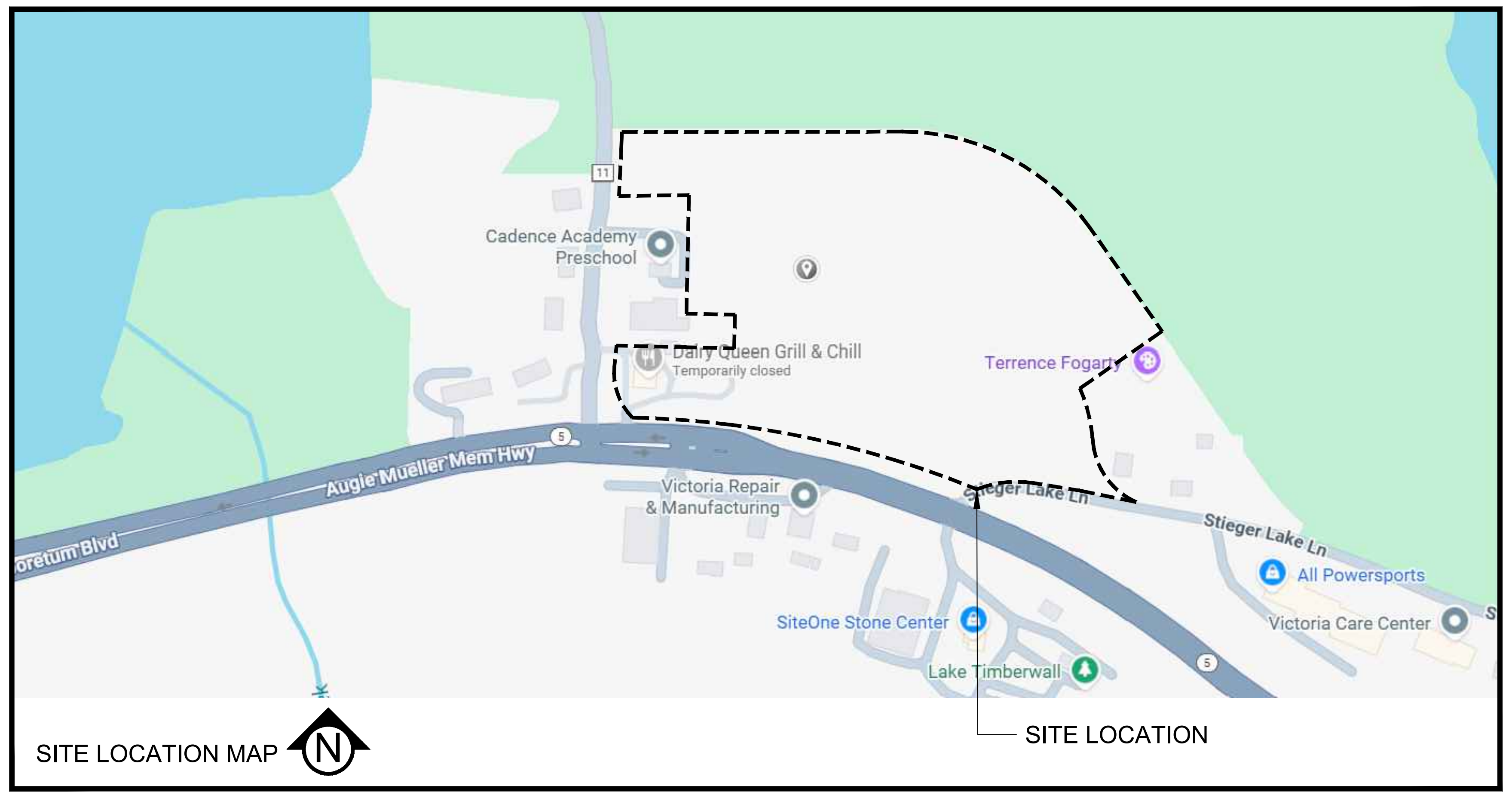
VICTORIA DOWNTOWN WEST MASTERPLAN

VICTORIA, MINNESOTA

ISSUED FOR: WATERSHED RESUBMITTAL



SITE LOCATION MAP

PROJECT CONTACTS

	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CONFLUENCE 901 N 3RD ST #225, MINNEAPOLIS, MN 55401	JAKE CORYELL 612-333-3702 JCORYELL@THINKCONFLUENCE.COM
DEVELOPER	MONARCH DEVELOPMENT PARTNERS, LLC 441 SECOND STREET EXCELSIOR, MN 55331	CARL RUNCK 612-209-6688 CARL@MONARCHDEVELOPMENTPARTNERS.COM
PROPERTY OWNER	CITY OF VICTORIA	
ARCHITECT	DJR ARCHITECTURE 333 WASHINGTON AVENUE N., SUITE 210 MINNEAPOLIS, MN 55401	SHELDON BERG 612-676-2700 SBERG@DJR-INC.COM
ARCHITECT	SAUNTER ARCHITECTS	KYLE HUBERTY 612-298-4402 KYLE@SAUNTERARCHITECTS.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	BRAUN INTERTEC CORPORATION 11001 HAMPSHIRE AVENUE SOUTH MINNEAPOLIS, MN 55438	JOSHUA J. VAN ABEL 952-995-2000 EMAIL

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's below. Call before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	PROJECT NOTES
C1.0	REMOVALS PLAN - OVERALL
C1.1	REMOVALS PLAN - NW
C1.2	REMOVALS PLAN - NE
C1.3	REMOVALS PLAN - SW
C1.4	REMOVALS PLAN - SE
W.1	WETLAND IMPACT PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - NW
C2.2	SITE PLAN - NE
C2.3	SITE PLAN - SW
C2.4	SITE PLAN - SE
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - NW
C3.2	GRADING PLAN - NE
C3.3	GRADING PLAN - SW
C3.4	GRADING PLAN - SE
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - NW
