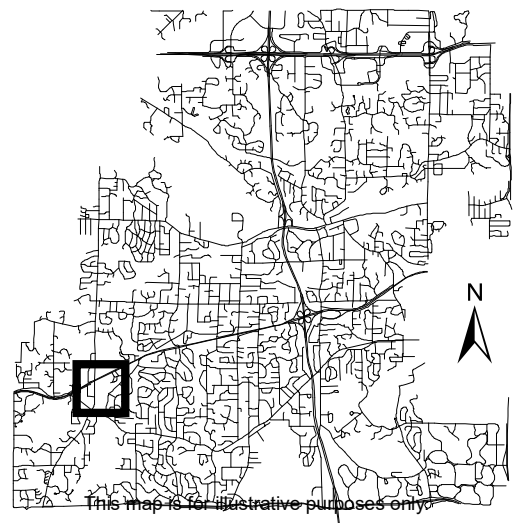




Location Map

Project: Les Schwab Tire Center
Address: 17505 & 17555 Hwy 7



This map is for illustrative purposes only.

ALTA/NSPS LAND TITLE SURVEY

LEASE AREA LOCATED IN THAT PART OF THE SW1/4NW1/4 & N1/2NW1/4SW1/4 OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	ITEM
⊙	PROPERTY CORNERS AS DESCRIBED
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	ELECTRIC MANHOLE
⊙	CONTROL POINT
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	ROUND CATCH BASIN
⊙	LIGHT POLE
⊙	GUARD POST
⊙	SIGN
→	TRAFFIC FLOW ARROWS
⊙	TREES
⊙	TREE MASS
⊙	CURB & GUTTER
⊙	SANITARY SEWER LINE
⊙	STORM SEWER LINE
⊙	UNDERGROUND WATER MAIN
⊙	UNDERGROUND ELECTRIC LINE
⊙	UNDERGROUND GAS LINE
⊙	FENCE LINE
⊙	GRAVEL EDGE
⊙	WATER EDGE

BENCHMARKS

BM1 = TOP NUT OF HYDRANT, ELEV. 891.08', APPROX. 60' NW OF NORTHERMOST BUILDING CORNER OF NORTHERN TOOL AND EQUIPMENT

CONTROL POINT

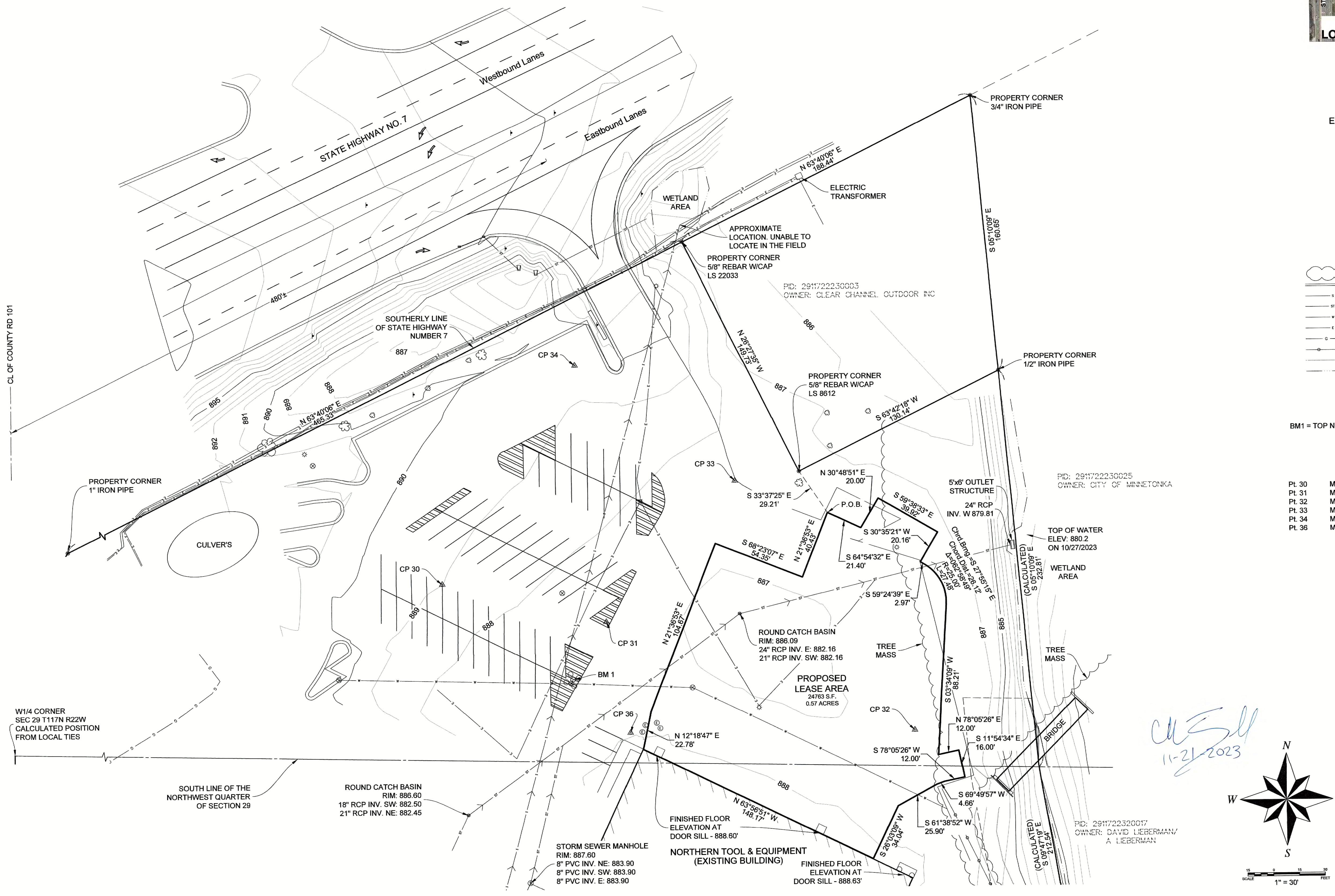
PL	DESCRIPTION	N	E	ELEV.
Pt. 30	MAG NAIL	N=144662.544	E=469305.373	ELEV=889.03'
Pt. 31	MAG NAIL	N=144639.757	E=469400.677	ELEV=887.28'
Pt. 32	MAG NAIL	N=144575.017	E=469579.552	ELEV=887.59'
Pt. 33	MAG NAIL	N=144721.521	E=469476.513	ELEV=887.54'
Pt. 34	MAG NAIL	N=144789.654	E=469383.964	ELEV=889.59'
Pt. 36	MAG NAIL	N=144575.104	E=469413.990	ELEV=887.90'

BASIS OF SURVEY

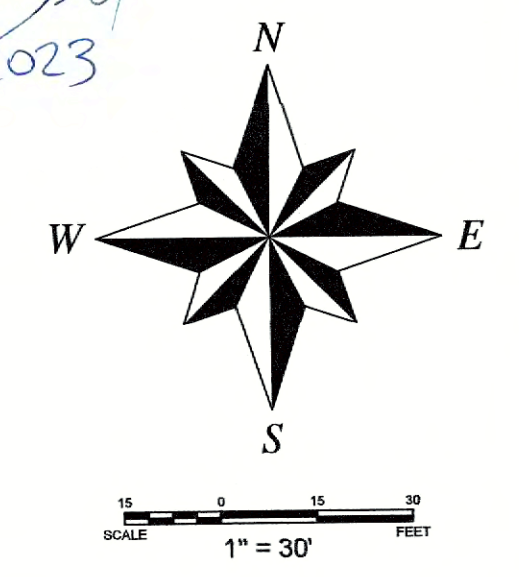
MINNESOTA COUNTY COORDINATES
HENNEPIN COUNTY ZONE
MINNESOTA GEOID 18 - NAVD 88
US SURVEY FEET
GRID COORDINATES

NOTE:

UTILITIES SHOWN WERE LOCATED IN THE FIELD FROM RESPONDING LOCATORS AND REFERENCING MINN ASSOCIATES ALTA DATED JUNE 6TH, 2013



Handwritten signature and date:
11-21-2023



Rev'd.	ALTA/NSPS LAND TITLE SURVEY LES SCHWAB TIRE CENTERS 17501 & 17555 STATE HIGHWAY NO. 7, MINNETONKA, MN 55345	SHEET NO. 1-2
ALTA/NSPS LAND TITLE SURVEY PART OF SW1/4NW1/4 & N1/2NW1/4SW1/4 SECTION 29, TOWNSHIP 117 NORTH, RANGE 22 WEST OF THE FIFTH P.M. CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA		
DRWN BY CA	CHK'D BY CI	PROJECT NO. 2314-00145
		DATE 11/21/2023

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ALTA/NSPS LAND TITLE SURVEY

LEASE AREA LOCATED IN THAT PART OF THE SW1/4NW1/4 & N1/2NW1/4SW1/4 OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA



