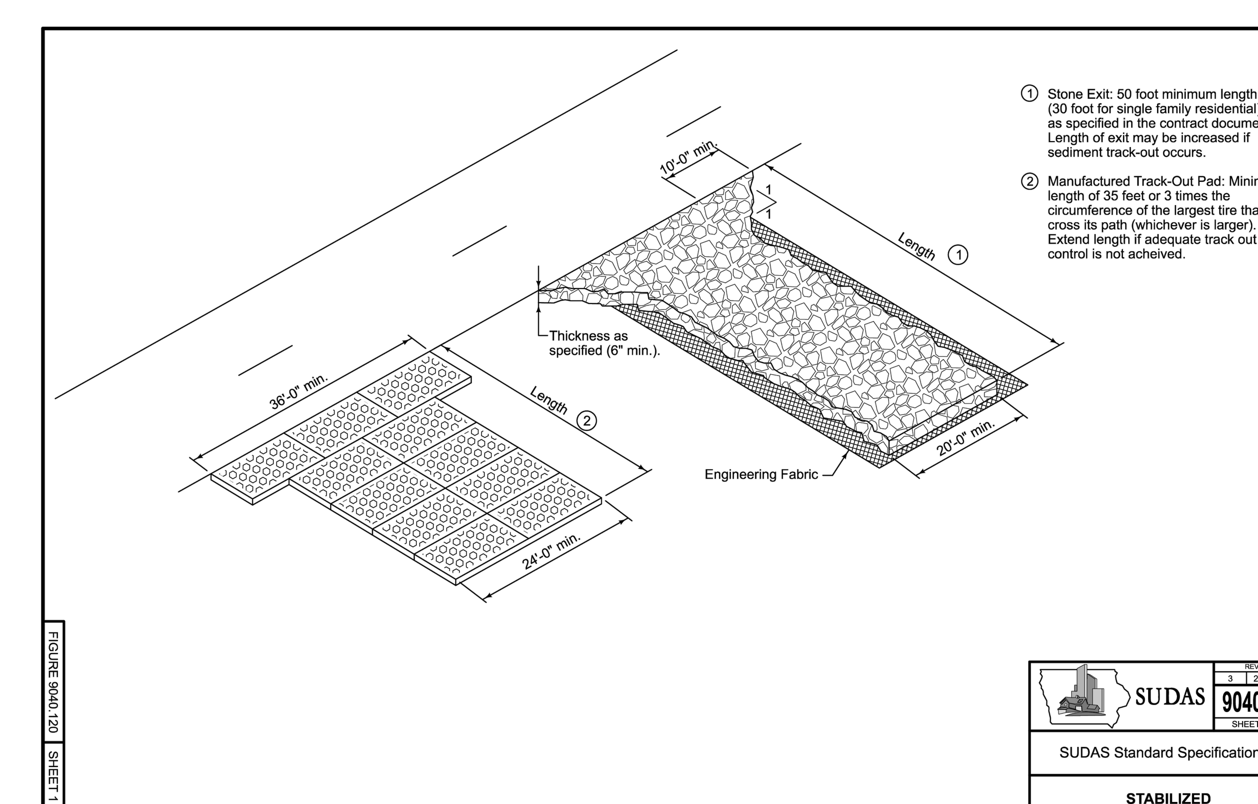


NOTES:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. (MEETING MnDOT SPEC. 3733 GEOTEXTILES)
2. FINISHED SIZE (INCLUDING POCKETS) SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30". THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG (USING PLASTIC ZIP TIES) TO ACHIEVE THE 3" CLEARANCE.

Westwood | STORM DRAIN FILTER BAG INSERT | LAST REVISED: 08/15/17 | GD10







NOT FOR CONSTRUCTION

INITIAL ISSUE: 01/08/2026
REVISIONS:
1. 01/08/2026 1ST REVIEW CITY COMMENTS
2. 01/20/2026 2ND REVIEW CITY COMMENTS
3. 2/18/2026 3RD REVIEW CITY COMMENTS
4. 3/5/2026 4TH REVIEW CITY COMMENTS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA
DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE IA

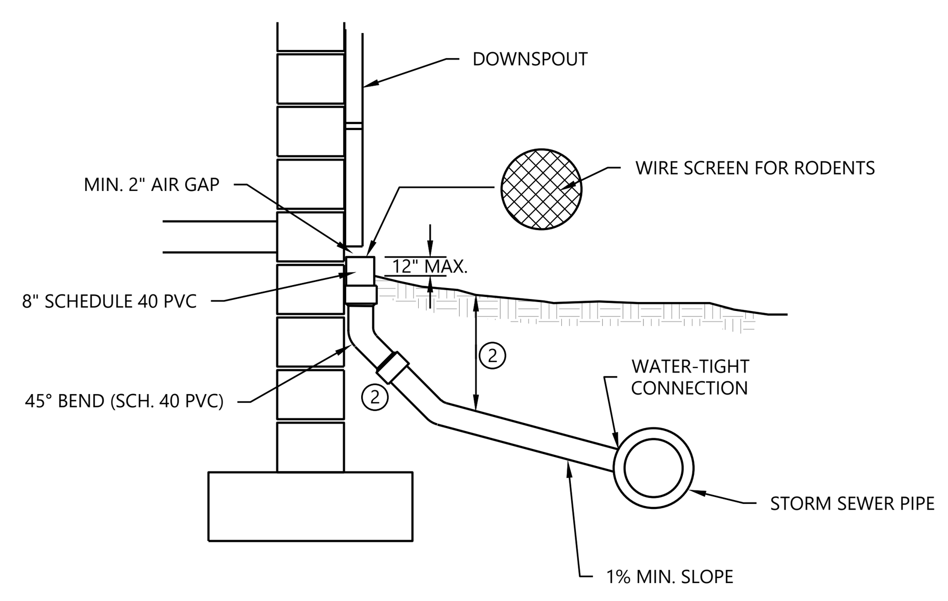
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Toll Free (888) 937-5150 Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

DETAILS

SHEET NUMBER:
C600
DATE: 03/05/2026
PROJECT NUMBER: 0071990.00
BIG O TIRES

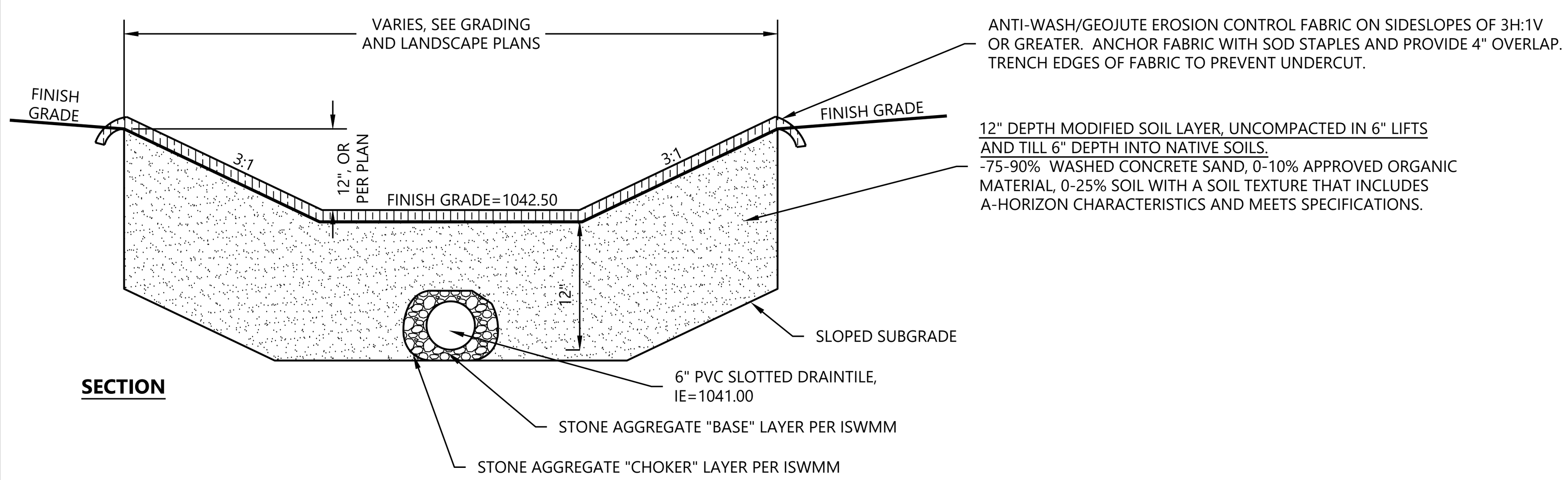
N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990DT01.DWG