C4.2	UTILITY PLAN - NE
C4.3	UTILITY PLAN - SW
C4.4	UTILITY PLAN - SE
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	CIVIL DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS OVERALL
SW1.1	SWPPP - EXISTING CONDITIONS NW
SW1.2	SWPPP - EXISTING CONDITIONS NE
SW1.3	SWPPP - EXISTING CONDITIONS SW
SW1.4	SWPPP - EXISTING CONDITIONS SE
SW1.5	SWPPP - PROPOSED CONDITIONS OVERALL
SW1.6	SWPPP - PROPOSED CONDITIONS NW
SW1.7	SWPPP - PROPOSED CONDITIONS NE
SW1.8	SWPPP - PROPOSED CONDITIONS SW
SW1.9	SWPPP - PROPOSED CONDITINOS SE
SW1.10	SWPPP - DETAILS & NARRATIVE
SW1.11	SWPPP - NARRATIVE

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		134,787 SF	29.9%	
PAVEMENT	0 SF	0.0%		185,187 SF	41.1%	
TOTAL	0 SF	0.0%	0.0 AC	319,974 SF	71.0%	7.3 AC
PERVIOUS SURFACES						
TOTAL	450,663 SF	100.0%	10.3 AC	130,689 SF	29.0%	3.0 AC
TOTAL SITE AREA	450,663 SF	100.0%	10.3 AC	450,663 SF	100.0%	10.3 AC
DIFFERENCE (EX. VS PROP.)	319,974 SF	71.0%				
DISTURBED AREA	63,971 SF	1.5 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	63,971 SF
SILT FENCE/BIO-ROLL	±1600 LF
EROSION CONTROL BLANKET	0 SF
INLET PROTECTION DEVICES	±7 EA

	EXISTING CONDITION			PROPOSED CONDITION		
STIEGER ROW						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	57,541 SF	59.7%		73,804 SF	76.5%	
TOTAL	57,541 SF	59.7%	1.32 AC	73,804 SF	76.5%	1.69 AC
PERVIOUS SURFACES						
TOTAL	38,892 SF	40.3%	0.89 AC	22,629 SF	23.5%	0.52 AC
TOTAL ROW AREA	96,433 SF		2.21 AC	96,433 SF		2.21 AC