SITE LOCATION

VICINITY MAP
NOT TO SCALE

ALTA/NSPS "TABLE A" ITEMS

- THIS SURVEY MAP WAS MADE ON THE GROUND AS PER RECORD FIELD NOTES SHOWN ON THIS SURVEY AND LOCATED IN THE FIELD. PLATTED DIMENSIONS AROUND THIS LOT WERE PROVIDED BY THE GROUND LEASE BETWEEN MINN ASSOCIATES, LP AND SFP-E,LLC DATED AUGUST 16, 2023, AND WERE NOT MONUMENTED.
- THE ADDRESS FOR THE DESCRIBED PROPERTY IS:
17501 & 17555 State Highway No. 7, Minnetonka, MN 55345, Hennepin County, Minnesota.
- FLOOD ZONE CLASSIFICATION PER FLOOD INSURANCE RATE MAP NO. 27053C0317F (WITH THE EFFECTIVE DATE OF NOVEMBER 4, 2016):
ZONE AE WITH A BASE FLOOD ELEVATION OF 884'.
- THE LAND AREA OF THE PROPOSED LEASE AREA IS:
0.57 ACRES +/-
- VERTICAL RELIEF - GROUND SURVEY PERFORMED ON OCTOBER 20TH, 2023 AND 1 FOOT CONTOURS SHOWN ON MAP.
- (a) NO BUILDINGS WITHIN THE PROPOSED LEASE AREA TO SHOW THE EXTERIOR DIMENSIONS.
(b1) NO BUILDINGS WITHIN THE PROPOSED LEASE AREA TO SHOW THE EXTERIOR FOOTPRINT
(c) NO BUILDINGS WITHIN THE PROPOSED LEASE AREA TO SHOW THE HEIGHT
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE PLAT AS OF OCTOBER 20, 2023.
- PARKING SPACES WERE OBSERVED AT THE TIME OF FIELDWORK ARE SHOWN ON THE PLAT.
- NO DIVISION OR PARTY WALL LOCATED WITHIN THE PROPOSED LEASE AREA.
- (a)(b) UTILITIES WERE LOCATED AND MARKED THROUGH "GOPHER STATE ONE CALL" AND ARE SHOWN ON THE PLAT.

TICKET NUMBERS: 232410467 & 232410468 (Dated 9/6/2023)
COMCAST: MARKED
CITY OF MINNETONKA: CLEAR/NO CONFLICT
CENTURYLINK: NO RESPONSE
HENNEPIN COUNTY PUBLIC WORKS: MARKED
MCI: CLEAR/NO CONFLICT
METROPOLITAN COUNCIL (MCES): CLEAR/NO CONFLICT
CENTER POINT ENERGY: MARKED
MNDOT: NO RESPONSE
XCEL ENERGY: MARKED
ZAYO BANDWIDTH: CLEAR/NO CONFLICT
- EVIDENCE OF RECENT EARTH MOVING WORK IS NOTED AS "AREA UNDER CONSTRUCTION" LOCATED NORTH OF THE PROPERTY, NO BUILDING CONSTRUCTION, OR BUILDING ADDITION WERE OBSERVED IN PROCESS OF FIELDWORK ON October 20, 2023.
- NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES, WERE PROVIDED BY THE CITY OF MINNETONKA. NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF FIELDWORK ON October 20, 2023.
- ANY PLOTTABLE OFFSITE EASEMENTS ARE SHOWN HEREIN.
- PROFESSIONAL LIABILITY INSURANCE POLICY OF \$1,000,000 HAS BEEN OBTAINED BY KLJ.
- THE VICINITY MAP SHOWING THE PROPERTY THAT WAS SURVEYED IN REFERENCE TO NEARBY HIGHWAYS OR MAJOR STREET INTERSECTIONS IS SHOWN HEREIN.
- ALL STRIPPING ON THE ABUTTING STREETS, TOGETHER IN INFORMATION NECESSARY TO CLEARLY SHOW CHANELIZATION FOR TRAFFIC CIRCULATION ON SUCH STREETS IS SHOWN HEREIN.
- THE OUTLINE OF TREES WITHIN THE LEASE AREA WERE SURVEYED IN THE FIELD ON October 20, 2023 AND ARE SHOWN HEREIN.

ZONING INFORMATION

Entire parcel is "B-2" LIMITED BUSINESS DISTRICT
Minimum Building Setbacks:
Front yard = 50 Feet
Side and rear yard = 35 Feet
Trash enclosures or accessory buildings = Can't exceed 600 square feet and shall be located behind the front building line of the principal building.

Minimum Parking Setbacks:
Commercial = 10 Feet

Maximum Building Height:
Structure = 35 Feet or 2 stories; whichever is less

LEGAL DESCRIPTION OF PORPOSED LEASE AREA (AS PROVIDED IN THE TITLE COMMITMENT):

THE LEASE AREA LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PROPERTY CORNER OF PARCEL ID NO. 291172230003 WHICH IS MONUMENTED BY A 5/8" REBAR WITH A CAP MARKED LS8812; THENCE SOUTH 33 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 28.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES 54 MINUTES 32 SECONDS EAST, A DISTANCE OF 21.40 FEET; THENCE NORTH 30 DEGREES 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 59 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 39.92 FEET; THENCE SOUTH 30 DEGREES 35 MINUTES 21 SECONDS WEST, A DISTANCE OF 20.16 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 39 SECONDS EAST, A DISTANCE OF 2.97 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 58 MINUTES 49 SECONDS, AND THE CHORD OF SAID CURVE BEARS SOUTH 27 DEGREES 55 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.48 FEET; THENCE SOUTH 03 DEGREES 34 MINUTES 09 SECONDS WEST, A DISTANCE OF 88.21 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 26 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 26 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 69 DEGREES 49 MINUTES 57 SECONDS WEST, A DISTANCE OF 4.66 FEET; THENCE SOUTH 61 DEGREES 38 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.90 FEET; THENCE SOUTH 26 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.04 FEET TO THE OUTSIDE EDGE OF THE EXISTING BUILDING; THENCE NORTH 63 DEGREES 56 MINUTES 51 SECONDS WEST ALONG THE OUTSIDE EDGE OF THE EXISTING BUILDING, A DISTANCE OF 148.17 FEET; THENCE NORTH 12 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 22.78 FEET; THENCE NORTH 21 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 104.67 FEET; THENCE SOUTH 68 DEGREES 23 MINUTES 07 SECONDS EAST, A DISTANCE OF 54.35 FEET; THENCE NORTH 21 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.43 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - SECTION II EXCEPTIONS

EASEMENT NO.	RECORDATION INFO.	PURPOSE	LOCATION ON SHEET
13	DOCUMENT NO. 1306063	SANITARY SEWER & TEMPORARY CONSTRUCTION EASEMENT	DOES NOT AFFECT LEASE AREA
14	DOCUMENT NO. 122500	PUBLIC HWY & TEMP. SNOW FENCE EASEMENT	DOES NOT AFFECT LEASE AREA
15	DOCUMENT NO. 1056994	UNDERGROUND GAS LINE EASEMENT	DOES NOT AFFECT LEASE AREA
16	DOCUMENT NO. 1229043	SANITARY SEWER EASEMENT	DOES NOT AFFECT LEASE AREA
17	DOCUMENT NO. 1270752	INGRESS & EGRESS EASEMENT	DOES NOT AFFECT LEASE AREA
18	DOCUMENT NO. 1270753	EASEMENT FOR HIGHWAY PURPOSES	DOES NOT AFFECT LEASE AREA
19	DOCUMENT NO. 1270754	EASEMENT FOR HIGHWAY PURPOSES	DOES NOT AFFECT LEASE AREA
20	DOCUMENT NO. 1303701	PUBLIC RIGHT OF WAY EASEMENT	DOES NOT AFFECT LEASE AREA
21	DOCUMENT NO. 1306066	RECIPROCAL EASEMENT AGREEMENT	BLANKET EASEMENT. NOTHING TO LOCATE
22	DOCUMENT NO. 2141889	RECREATIONAL TRAIL EASEMENT	DOES NOT AFFECT LEASE AREA
23	DOCUMENT NO. 2861761	CONDITIONAL USE PERMIT	DOES NOT AFFECT LEASE AREA
24	DOCUMENT NO. T4964262	UNRECORDED LEASE TERMS & CONDITIONS	NO EASEMENT TO LOCATE
25	DOCUMENT NO. T5003204	RESOLUTION FOR CONDITIONAL USE PERMIT FOR RESTAURANT & OUTDOOR SEATING AREA	DOES NOT AFFECT LEASE AREA
26	DOCUMENT NO. T05097623	MORTGAGE, SECURITY AGREEMENT	NO EASEMENT TO LOCATE
27	DOCUMENT NO. T05097624	ASSIGNMENT OF LEASES & RENTS	NO EASEMENT TO LOCATE
28	DOCUMENT NO. T05199201	AMENDMENT FOR INTERIM USE PERMIT FOR OUTDOOR ENTERTAINMENT	DOES NOT AFFECT LEASE AREA
29	DOCUMENT NO. T05701684	INTERIM USE PERMIT FOR A GARDEN MARKET	DOES NOT AFFECT LEASE AREA
30	DOCUMENT NO. 5862600	CONDITIONAL USE PERMIT & FINAL SITE & BUILDING PLANS FOR CULVER'S	DOES NOT AFFECT LEASE AREA
31	DOCUMENT NO. 6009243	CONDITIONAL USE PERMIT FOR RESTAURANT & OUTDOOR EATING AREA	DOES NOT AFFECT LEASE AREA
32	DOCUMENT NO. 6009244	INTERIM USE PERMIT & FINAL SITE PLAN FOR OUTDOOR ENTERTAINMENT	DOES NOT AFFECT LEASE AREA

SURVEYORS CERTIFICATE

TO MINN ASSOCIATES, A NEW YORK LIMITED PARTNERSHIP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a)(b1)(c), 8, 9, 10, 11(a)(b), 16, 17, 18, 19, 20, 21 and 22 of Table A thereof. The field work was completed on October 20, 2023.