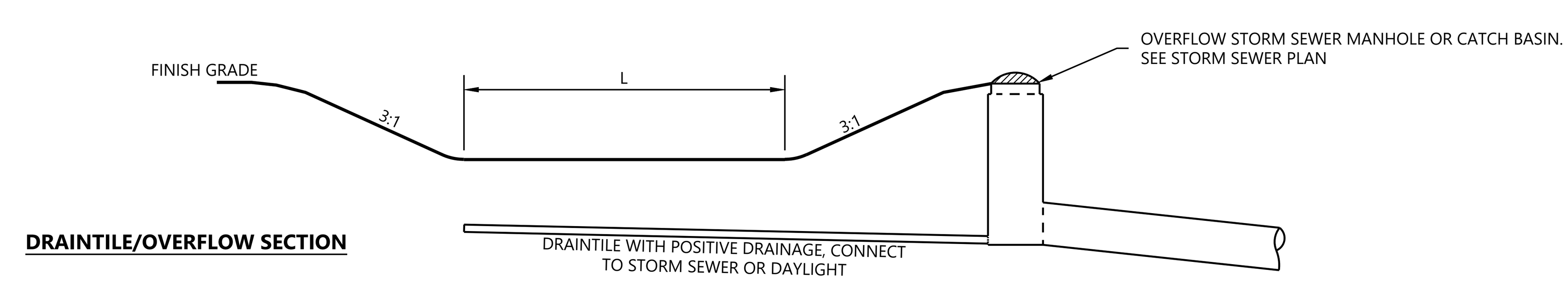
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO, AND INCLUDING, THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