ZONING INFORMATION	
ZONING DISTRICT	CBD - CENTRAL BUSINESS DISTRICT
DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	50 FT
MINIMUM FRONT YARD BUILDING SETBACK	NO REQUIREMENT
MINIMUM SIDE YARD BUILDING SETBACK	NO REQUIREMENT
MINIMUM REAR YARD BUILDING SETBACK	NO REQUIREMENT
MINIMUM SURFACE PARKING SETBACK	NO REQUIREMENT
FRONTAGE REQUIREMENTS	
PARKING REQUIREMENTS	
MINIMUM PARKING RATIO	TBD BY CITY OF ROSEVILLE PLANNING STAFF
MAXIMUM PARKING RATIO	TBD BY CITY OF ROSEVILLE PLANNING STAFF

PARKING DATA

USE	UNITS / SF	REQUIRED STALLS	PROVIDED STALLS
MULTI FAM/MIXED USE BLDG A	11 UNITS	16.5	22
TOWNHOME / CONDO PHASE 1	40	60	80
BIG HOUSE / CONDO PHASE 2	44	66	88
TOTAL UNDERGROUND STALLS		**142.5**	**190**
RETAIL BLDG A	2500	9	
RESTAURANT BLDG A	4500	81	
RESTAURANT BLDG B	3000	54	
RETAIL BLDG B	3000	11	
RETAIL BLDG C	2000	18	
COMMUNITY BLDG C	3000	54	
RETAIL BLDG D	6000	22	
RETAIL BLDG E	4200	15	
TOTAL SURFACE STALLS		**264**	**206**
TOTAL OVERALL STALLS		**406.5**	**396**

Retail + Mixed Use Parking Summary:

Victoria Zoning Code Requirements: SECTION 20 - OFF-STREET PARKING AND LOADING

Multiple-family, Downtown West District, Subzone B1

1.5 spaces per dwelling unit, 1 of the 1.5 spaces to be enclosed per unit

Retail stores and service establishments 3.6 spaces per 1,000 gross square feet

Restaurants liquor 18 spaces per 1,000 square feet of gross leasable area

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF VICTORIA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP. PARKING LOT PAINTING FOR ANY PUBLIC PARKING AREAS SHALL BE ACRYLIC PAINT MEETING CITY OF VICTORIA STANDARD SPECIFICATIONS.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

OPERATIONAL NOTES	
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
3. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
4. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A “RIGHT OF WAY EXCAVATION PERMIT”. CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
5. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
6. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
7. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
8. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
9. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
11. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
15. TOLERANCES
    - 15.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 15.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. MAINTENANCE
    - 16.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 16.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 16.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
7. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. A MINIMUM OF 7.5 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF VICTORIA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

CITY OF VICTORIA UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

CITY OF VICTORIA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

Know what's below.
Call before you dig.

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST
MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