Chris Ingersoll MN Professional Land Surveyor No. 56506

11-21-2023
Date of Map or Plat

RECORD OWNER:

First American Title Insurance Company National Commercial Services - File No.: NCS-1191057-MLSP

SCHEDULE A


- Effective Date: August 29, 2023 7:30PM
- Policy or Policies to be issued:
a. ALTA Owner's Policy: Proposed Insured: SFP-E, LLC, an Oregon LLC, Proposed Amount: \$1,000,000.
- The estate or interest in the land described or referred to in this Commitment and covered herein is:
FEE SIMPLE
- Title to the estate or interest in said land is at the effective date hereof vested in: Rockport, LLC, a Minnesota limited liability Company

SURVEYOR INFORMATION:

Chris Ingersoll
300 23RD AVE E, SUITE 100
WEST FARGO, ND 58078
(701)232-5353
WWW.KLJENG.COM
CHRIS.INGERSOLL@KLJENG.COM

HORIZONTAL/VERTICAL DATUM:

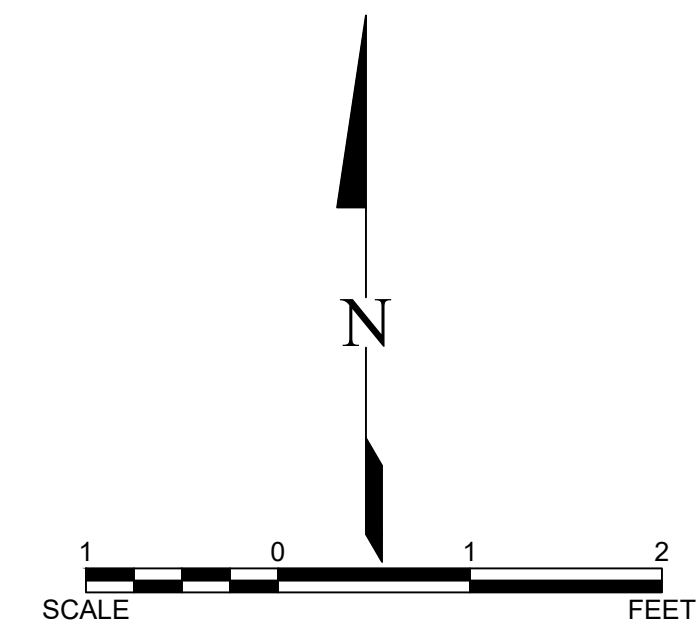
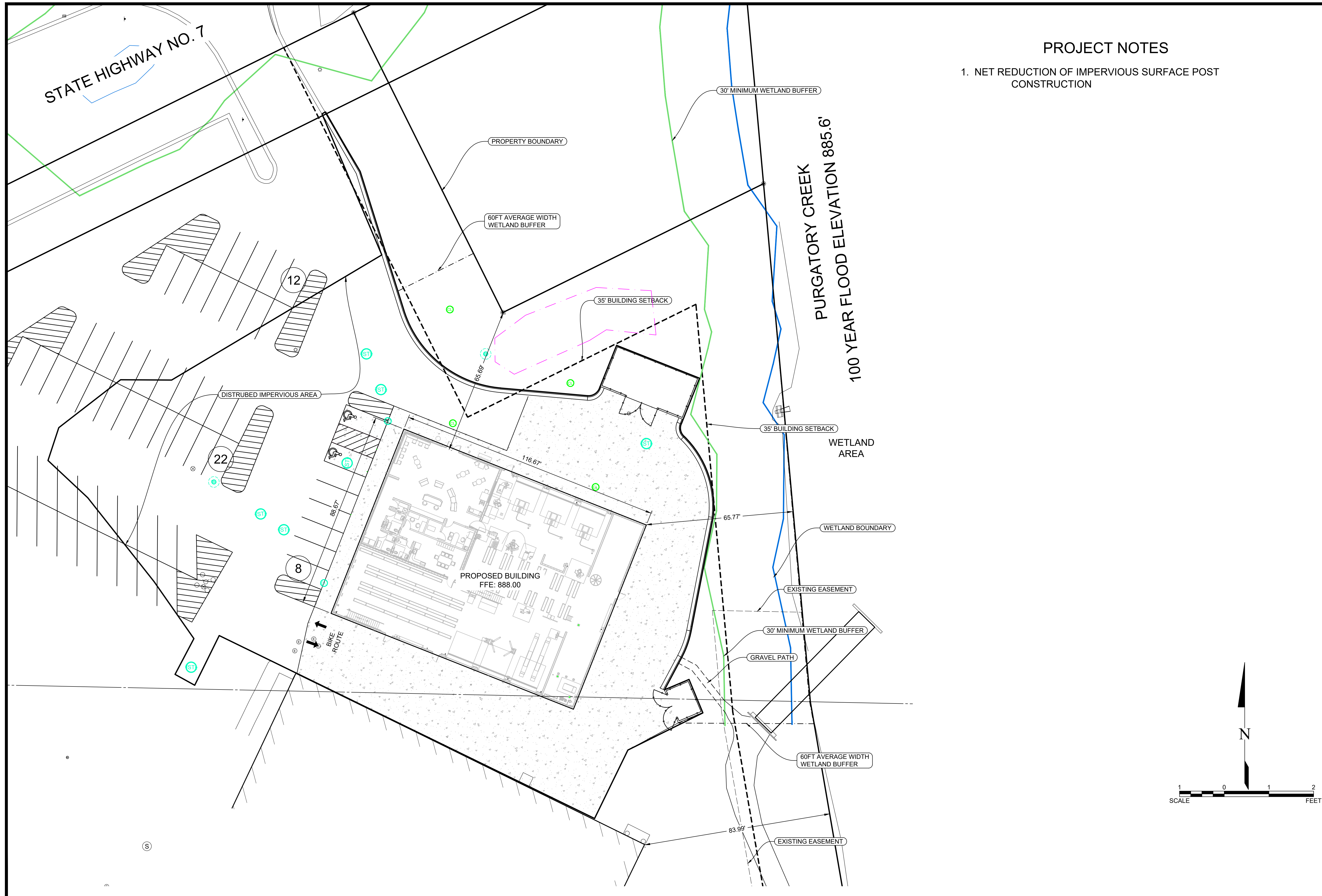
MINNESOTA COUNTY COORDINATES
HENNEPIN ZONE
MINNESOTA GEOID 18
NAVD88 VERTICAL DATUM
UNITS: US SURVEY FEET

Rev'd.		SHEET NO.	
ALTA/NSPS LAND TITLE SURVEY LES SCHWAB TIRE CENTERS 17501 & 17555 STATE HIGHWAY NO. 7, MINNETONKA, MN 55345		2-2	
 ALTA/NSPS LAND TITLE SURVEY PART OF SW1/4NW1/4 & N1/2NW1/4SW1/4 SECTION 29, TOWNSHIP 117 NORTH, RANGE 22 WEST OF THE FIFTH P.M. CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA		DRWN BY	CHKD BY
		CA	CI
		PROJECT NO.	DATE
		2314-00145	11/21/2023
©KLJ 2023			