Westwood	DOWNSPOUT CONNECTION	LAST REVISED: 01/25/23 ST19

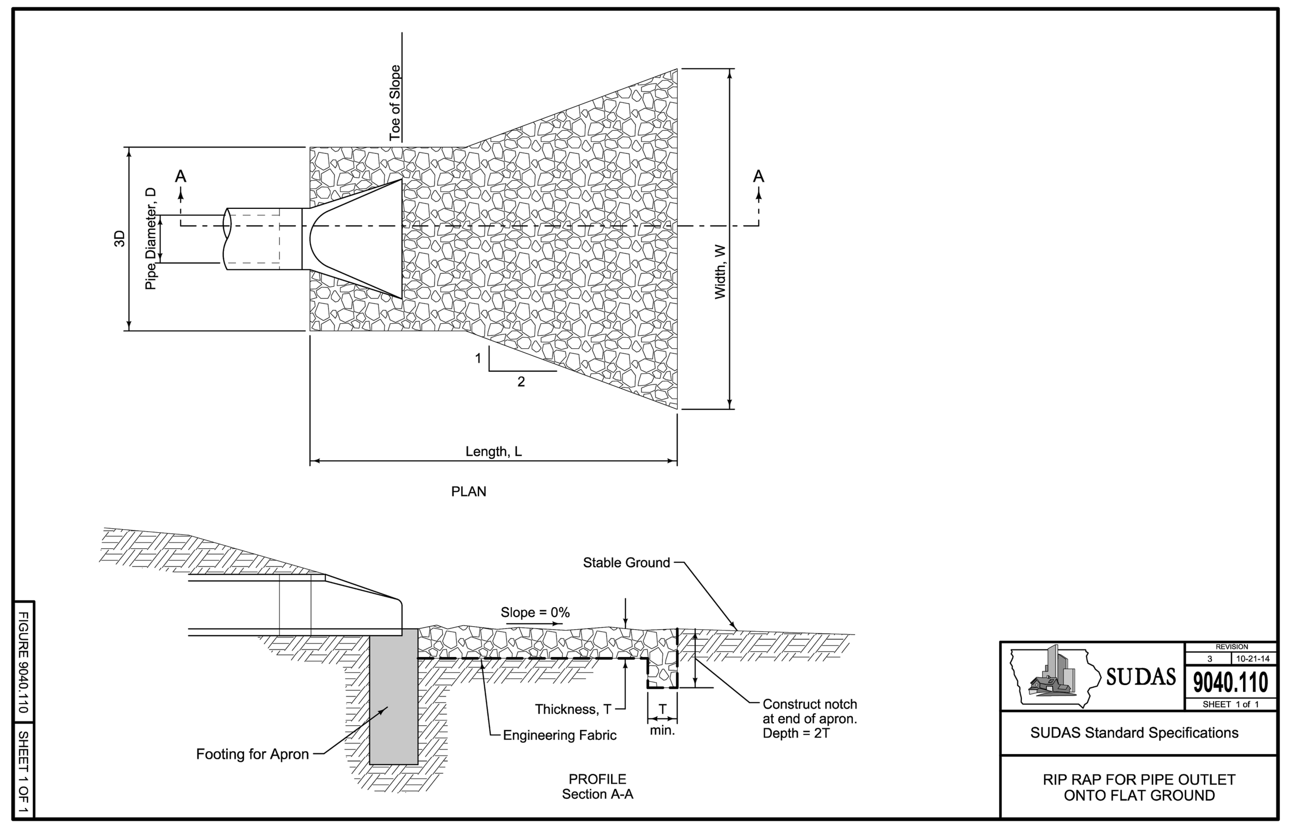


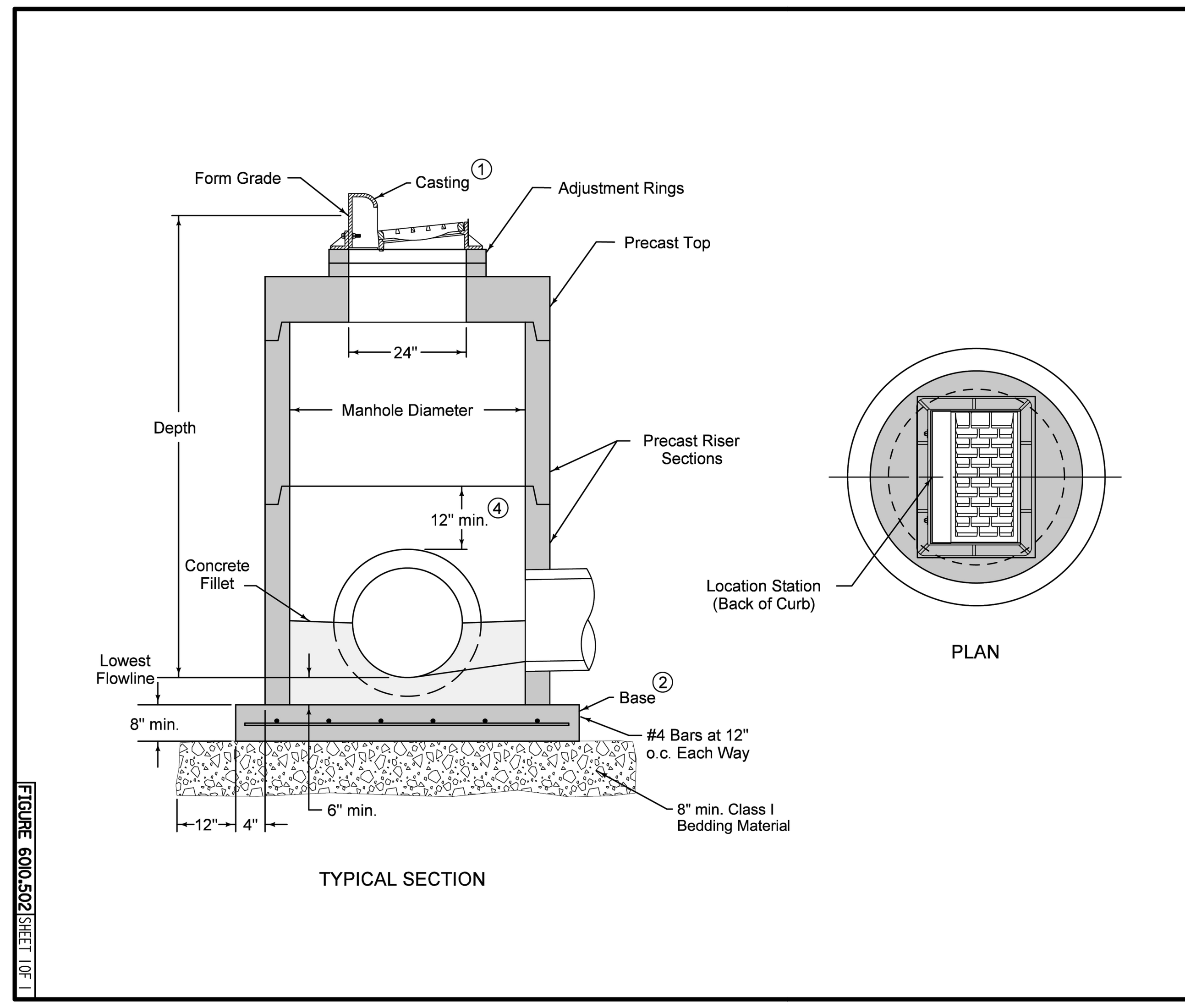


NOTES:
1. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE FILTRATION BASIN AREA. USE EXCAVATOR WITH TOOTHED BUCKET FOR FILTRATION BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
2. FINAL EXCAVATION OF THE FILTRATION BASIN AND INSTALLATION/INCORPORATION OF SOIL-MEDIA MIX MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN FILTRATION BASIN IF SOIL CONDITIONS ARE WET.
3. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF SOIL MEDIA MIX WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
4. PRIOR TO PLACEMENT OF SOIL MEDIA MIX, USE FROST RIPPER TO DEEPLY LOOSEN SUB-SOILS TO A MINIMUM DEPTH OF 24", BEFORE BACK-FILLING WITH SOIL MEDIA MIX. UPON PLACEMENT OF SOIL MEDIA MIX, INCORPORATE/RIP SOIL MEDIA MIX INTO THE LOOSENED UNDERLYING SOILS A MINIMUM DEPTH OF 6".
5. USE EXCAVATOR BUCKET TO PLACE SOIL-AMENDMENT - DO NOT USE LOADER WITHIN THE BASIN TO EXCAVATE OR PLACE SOIL AMENDMENT. LEVELING AND FINAL GRADING WITHIN THE BIORETENTION BASINS MUST BE COMPLETED BY HAND.
6. IMMEDIATELY FOLLOWING BASIN CONSTRUCTION, THE BOTTOM AND SIDE SLOPES OF THE BASIN SHALL BE FULLY STABILIZED. TEMPORARY SILT FENCE SHALL BE INSTALLED AT THE TOP OF THE INFILTRATION BASIN SIDE-SLOPE AND AS REQUIRED AT THE BOTTOM OF THE SIDE-SLOPE OF THE INFILTRATION BASIN PERIMETER. EROSION CONTROL BLANKET ALONG SIDES AND BOTTOM. TEMPORARY EROSION CONTROL TO REMAIN UNTIL THE DRAINAGE AREA IS STABILIZED WITH FINAL IMPROVEMENTS.
7. RAIN GARDEN TO BE DRY WITHIN 48 HOUR PERIOD.
8. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO ON MULCH AND PLANTINGS.

N.T.S.

Westwood	BIOFILTRATION BASIN	LAST REVISED: 01/04/24 GD37





Refer to SW-514 for boxout details.

1. SW-603 Type R unless Type Q is specified in the contract documents.
2. Cast-in-place base shown. Base may be square. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
4. 12 inch minimum riser height above all pipes.

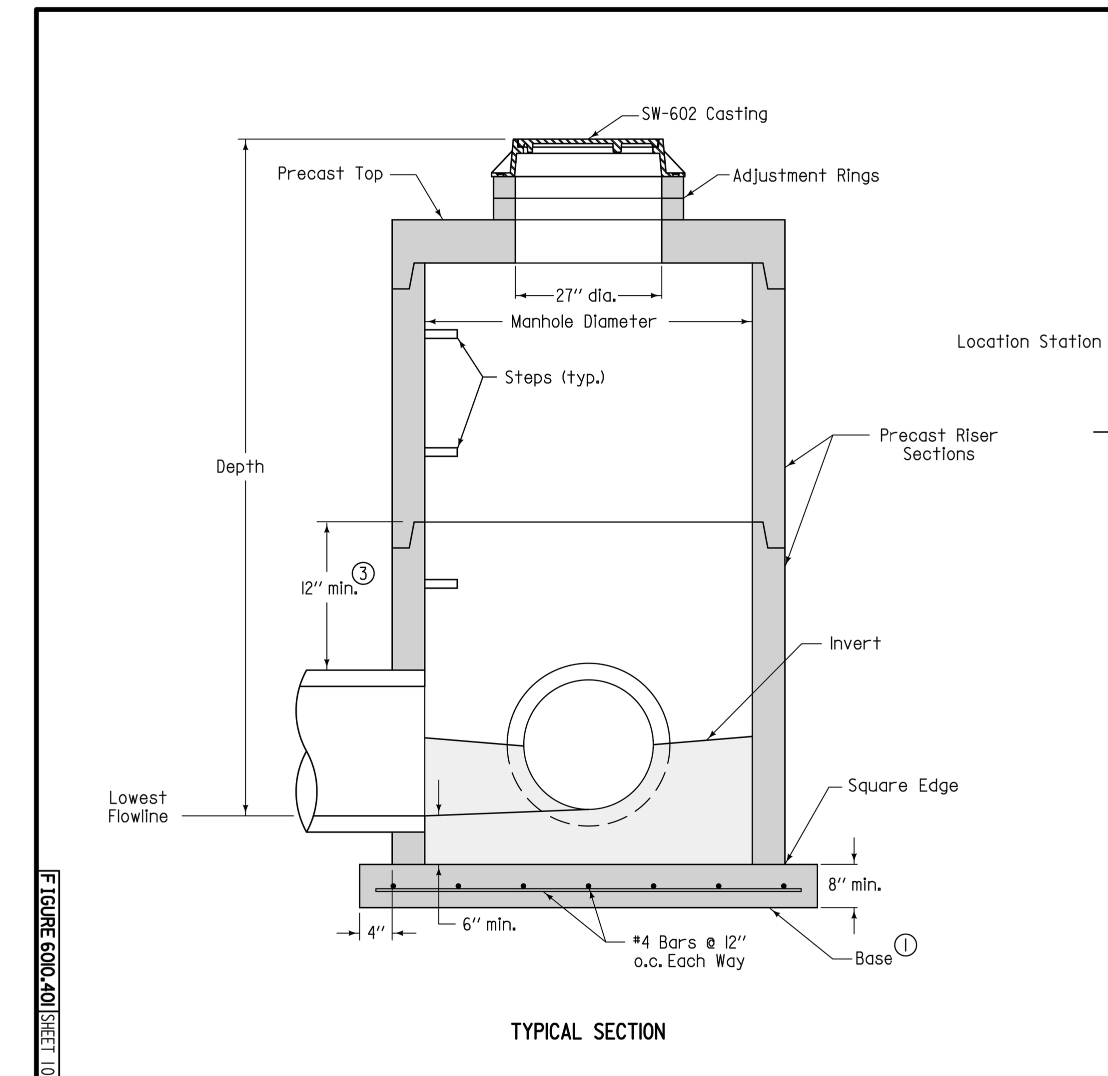
Manhole Diameter (inches)	Maximum Pipe Diameter (3) (inches) for 2 Pipes	
	at 180° Separation	at 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS	IOWADOT	REVISION 1 04-21-20
FIGURE 6010.502	STANDARD ROAD PLAN	SW-502 SHEET 1 of 1

REVISIONS: Added Class I Bedding Material.

SUDAS DIRECTOR — DESIGN METHODS ENGINEER

CIRCULAR SINGLE GRATE INTAKE



1. Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.
2. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
3. 12 inch minimum riser height above all pipe openings.

PLAN

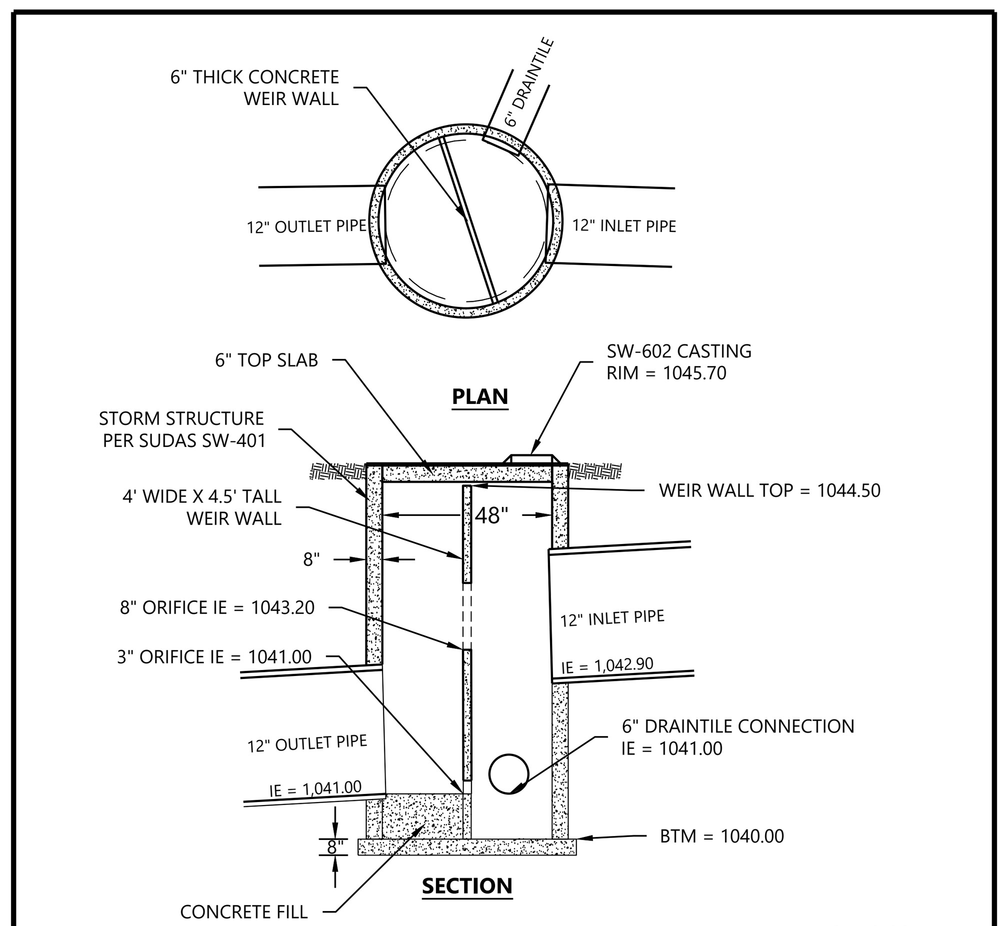
Manhole Diameter (inches)	Maximum Pipe Diameter (2) (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS	Iowa Department of Transportation	REVISION NEW 04-21-09
FIGURE 6010.401	STANDARD ROAD PLAN	SW-401 SHEET 1 of 1

REVISIONS: New. Replaces SUDAS Type "M-A" Manhole. Will replace RA-50.