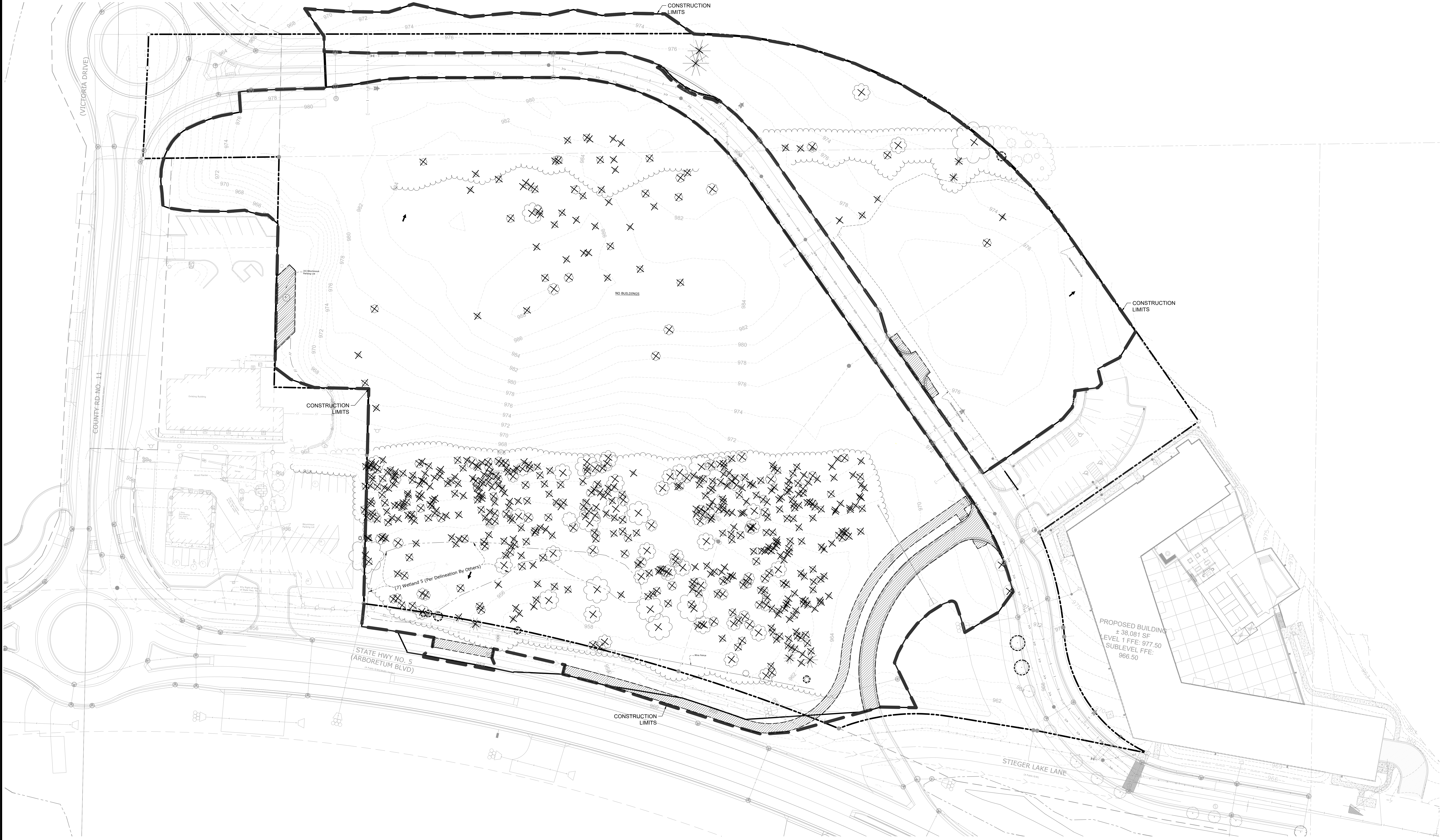
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NOTES

C0.1


CONSTRUCTION LIMITS
(VICTORIA DRIVE)
COUNTY RD NO. 11
NO BUILDINGS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
[7] Wetland 5 (Per Delineation By Others)
STATE HWY NO. 5 (ARBORETUM BLVD)
CONSTRUCTION LIMITS
PROPOSED BUILDING
± 38,081 SF
LEVEL 1 FFE: 977.50
SUBLEVEL FFE:
966.50
STIEGER LAKE LANE

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.11

OWNER INFORMATION
CITY OF VICTORIA

CARL RUNCK
612-209-6688
CARL@MONARCHDEVELOPMENTPARTNERS.COM

REMOVALS PLAN LEGEND (SHEETS C1.0-C1.4):

▨	REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
▩	REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
▧	REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
▬ ▬ ▬	CONSTRUCTION LIMITS
— - —	PROPERTY LINE
─	REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
◌	TREE PROTECTION
✕	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