PROJECT NOTES

- NET REDUCTION OF IMPERVIOUS SURFACE POST CONSTRUCTION



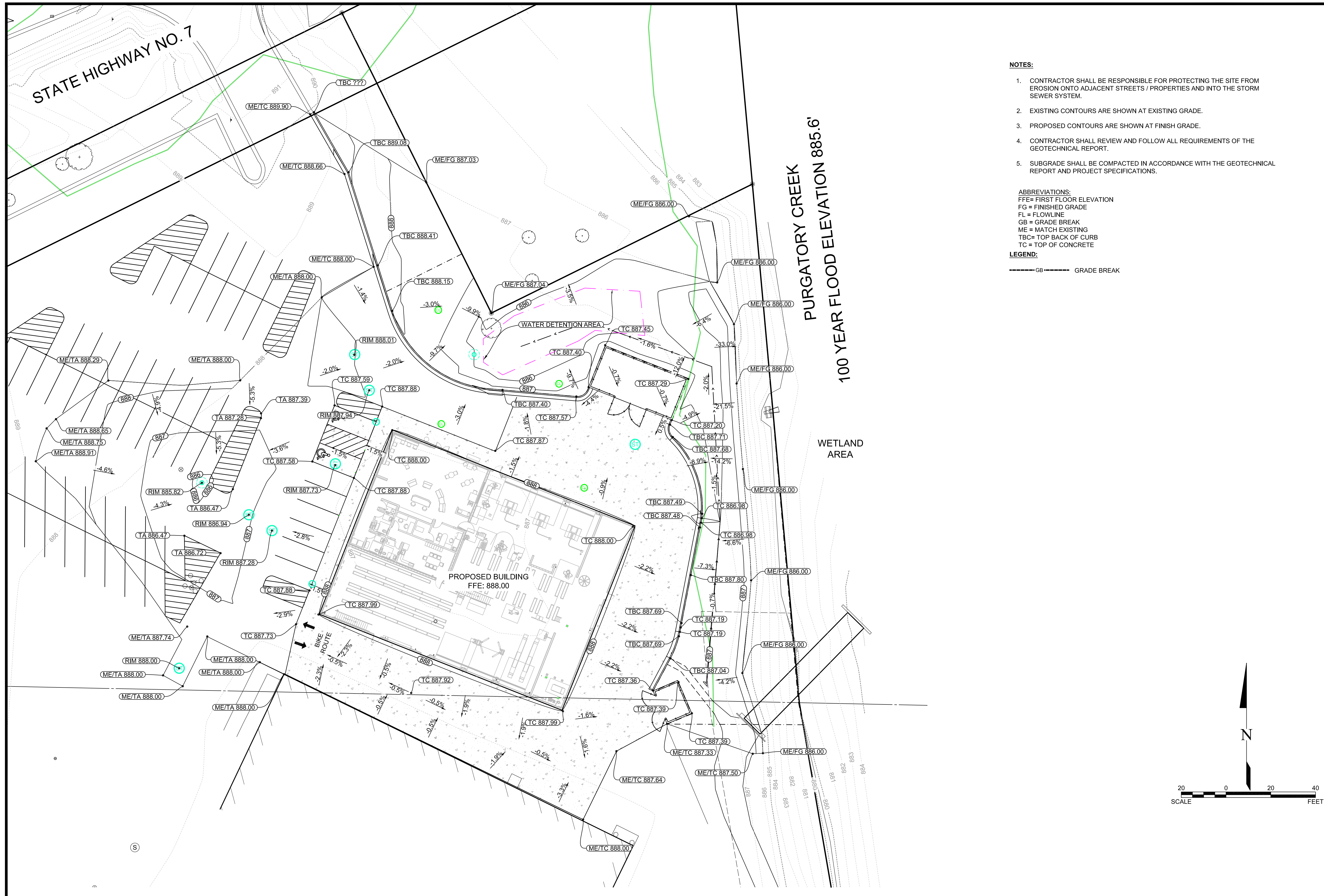
NO.	DATE	REVISION

DRAFTED	DEF
REVIEWED	MRR
PROJECT NUMBER	2314-00145.2
ISSUE DATE	02/2024

LES SCHWAB
 LES SCHWAB TIRE CENTER
 MINNETONKA, MINNESOTA

SITE LAYOUT

SHEET
C300



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE SITE FROM EROSION ONTO ADJACENT STREETS / PROPERTIES AND INTO THE STORM SEWER SYSTEM.
2. EXISTING CONTOURS ARE SHOWN AT EXISTING GRADE.
3. PROPOSED CONTOURS ARE SHOWN AT FINISH GRADE.
4. CONTRACTOR SHALL REVIEW AND FOLLOW ALL REQUIREMENTS OF THE GEOTECHNICAL REPORT.
5. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.

ABBREVIATIONS:

FFE= FIRST FLOOR ELEVATION
 FG = FINISHED GRADE
 FL = FLOWLINE
 GB = GRADE BREAK
 ME = MATCH EXISTING
 TBC= TOP BACK OF CURB
 TC = TOP OF CONCRETE

LEGEND:

----- GB ----- GRADE BREAK

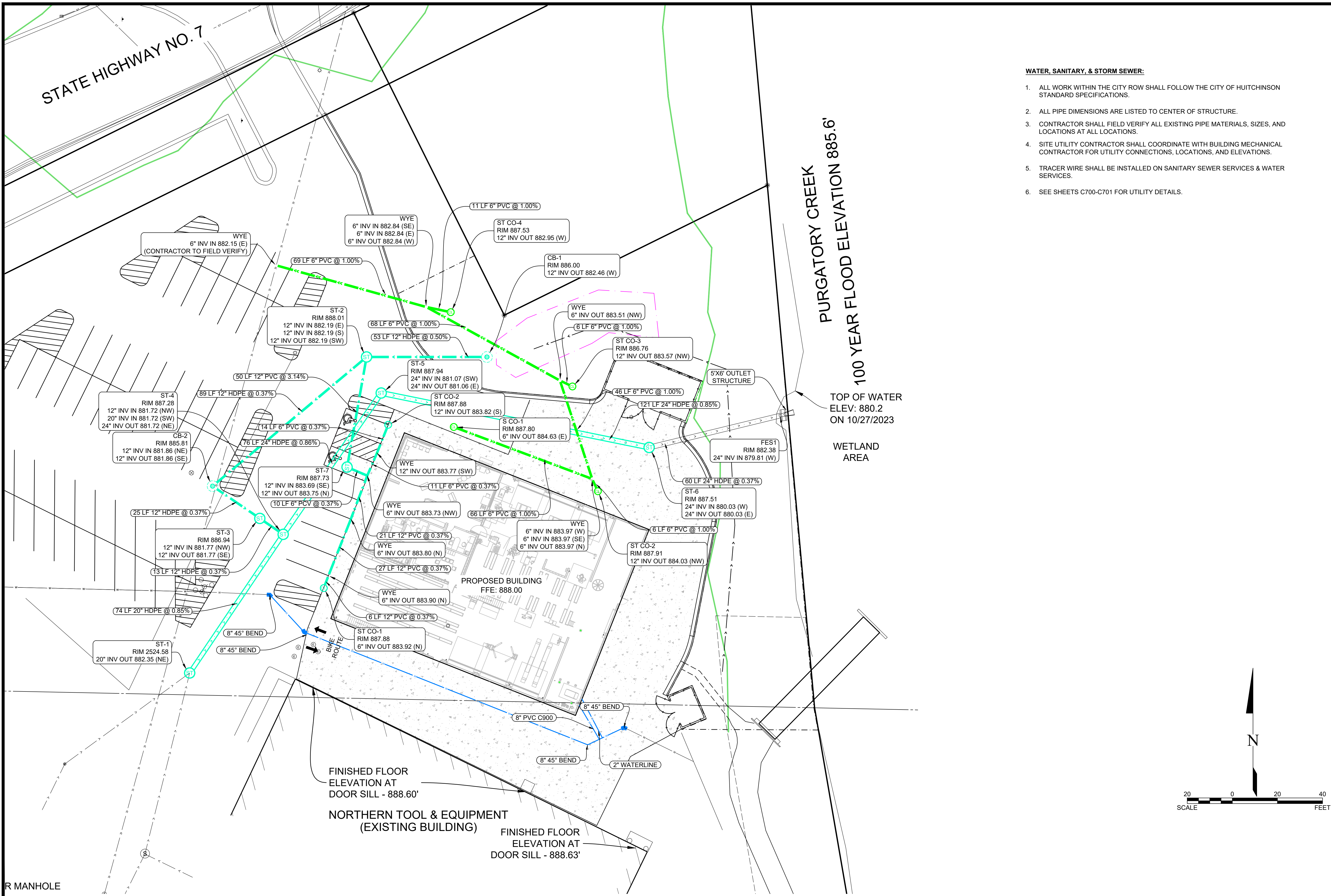
NO.	DATE	REVISION

DRAFTED	DEF
REVIEWED	MRF
PROJECT NUMBER	2314-00145.2
ISSUE DATE	02/2024

LES SCHWAB
 LES SCHWAB TIRE CENTER
 MINNETONKA, MINNESOTA
GRADING LAYOUT

SHEET
C500

STATE HIGHWAY NO. 7



WATER, SANITARY, & STORM SEWER:

1. ALL WORK WITHIN THE CITY ROW SHALL FOLLOW THE CITY OF HUITCHINSON STANDARD SPECIFICATIONS.
2. ALL PIPE DIMENSIONS ARE LISTED TO CENTER OF STRUCTURE.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE MATERIALS, SIZES, AND LOCATIONS AT ALL LOCATIONS.
4. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH BUILDING MECHANICAL CONTRACTOR FOR UTILITY CONNECTIONS, LOCATIONS, AND ELEVATIONS.
5. TRACER WIRE SHALL BE INSTALLED ON SANITARY SEWER SERVICES & WATER SERVICES.
6. SEE SHEETS C700-C701 FOR UTILITY DETAILS.