SUDAS DIRECTOR — DESIGN METHODS ENGINEER

CIRCULAR STORM SEWER MANHOLE



NOT TO SCALE

Westwood	OUTLET CONTROL STRUCTURE #90	LAST REVISED: 03/24/2023 ST24

NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:
01/08/2026 1ST REVIEW CITY COMMENTS
01/20/2026 2ND REVIEW CITY COMMENTS
2/18/2026 3RD REVIEW CITY COMMENTS
3/5/2026 4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

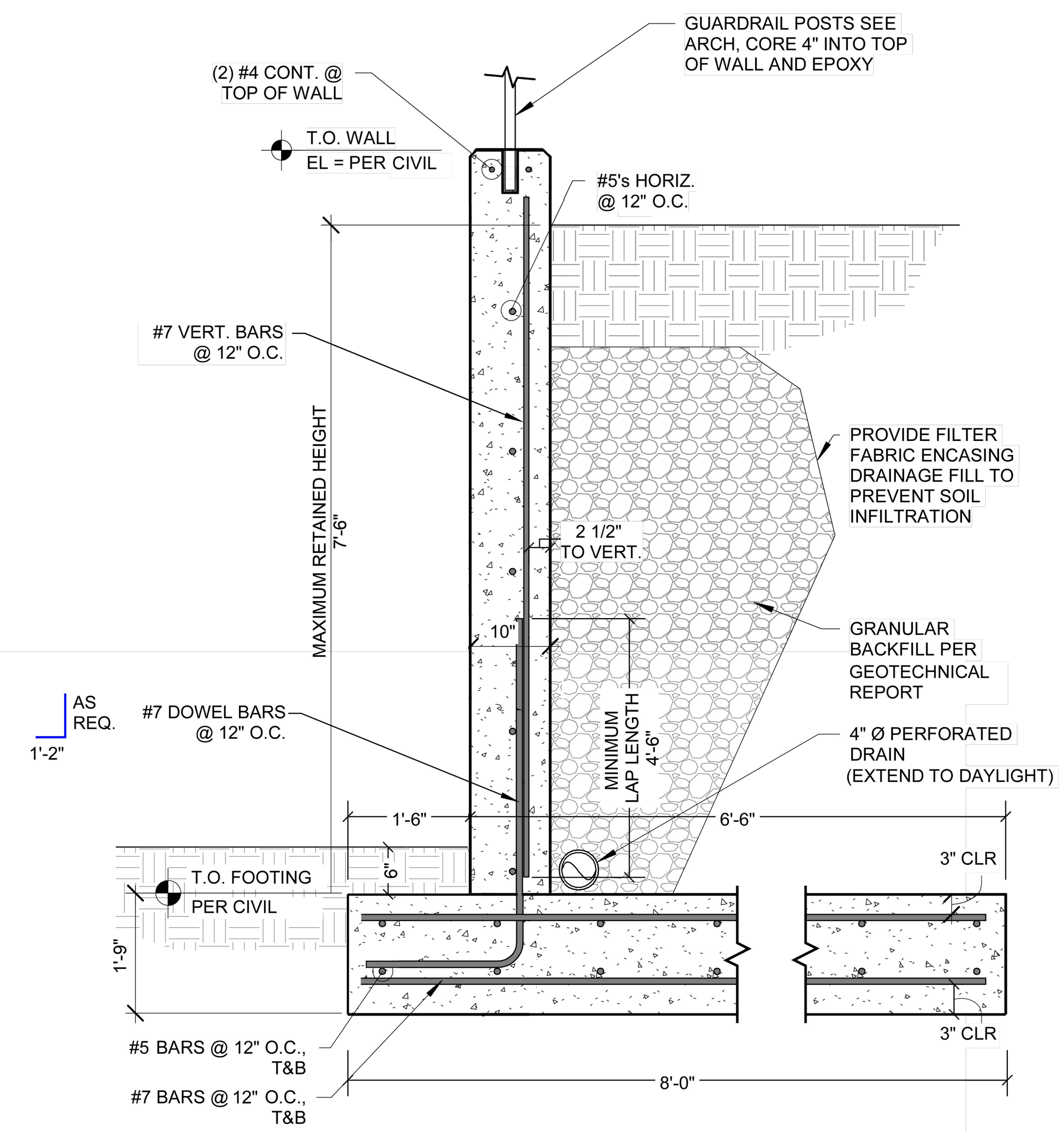
DETAILS 2

SHEET NUMBER:
C601

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00
BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990DT01.DWG

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



TYPICAL RETENTION POND RETAINING WALL DETAIL
N.T.S.

LICENSED PROFESSIONAL ENGINEER
BENJAMIN C. JENNINGS
21209
3.5.26

BIG O TIRES
SEC SE ALICE'S RD & SE FRONTIER AVE
WAUKEE, IA 50263

03/05/2026

rtm engineering consultants
3045 S. Kansas Expy
Springfield, MO 65807
Phone: 417.708.9315
www.rtmec.com

CONCRETE NOTES

1. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE AS FOLLOWS:
• 28-DAY COMPRESSIVE STRENGTH: 3000 PSI
• MAXIMUM WATER TO CEMENT RATIO: 0.52
• SLUMP: 4" ±1"

2. CONCRETE FOR RETAINING WALLS SHALL BE AS FOLLOWS:
• 28-DAY COMPRESSIVE STRENGTH: 4000 PSI
• MAXIMUM WATER TO CEMENT RATIO: 0.45
• SLUMP: 4" ±1"
• AIR-ENTRAINMENT: 6% ±1%
AIR-ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260.

3. NO LIME SAND FINE AGGREGATE MAY BE USED IN CONCRETE EXPOSED TO WEATHER, VIEW, OR IN HORIZONTAL APPLICATIONS.

4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.

5. CONTINUOUS FOOTINGS AND ARE DESIGNED FOR A NET ALLOWABLE SOIL BEARING OF
• CONTINUOUS FOOTINGS: 1500 PSF
FOR EITHER NATURALLY OCCURRING SOIL OR COMPACTED ENGINEERED FILL.

6. DETAILING, MATERIALS AND INSTALLATION OF CONCRETE REINFORCING STEEL SHALL MEET REQ. AS SET FORTH BY CRSI AND THE AMERICAN CONCRETE INSTITUTE AND THE APPLICABLE BUILDING CODE.

7. SHOP DRAWINGS SHALL BE SUBMITTED INDICATING COMPLETE INFORMATION REQUIRED FOR CONSTRUCTION OF THE REINFORCED CONCRETE ELEMENTS. SHOP DRAWINGS SHALL INCLUDE LAYOUT AND DIMENSIONS OF REINFORCING INCLUDING ANY OPENINGS, CONVENTIONAL REINFORCEMENT DETAILS, CONNECTION DETAILS, PROCEDURES AND SEQUENCES ETC.

8. WHERE FOOTINGS, WALLS, OR OTHER STRUCTURAL ELEMENTS INTERSECT, CORNER OR TEE, PROVIDE CORNER BARS WITH REQUIRED LAP LENGTHS TO PROVIDE CONTINUITY OF HORIZONTAL STEEL REINFORCING UNO.

9. PROVIDE TEMPORARY SHORING AND BRACING OF ALL STRUCTURAL AND MISCELLANEOUS ELEMENTS UNTIL CONCRETE HAS OBTAINED 80% OF DESIGN STRENGTH AND ALL PERMANENT BRACING ELEMENTS ARE INSTALLED.

10. WHEN PLACING CONCRETE IN HOT WEATHER, REFER TO ACI 301, WHEN PLACING CONCRETE IN COLD WEATHER, REFER TO ACI 306.1.

11. IF ADDITIONAL FLOWABILITY IS REQUIRED FOR PLACEMENT OF ANY CONCRETE MIX, A WATER-REDUCING ADDITIVE CONFORMING TO ASTM C494, TYPE A, D, E OR F SHALL BE USED. NO ADDITIONAL WATER MAY BE ADDED TO THE MIX AT THE SITE. SLUMP FOR CONCRETE CONTAINING WATER-REDUCINGOR HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 8" AFTER ADMIXTURE IS ADDED TO CONCRETE WITH A 2"-4" SLUMP.

12. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXCAVATIONS AND BACKFILL MATERIALS AT AN APPROPRIATE MOISTURE CONTENT FOR PROPER SOIL BEARING CAPACITY AND COMPACTION.

13. DRAINAGE FILL / GRANULAR BASE SHALL BE A FREE-DRAINING GRANULAR MATERIAL. USE #57 STONE OR EQUAL. REFER TO ASTM D448 FOR GRADATION.

14. AT RETAINING WALLS FILTER FABRIC SHALL BE PLACED AT THE INTERFACE BETWEEN THE DRAINAGE FILL AND EITHER NATURAL OR COMPACTED SUBGRADE. PERFORATED DRAINS SHALL ALSO BE WRAPPED WITH FILTER FABRIC.

LICENSED PROFESSIONAL ENGINEER
BENJAMIN C. JENNINGS
21209
3.5.26

BIG O TIRES
SEC SE ALICE'S RD & SE FRONTIER AVE
WAUKEE, IA 50263

03/05/2026

rtm engineering consultants
3045 S. Kansas Expy
Springfield, MO 65807
Phone: 417.708.9315
www.rtmec.com

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:
01/08/2026 1ST REVIEW CITY COMMENTS
01/20/2026 2ND REVIEW CITY COMMENTS
2/18/2026 3RD REVIEW CITY COMMENTS
3/5/2026 4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA
DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE IA

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

DETAILS 3

SHEET NUMBER:
C602

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

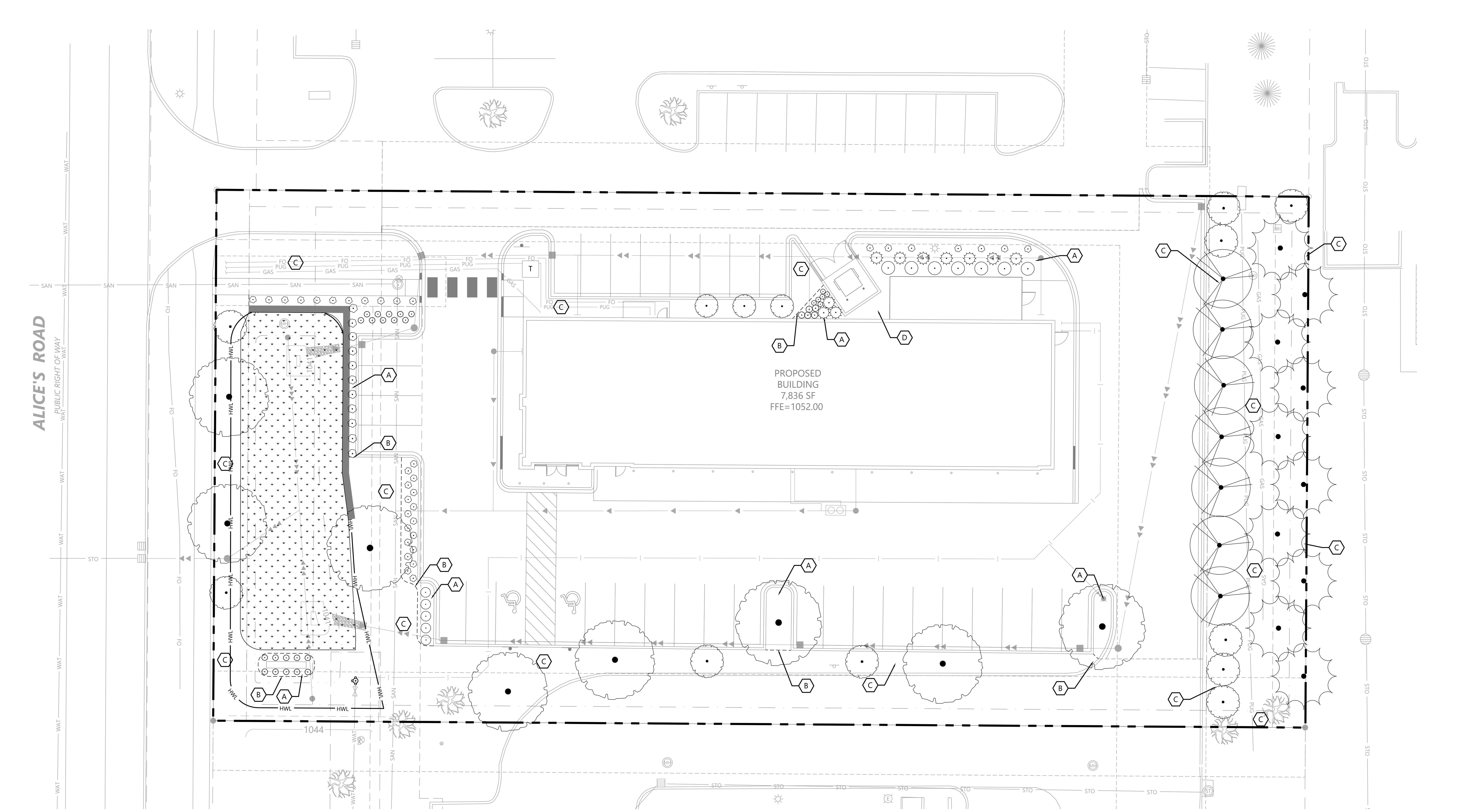
BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990DT01.DWG

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance



LANDSCAPE SUMMARY

LANDSCAPING REQUIREMENTS:

C1 ZONED:

GENERAL:

TREES:	1 TREE/ 1,000 SF OF REQUIRED OPEN SPACE
SHRUBS:	1 SHRUB/ 1,000 SF OF REQUIRED OPEN SPACE
PARKING LOT:	1 TREE/ PARKING LOT ISLAND
BUFFER YARD:	30' BUFFER YARD (2 OVERSTORY TREES, 3 EVERGREEN TREES, & 2 ORNAMENTAL TREES PER 50' LF OF BUFFER YARD)

REQUIRED LANDSCAPING:

LOT SIZE:	52,962 SF
OPEN SPACE REQUIRED (20%):	10,592.4 SF (52,962*.2=10,592.4)
LINEAR FEET OF BUFFER YARD:	160.5 LF
TREES:	
ZONING	11 (10,592.4/1,000= 10.6= 11)
PARKING LOT	5 (5 ISLANDS)
BUFFER YARD:	24 (160.5/50=3.2)
OVERSTORY:	7 (3.2*2= 6.4= 7)
CONIFEROUS:	10 (3.2*3= 9.6= 10)
ORNAMENTAL:	7 (3.2*2= 6.4= 7)
TOTAL	40 TREES REQUIRED
SHRUBS:	
ZONING	11 (10,592/1,000= 10.6= 11)

PROVIDED LANDSCAPING:

TREES:	40 (18 PROPOSED DECIDUOUS + 10 PROPOSED CONIFEROUS + 6 ORNAMENTAL + 6 EXISTING)
SHRUBS:	22 (12 DECIDUOUS + 10 CONIFEROUS)
OPEN SPACE:	17,030 SF (32.2%)

+++CITY REQUIREMENTS MET+++

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES	10				
BHS		BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT. B&B	AS SHOWN	H 35'-45' W 20'-25'
WHP		WHITE PINE / PINUS STROBUS	6' HT. B&B	AS SHOWN	H 50'-80' W 25'-40'
DECIDUOUS TREES	12				
ASM		APOLLO® SUGAR MAPLE / ACER SACCHARUM 'BARRETT COLE'	2.5" CAL. B&B	AS SHOWN	H 25-30' W 10-12'
DPB		DAKOTA PINNACLE® BIRCH / BETULA PLATYPHYLLA 'FARGO'	2.5" CAL. B&B	AS SHOWN	H 25-30' W 10-12'
AGG		AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 25'-35'
SKH		SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35'
ORNAMENTAL TREES	7				
ABS		AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.75" CAL. B&B	AS SHOWN	H 20'-25' W 15'-20'
AMH		AMERICAN HORNBEAM / CARPINUS CAROLINIANA	1.75" CAL. B&B	AS SHOWN	H 20'-25' W 15'-20'
CONIFEROUS SHRUBS	10				
ANJ		ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'ANDORRA'	#5 CONT.	4'-0" O.C.	H 3-4` W 3-4`
TAY		TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.	H 3-5` W 3-5`
DECIDUOUS SHRUB	12				
AFD		ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3-5` W 3-5`
DBH		DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.	H 3-4` W 3-4`
PERENNIALS	31				
RSD		RUBY STELLA DAYLILY / HEMEROCALLIS X 'RUBY STELLA'	#1 CONT.	18" O.C.	H 15-18" W 16-20"
RLC		RED LIGHTNING CORAL BELLS / HEUCHERA X 'RED LIGHTNING'	#1 CONT.	18" O.C.	H 10-12" W 14-18"
FPC		FOREVER® PURPLE CORAL BELLS / HEUCHERA X 'TNHEUFP'	#1 CONT.	24" O.C.	H 10-12" W 20-24"
GRASSES	47				
KFG		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3-4` W 2-3`
BLB		BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	24" O.C.	H 2-3` W 18-24"
PDS		PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#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

- OVERSTORY DECIDUOUS TREE
- OVERSTORY CONIFEROUS TREE
- ORNAMENTAL TREE
- SHRUBS
- PERENNIALS
- EDGER
- WETLAND SEED MIX
- EXISTING TREE

LANDSCAPE KEYNOTES (A)

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

SEEDING NOTES

WETLAND SEED MIX

SUDAS WETLAND GRASS SEED MIXTURE (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 45 LBS/ACRE

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

TEMPORARY NURSE CROP SEED MIX

SUDAS TYPE 4 SEED MIXTURE (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES TO BE APPROVED BY LANDSCAPE ARCHITECT).