PURGATORY CREEK
100 YEAR FLOOD ELEVATION 885.6'

TOP OF WATER
ELEV: 880.2
ON 10/27/2023

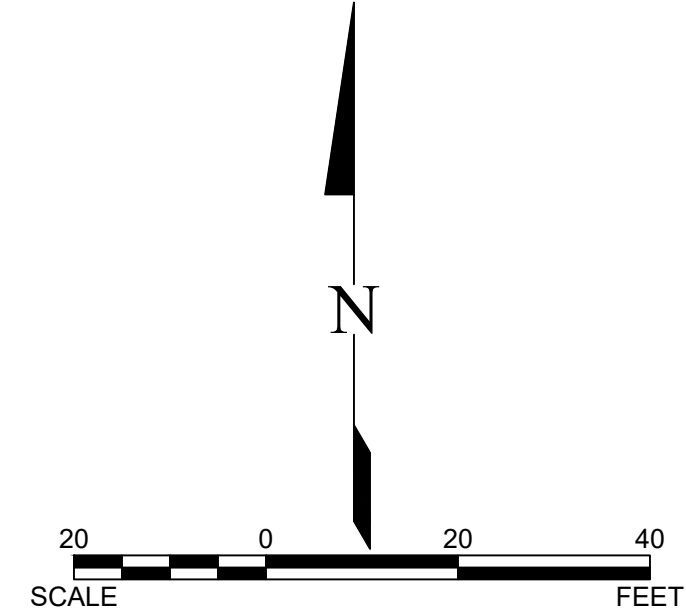
WETLAND
AREA

PROPOSED BUILDING
FFE: 888.00

FINISHED FLOOR
ELEVATION AT
DOOR SILL - 888.60'

NORTHERN TOOL & EQUIPMENT
(EXISTING BUILDING)

FINISHED FLOOR
ELEVATION AT
DOOR SILL - 888.63'



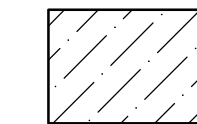
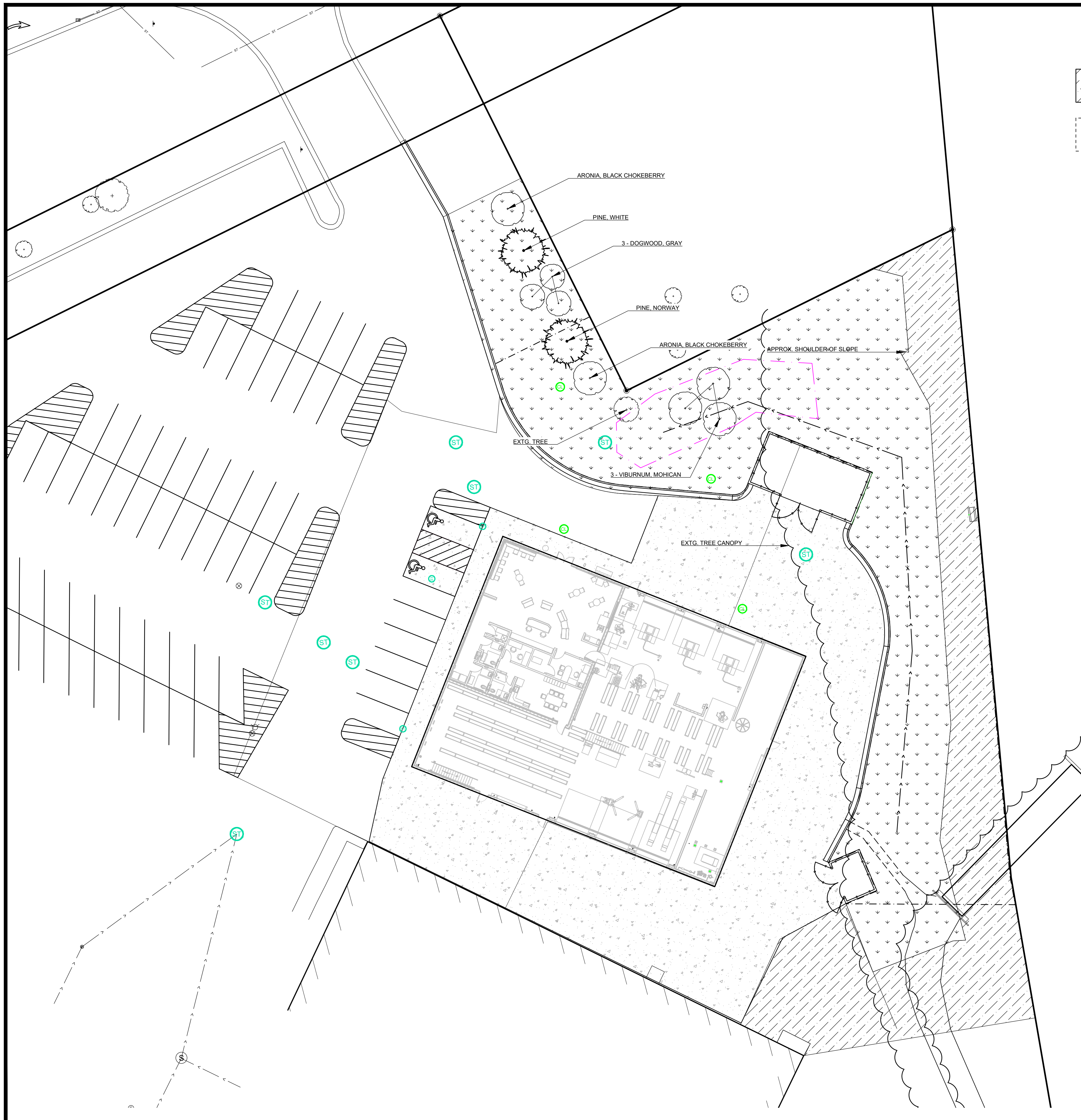
NO.	DATE	REVISION

DRAFTED	DEF
REVIEWED	MRF
PROJECT NUMBER	2314-00145.2
ISSUE DATE	02/2024

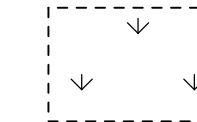
LES SCHWAB
LES SCHWAB TIRE CENTER
MINNETONKA, MINNESOTA

UTILITY LAYOUT

SHEET
C400



EXTG. SITE TO REMAIN LARGELY UNDISTURBED



IRRIGATED LANDSCAPE AREA - APPROX. 8,275 SF

BROADCAST OR HYDROSEED MIXTURE: RATE NOT LESS THAN 5 LBS PER 1000 SF

HYDROSEED MULCH SLURRY: APPLIED AT RATE NOT LESS THAN 2,000 LBS PER ACRE
SEE SPECIFICATION: SECTION 32 9200, PART 2.05 HYDROSEEDING MULCHES

SEED MIX TO MAY INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES:

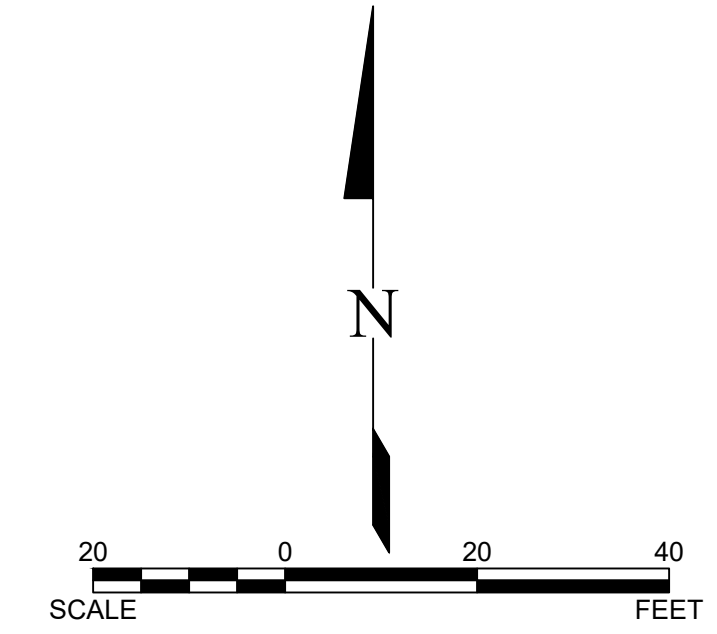
Mix approved by the Xerces Society for Pollinator habitat enhancement and restoration.
For wet mesic soil sites, height 2'-6'

Grasses:	Scientific Name	Common Name	% of Mix	Seeds/ Sq Ft	PLS lbs/ac	Bloom Season
	<i>Andropogon gerardii</i>	Big Bluestem	8.00	2.35	0.64	Summer
	<i>Calamagrostis canadensis</i>	Blue-joint Grass	0.15	1.23	0.01	Summer
	<i>Elymus virginicus</i>	Virginia Wild Rye	16.50	2.04	1.32	Summer
	<i>Glyceria grandis</i>	Reed Manna Grass	2.40	5.63	0.19	Summer
	<i>Glyceria striata</i>	Fowl Manna Grass	1.35	3.57	0.11	Summer
	<i>Leersia oryzoides</i>	Rice Cutgrass	5.00	5.00	0.40	Summer
	<i>Panicum virgatum</i>	Switchgrass	4.00	1.65	0.32	Summer
	<i>Sorghastrum nutans</i>	Indian Grass	11.00	3.88	0.88	Summer
	<i>Spartina pectinata</i>	Prairie Cordgrass	2.00	0.39	0.16	Summer
	Sedges/Rushes:					
	<i>Carex comosa</i>	Bottlebrush Sedge	0.75	0.66	0.06	Summer
	<i>Carex stipitata</i>	Awl-fruited Sedge	3.00	3.00	0.24	Summer
	<i>Carex vulpinoidea</i>	Fox Sedge	3.00	7.14	0.24	Summer
	<i>Scirpus atrovirens</i>	Green Bulrush	0.25	3.38	0.02	Summer
	<i>Scirpus cyperinus</i>	Woolgrass	0.20	9.99	0.02	Summer
	Forbs:					
	<i>Anemone canadensis</i>	Canada Anemone	0.35	0.08	0.03	Spring
	<i>Asclepias incarnata</i>	Swamp Milkweed	6.00	0.85	0.48	Summer
	<i>Asclepias syriaca</i>	Common Milkweed	2.25	0.26	0.18	Summer
	<i>Bottonia asteroides</i>	False Aster	0.75	3.53	0.06	Fall
	<i>Desmodium canadense</i>	Showy Tick-trefoil	3.00	0.48	0.24	Summer
	<i>Doellingeria umbellata</i>	Flat-topped Aster	0.30	0.59	0.02	Fall
	<i>Eupatorium perfoliatum</i>	Boneset	0.30	2.20	0.02	Fall
	<i>Eutrochium maculatum</i>	Joe-pye Weed	0.50	1.77	0.04	Summer
	<i>Gentiana andrewsii</i>	Bottle Gentian	0.25	2.06	0.02	Summer
	<i>Helenium autumnale</i>	Sneezeweed	1.00	3.82	0.08	Fall
	<i>Helianthus maximiliani</i>	Maximilian's Sunflower	0.50	0.19	0.04	Summer
	<i>Hypericum pyramidatum</i>	Great St. Johnswort	0.25	1.40	0.02	Summer
	<i>Iris versicolor</i>	Northern Blueflag Iris	1.00	0.04	0.08	Spring
	<i>Liatris ligulistylis</i>	Meadow Blazing Star	0.80	0.24	0.06	Summer
	<i>Liatris pycnostachya</i>	Prairie Blazing Star	3.50	1.13	0.28	Summer
	<i>Lobelia cardinalis</i>	Cardinal Flower	0.20	2.35	0.02	Summer
	<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.30	4.41	0.02	Summer
	<i>Lythrum alatum</i>	Winged Loosestrife	1.00	27.77	0.08	Summer
	<i>Mimulus ringens</i>	Monkey Flower	0.30	20.28	0.02	Summer
	<i>Monarda fistulosa</i>	Wild Bergamot	0.75	1.54	0.06	Summer
	<i>Physostegia virginiana</i>	Obsidian Plant	0.75	0.24	0.06	Summer
	<i>Pycnanthemum virginianum</i>	Mountain Mint	0.35	2.26	0.03	Summer
	<i>Ratibida pinnata</i>	Yellow Coneflower	1.50	1.32	0.12	Summer
	<i>Rudbeckia hirta</i>	Black-eyed Susan	1.50	4.06	0.12	Summer
	<i>Silphium perfoliatum</i>	Cup Plant	4.00	0.16	0.32	Summer
	<i>Solidago riddellii</i>	Riddell's Goldenrod	0.45	1.23	0.04	Fall
	<i>Solidago rigida</i>	Stiff Goldenrod	1.00	1.20	0.08	Fall
	<i>Solidago uliginosa</i>	Bog Goldenrod	0.35	1.49	0.03	Fall
	<i>Symphoricarum lanceolatum</i>	Panicled Aster	0.25	1.10	0.02	Fall
	<i>Symphoricarum novae-angliae</i>	New England Aster	2.00	3.88	0.16	Fall
	<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	0.55	0.32	0.04	Summer
	<i>Verbena hastata</i>	Blue Vervain	1.00	2.73	0.08	Summer
	<i>Vernonia fasciculata</i>	Ironweed	3.00	2.12	0.24	Summer
	<i>Veronicastrum virginicum</i>	Culver's Root	0.40	9.40	0.03	Summer
	<i>Zizia aurea</i>	Golden Alexanders	2.00	0.65	0.16	Spring
			100.00	157.06	8.00	

Seeds/sq ft: 157.00
Grass Species: 9
Sedges/Rush Sp: 5
Forb Species: 35

LEGEND

- SHRUB
- EVERGREEN TREE



NO.	DATE	REVISION

DRAFTED: PMB
REVIEWED: MMR
PROJECT NUMBER: 2314-00145.2
ISSUE DATE: 4-2-24

LES SCHWAB TIRE CENTER
LES SCHWAB
MINNETONKA, MN
LANDSCAPE LAYOUT

SHEET

MATERIAL LEGEND:

- PC-1 FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ 4" HORIZONTAL RELIEF STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY
- PC-2 FABCON PRE-CAST PANEL, EXPOSED AGGREGATE, MFR. FINISH, COLOR: WHITE
- PC-3 FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ VERTICAL PATTERNED RELIEF STAIN: SHERWIN WILLIAMS, COLOR 7594 - CARRIAGE DOOR
- PC-4 FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ 4" VERTICAL RELIEF STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY
- SP-1 SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
- SF-1 SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
- EP-2 EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
- R-4 STANDING SEAM METAL ROOFING, COLOR: DARK BRONZE
- F-1 HORIZONTAL SLAT STEEL FENCING, COLOR: DARK BRONZE



PERSPECTIVE



FRONT ELEVATION
 1/8" = 1'-0"



SHOWROOM ELEVATION
 1/8" = 1'-0"

NE CORNER HWY 101 & HWY 7, MINNETONKA, MN
 7 BAY LH BTB STORE - PROTOTYPE Q1 2024
LES SCHWAB TIRE CENTER - MINNETONKA, MN

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PROTO SET Q1 2024

05.15.2024
 PROJECT# | 2405
 DESIGNED BY | NC
 DRAWN BY | DM/NC
 REVISIONS

EXTERIOR ELEVATIONS

A2.1

MATERIAL LEGEND:

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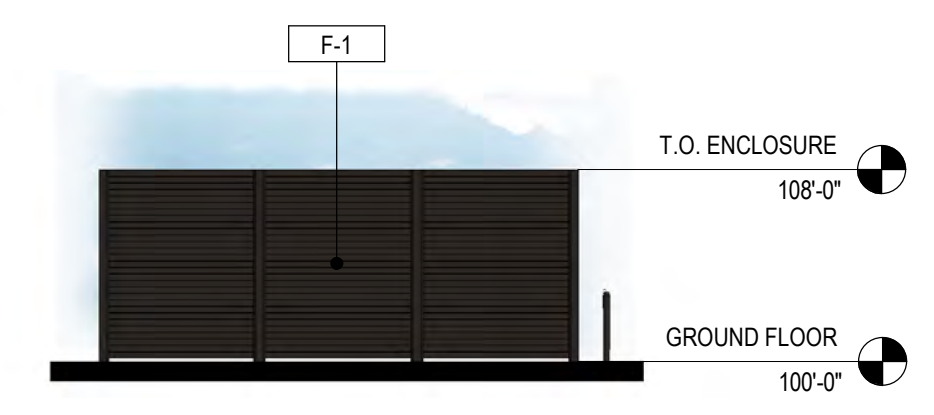
PERSPECTIVE



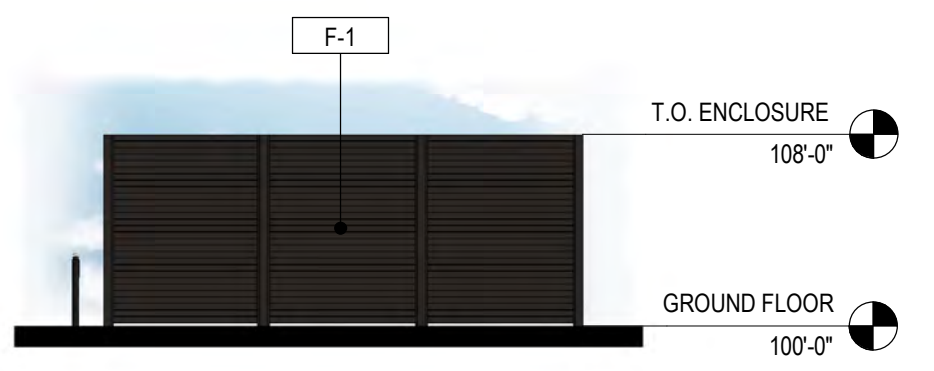
REAR ELEVATION
1/8" = 1'-0"