SEED MIX TO BE APPLIED AT THE RATES INDICATED IN SECTION 9010.2.02.D OF THE SUDAS STANDARD SPECIFICATIONS.

SEE EROSION CONTROL PLAN FOR ANY MATTING/STABILIZATION ON THE SLOPE SIDES DURING SEED ESTABLISHMENT.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/08/2026

REVISIONS:

△	01/08/2026	1ST REVIEW CITY COMMENTS
△	01/20/2026	2ND REVIEW CITY COMMENTS
△	2/18/2026	3RD REVIEW CITY COMMENTS
△	3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:

WESTWOOD CONTRACTORS, INC

2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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

JEFF WESTENDORF
03/05/2026 LICENSE NO. 44018

BIG O TIRES

WAUKEE 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.

LANDSCAPE PLAN

SHEET NUMBER:

L100

DATE: 03/05/2026

PROJECT NUMBER: 0071990.00

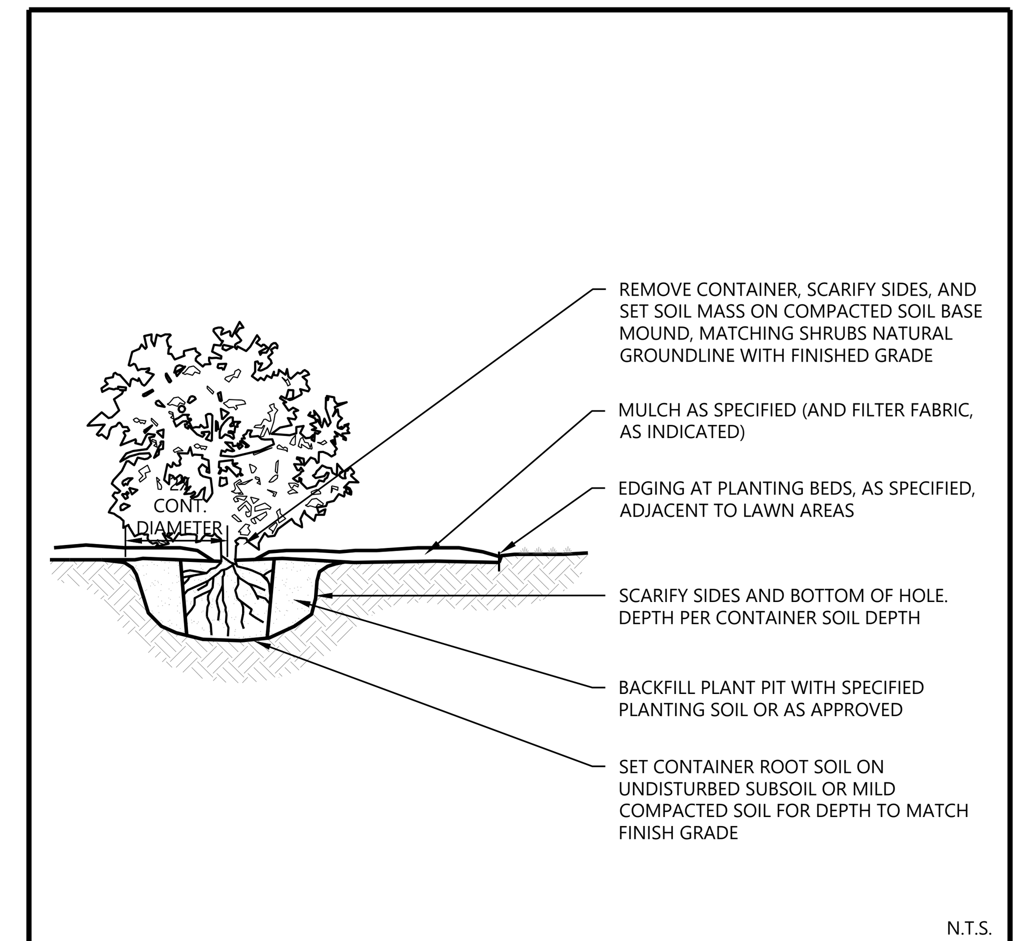
BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990PL01.DWG

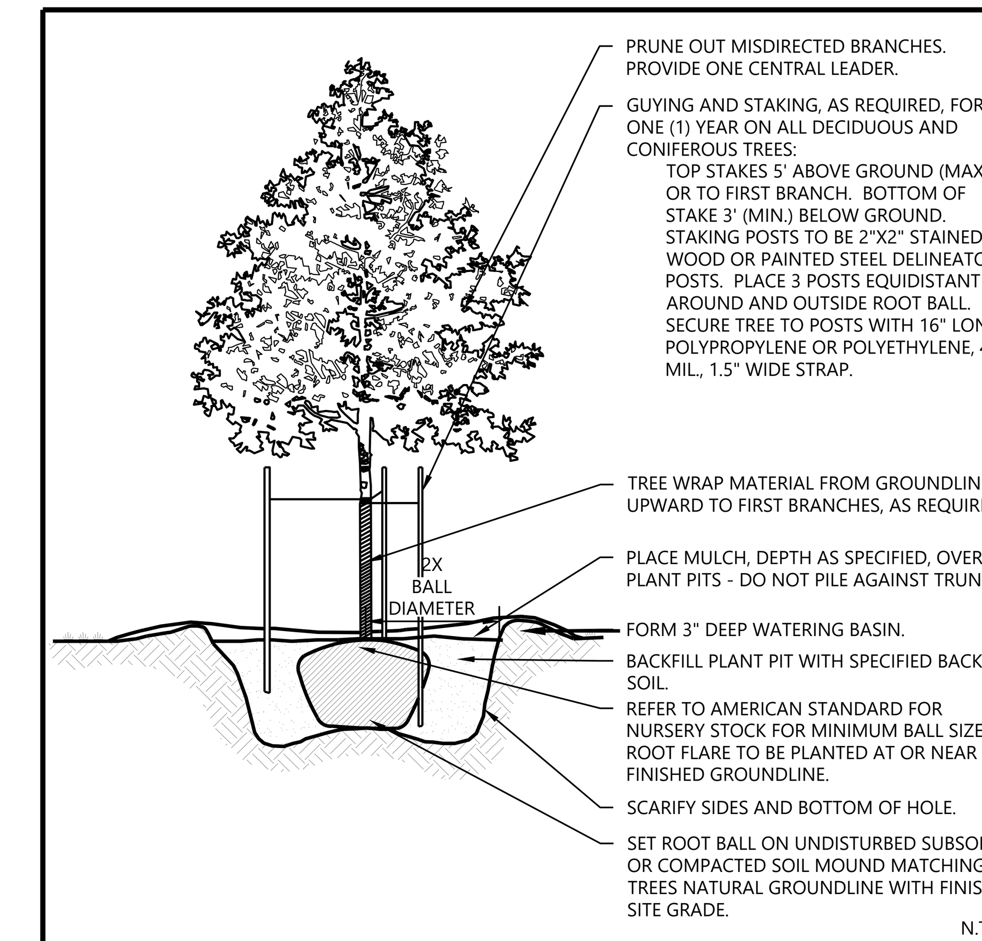
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PLANTING NOTES