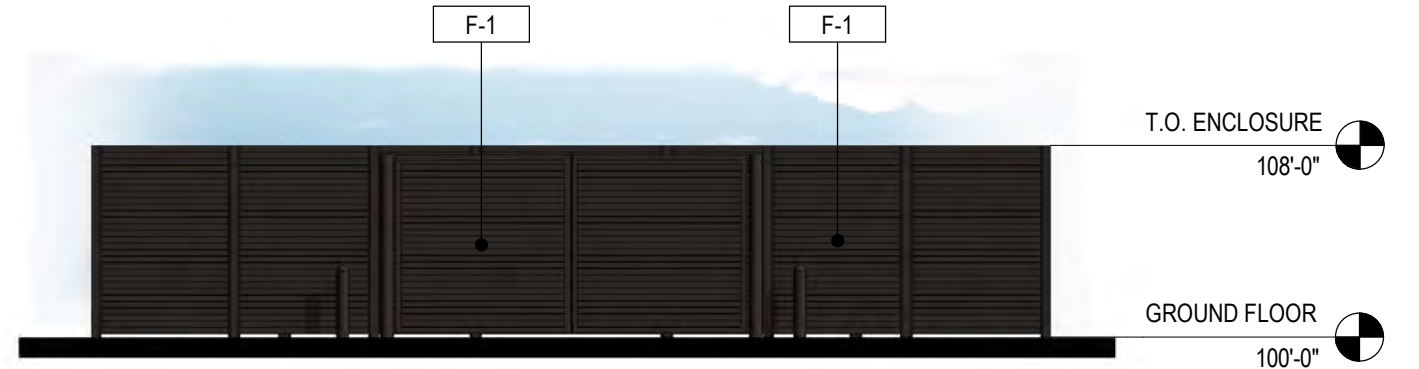
LOADING ELEVATION
1/8" = 1'-0"



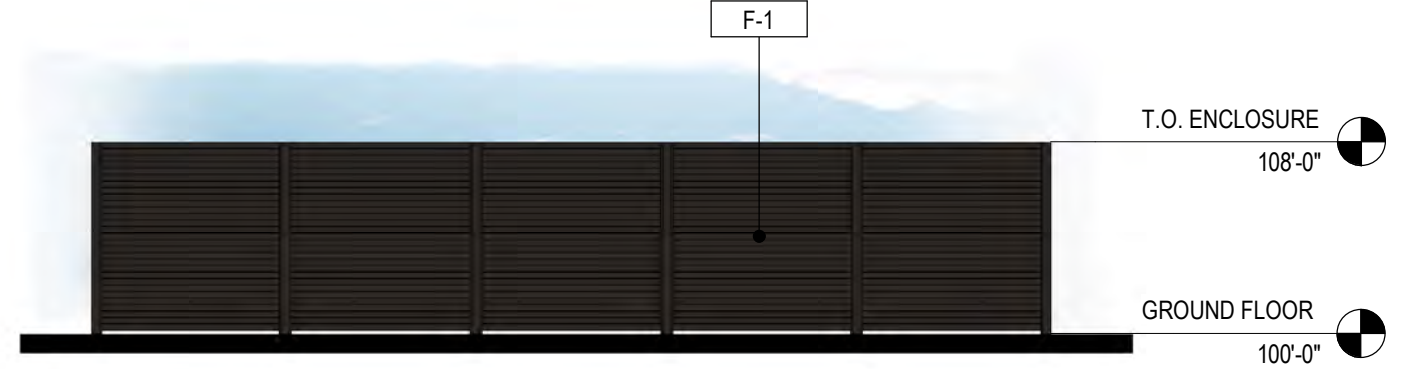
BULLPEN LEFT ELEVATION
1/8" = 1'-0"



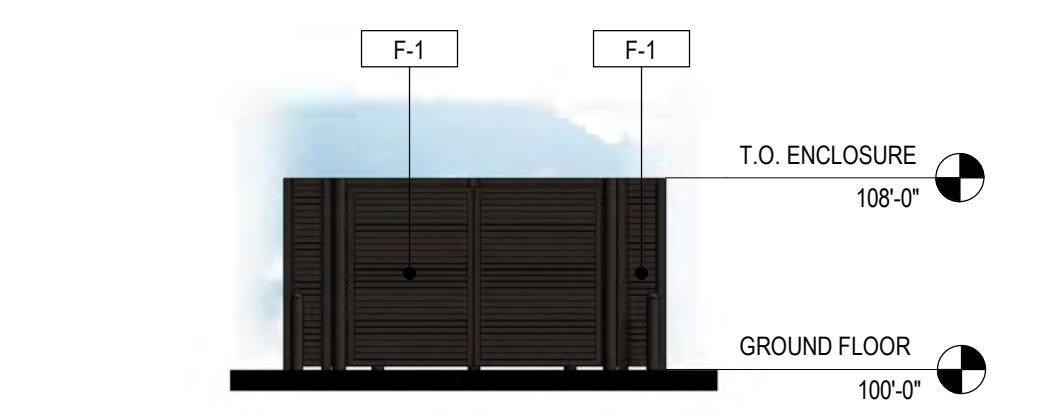
BULLPEN RIGHT ELEVATION
1/8" = 1'-0"



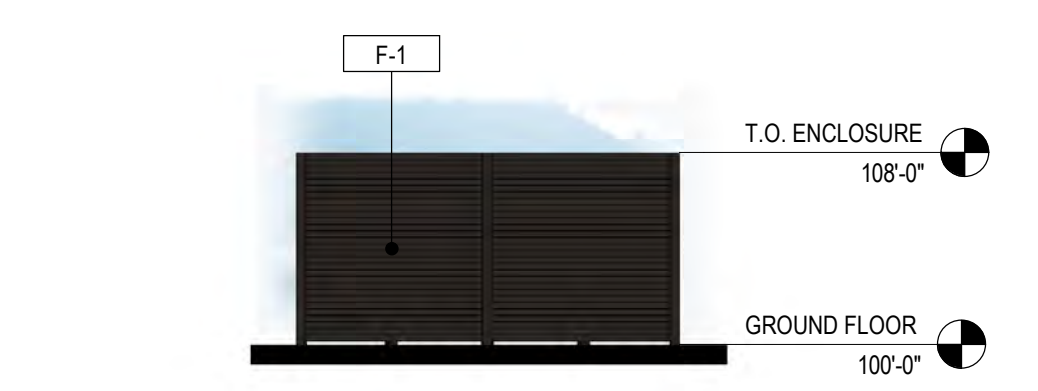
BULLPEN FRONT ELEVATION
1/8" = 1'-0"



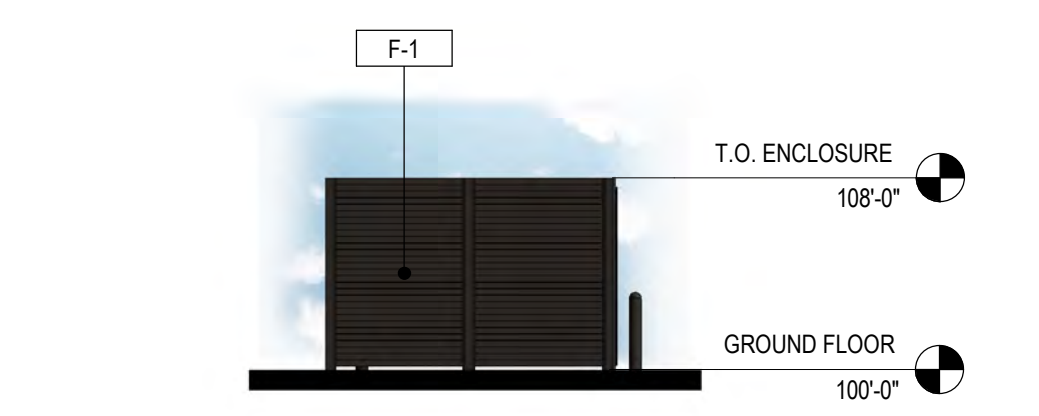
BULLPEN REAR ELEVATION
1/8" = 1'-0"



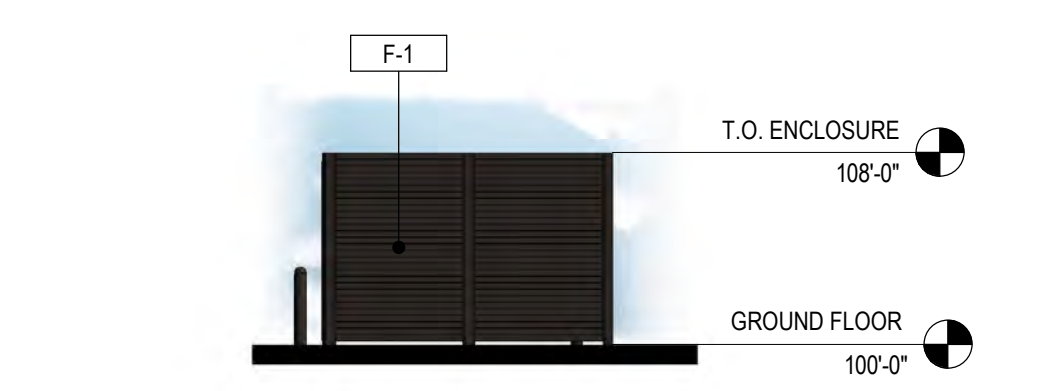
TRASH ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE REAR ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE LEFT ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE RIGHT ELEVATION
1/8" = 1'-0"

NE CORNER HWY 101 & HWY 7, MINNETONKA, MN
 7 BAY LH BTB STORE - PROTOTYPE Q1 2024
LES SCHWAB TIRE CENTER - MINNETONKA, MN

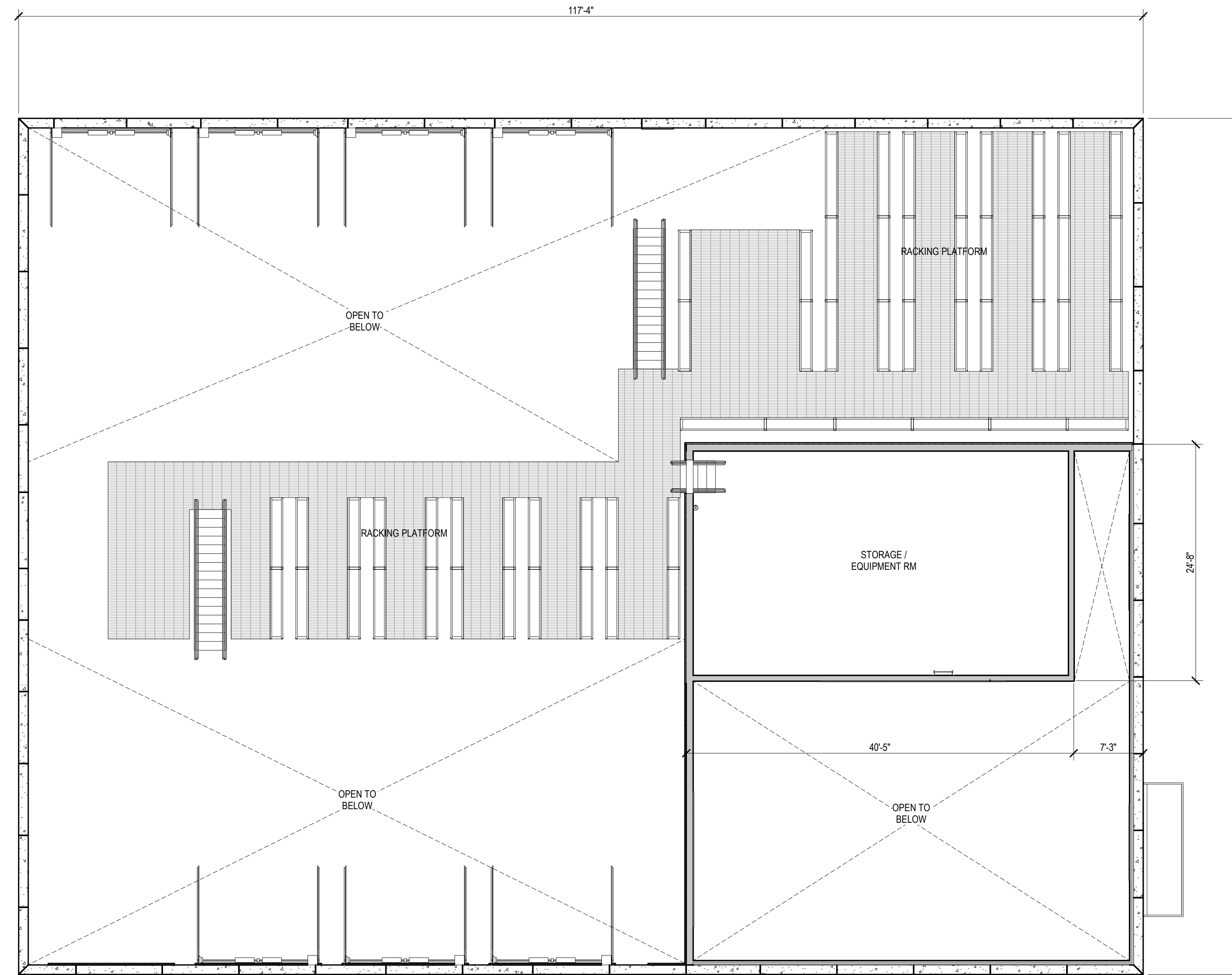
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PROTO SET Q1 2024

05.15.2024
PROJECT# | 2405
DESIGNED BY | JNC
DRAWN BY | DM
REVISIONS

EXTERIOR ELEVATIONS

A2.2

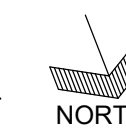
SECOND FLOOR AREA - NET		
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	2637 SF
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	969 SF
		3596 SF



NE CORNER HWY 101 & HWY 7, MINNETONKA, MN
 7 BAY LH BTB STORE - PROTOTYPE Q1 2024
LES SCHWAB TIRE CENTER - MINNETONKA, MN

STORAGE/RACKING PLATFORM PLAN

1/8" = 1'-0"



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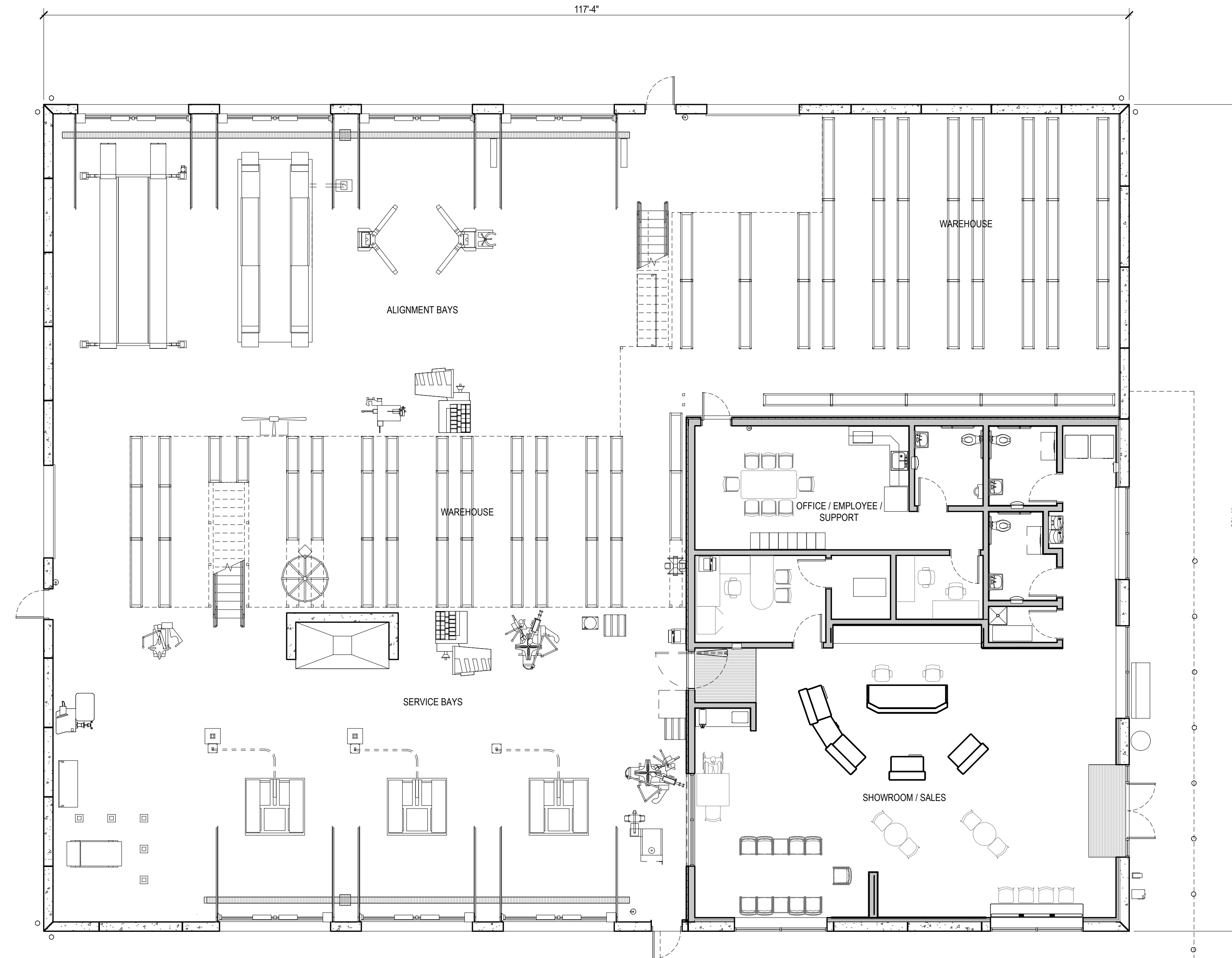
PROTO SET Q1 2024

05.15.2024
 PROJECT# | 2405
 DESIGNED BY | NC
 DRAWN BY | NC
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STORAGE/RACKING
 PLATFORM FLOOR
 PLAN

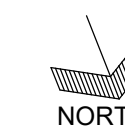
A1.2

GROUND FLOOR AREA - NET		
GROUND FLOOR		
SHOWROOM / SALES	M OCCUPANCY	1779 SF
OFFICE / EMPLOYEE / SUPPORT	B OCCUPANCY	724 SF
WAREHOUSE	S-1 OCCUPANCY	3080 SF
SERVICE BAYS	S-1 OCCUPANCY	2347 SF
ALIGNMENT BAYS	S-1 OCCUPANCY	2146 SF
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	2637 SF
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	959 SF
		13671 SF



GROUND FLOOR PLAN

1/8" = 1'-0"



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GROUND FLOOR PLAN

A1.1