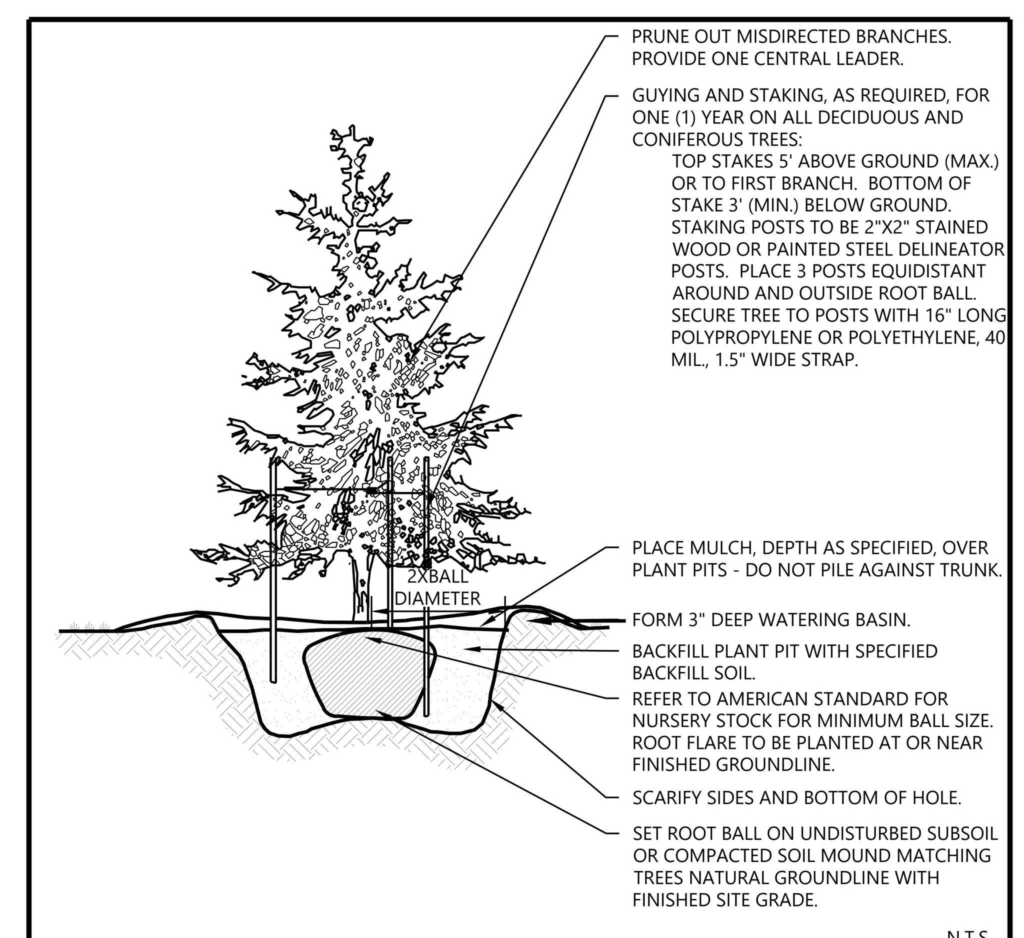
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. 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.
6. 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 LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. MINIMUM PLANT SIZES AT THE TIME OF INSTALLMENT:
   OVERSTORY TREES SHALL BE A MINIMUM HEIGHT OF 8 FT
   EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF 6 FT
   ORNAMENTAL TREES SHALL BE A MINIMUM HEIGHT OF 6 FT
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER IALA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. 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.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO IA/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.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. 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).
19. ALL DISTURBED AREAS TO BE SODDED, INCLUDING RIGHT OF WAY, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD IOWA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. 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.
20. 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.
21. 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.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



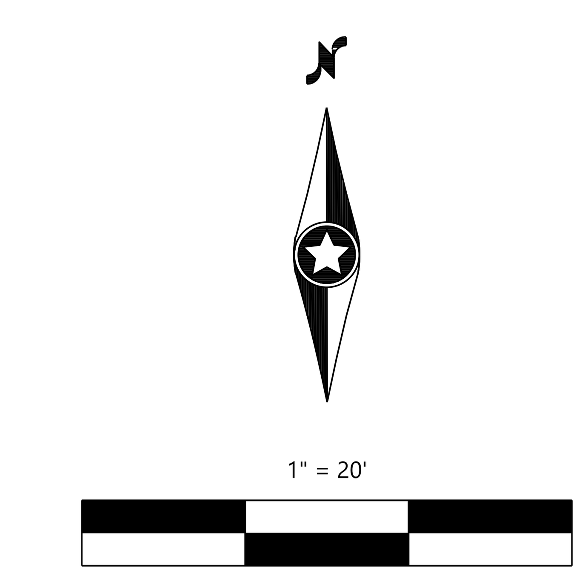
Westwood | SHRUB & PERENNIAL CONTAINER PLANTING | LAST REVISED: 10/23/18 | LA27-C



Westwood | DECIDUOUS TREE PLANTING | LAST REVISED: 10/19/18 | LA28



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



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE 20'
VERTICAL SCALE 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:
01/08/2026 1ST REVIEW CITY COMMENTS
01/20/2026 2ND REVIEW CITY COMMENTS
2/18/2026 3RD REVIEW CITY COMMENTS
3/5/2026 4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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

JEFF WESTENDORF
03/05/2026 LICENSE NO. 44018

BIG O TIRES
WAUKEE IA

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

LANDSCAPE NOTES & DETAILS

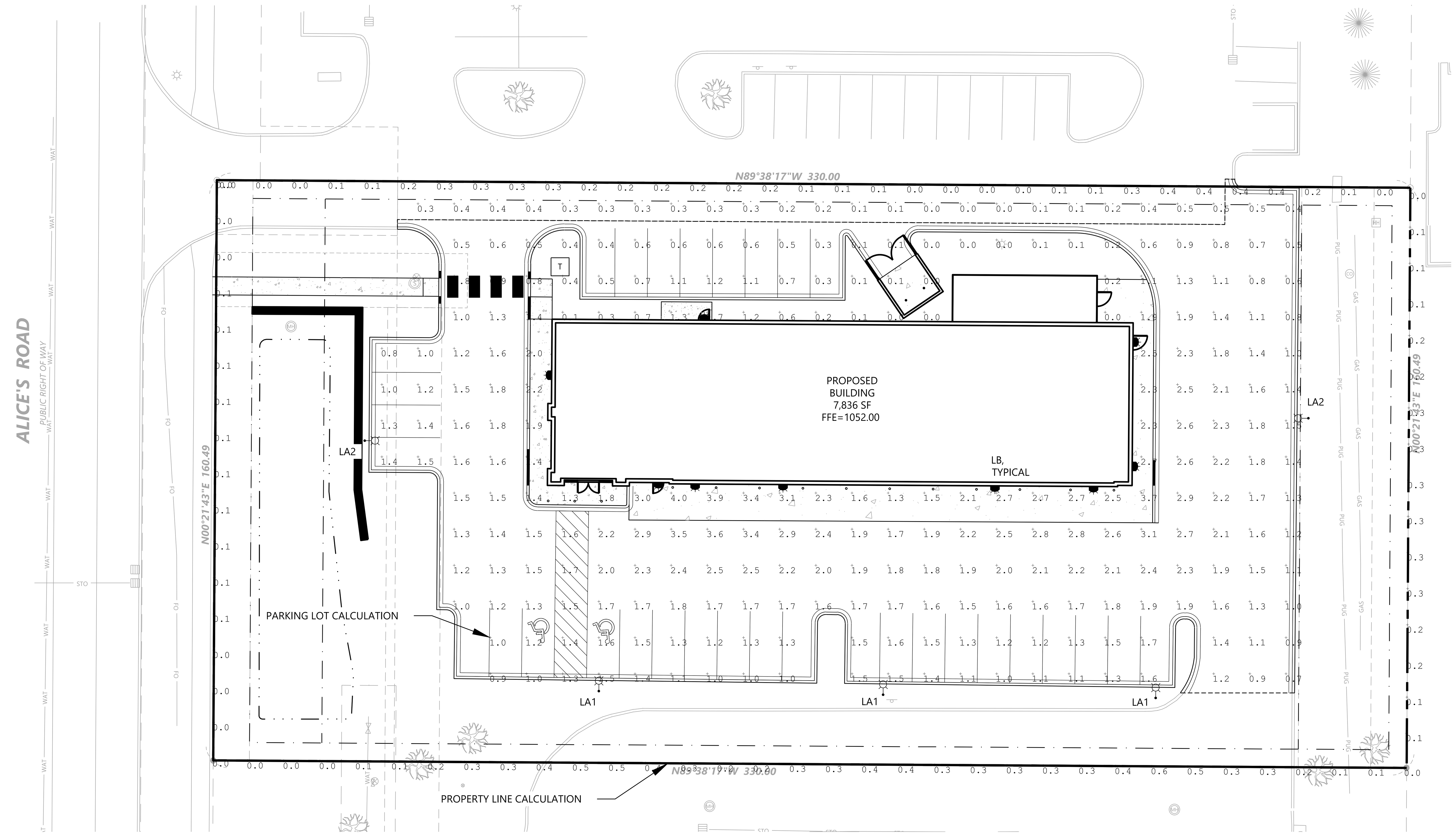
SHEET NUMBER:
L101

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00

BIG O TIRES

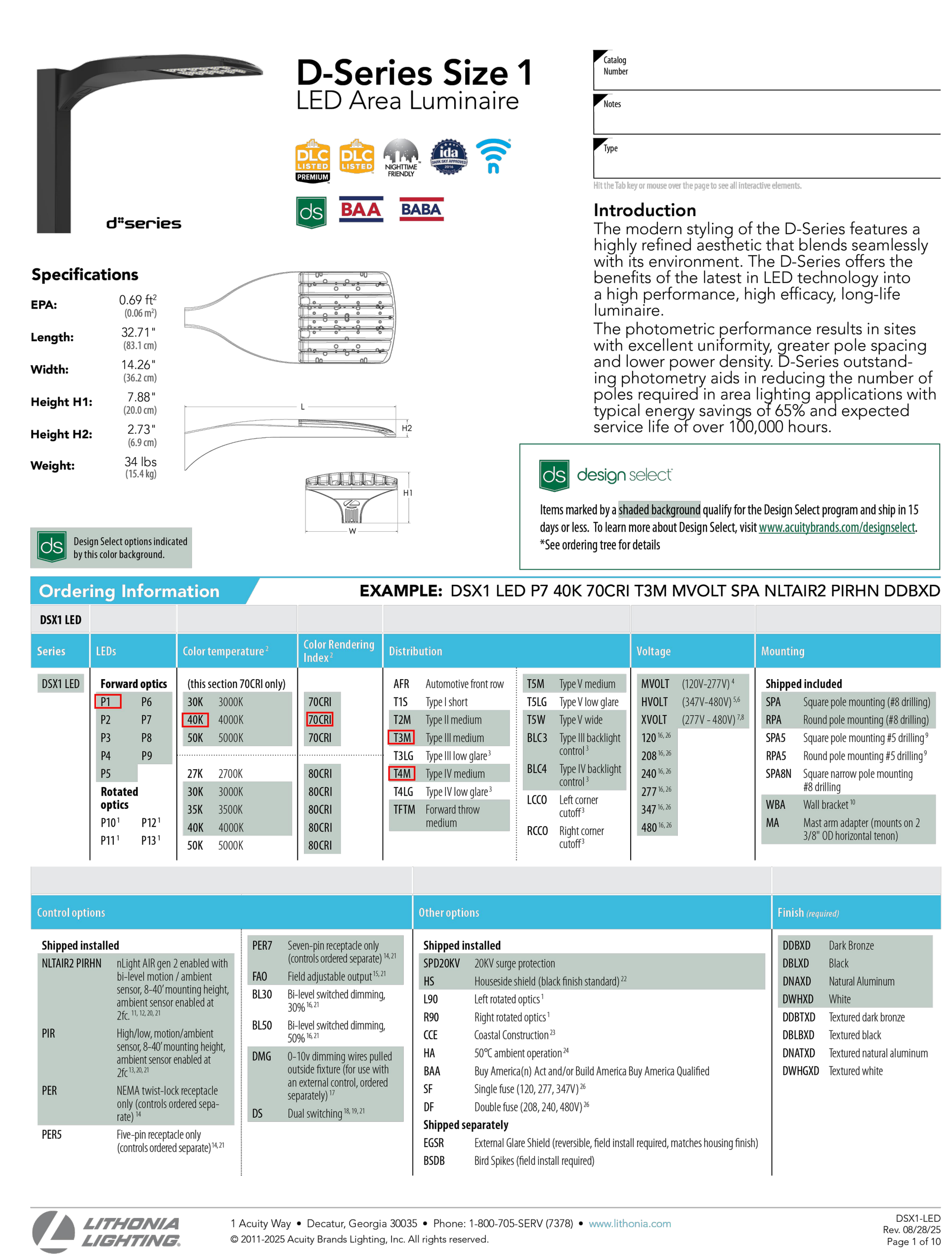
N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990PL01.DWG

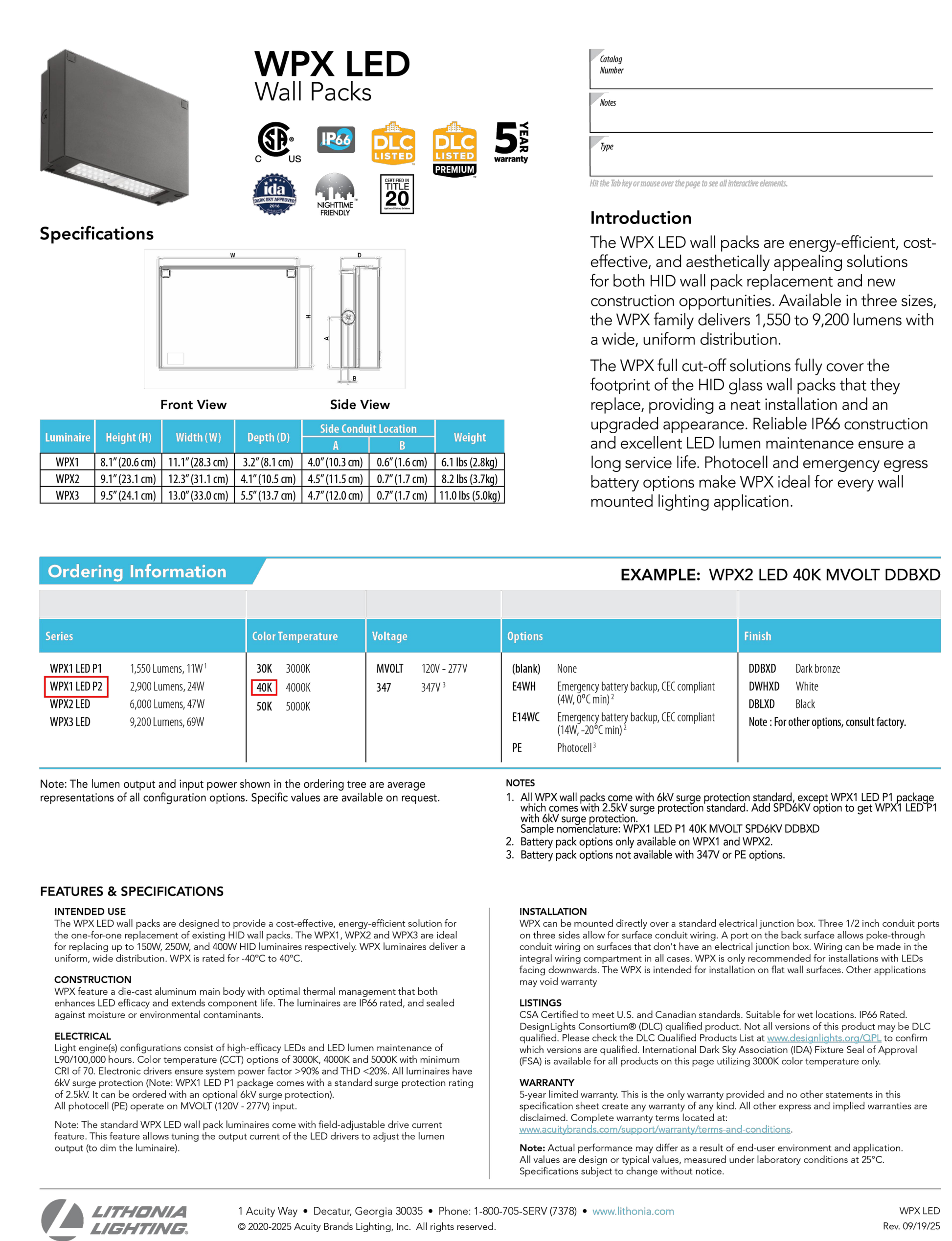
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



PHOTOMETRIC 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
		POLE MOUNTED LIGHT FIXTURE
		WALL MOUNTED LIGHT FIXTURE





LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR	QUANTITY
LA1	LITHONIA	DSX1 LED P1 40K 70CRI T4M	25'	51W	7,395	0.9	3
LA2	LITHONIA	DSX1 LED P1 40K 70CRI T3M	25'	51W	7,287	0.9	2
LB	LITHONIA	WPX1 LED P2 40K	20'	24W	2,912	0.9	9

CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
PARKING LOT	1.37	4.0	0.0
PROPERTY LINE	0.19	0.6	0.0

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/08/2026
REVISIONS:

1	01/08/2026	1ST REVIEW CITY COMMENTS
2	01/20/2026	2ND REVIEW CITY COMMENTS
3	2/18/2026	3RD REVIEW CITY COMMENTS
4	3/5/2026	4TH REVIEW CITY COMMENTS

PREPARED FOR:
WESTWOOD CONTRACTORS, INC
2001 BEACH ST., SUITE 400
FORT WORTH TX 76103

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 MINNESOTA

DAVID BADE
03/05/2026 LICENSE NO. 17303

BIG O TIRES
WAUKEE 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.

PHOTOMETRIC PLAN

SHEET NUMBER:
PH100

DATE: 03/05/2026
PROJECT NUMBER: 0071990.00
BIG O TIRES

N:\0071990.00\06 CAD\DWG\SITE DESIGN\SHEETS\0071990LL01.DWG