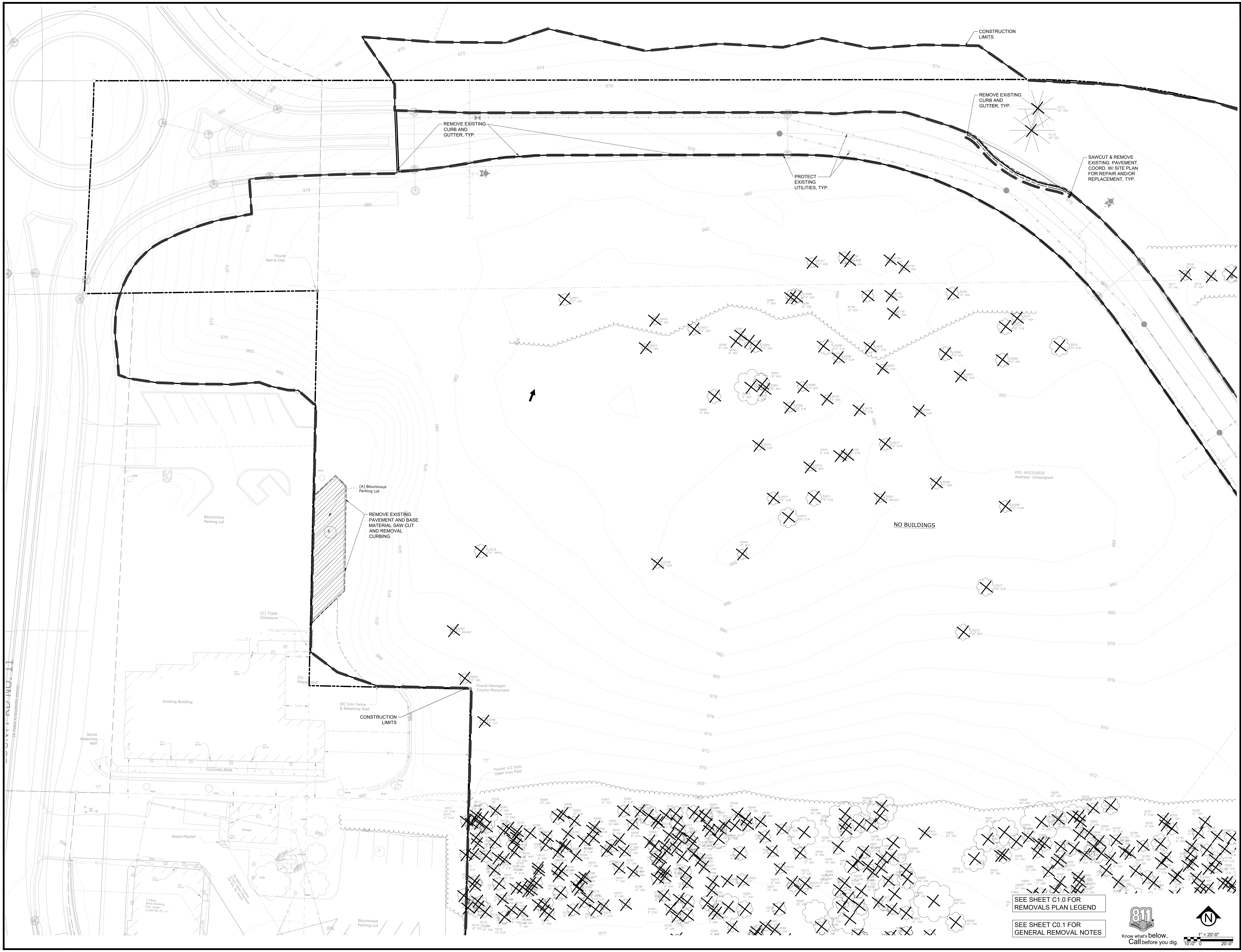
SEE SHEET C0.1 FOR
GENERAL REMOVAL NOTES

Know what's below.
Call before you dig.

N
1" = 40'-0"
20'-0" 0 40'-0"

REMOVALS PLAN
- OVERALL

C1.0


CONSTRUCTION LIMITS
REMOVE EXISTING CURB AND GUTTER, TYP.
REMOVE EXISTING CURB AND GUTTER, TYP.
PROTECT EXISTING UTILITIES, TYP.
SAWCUT & REMOVE EXISTING PAVEMENT. COORD. W/ SITE PLAN FOR REPAIR AND/OR REPLACEMENT, TYP.
Found Nail & Disc
[A] Bituminous Parking Lot
REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
Bituminous Parking Lot
[C] Trash Enclosure
[D] Playground
[B] Iron Fence & Retaining Wall
Existing Building
Found Hennepin County Monument
CONSTRUCTION LIMITS
Found 1/2 Inch Open Iron Pipe
Stone Retaining Wall
Concrete Walk
Garage
Wood Planter
Bituminous Parking Lot
PID: 652310020
Address: Unassigned
NO BUILDINGS
Know what's below. Call before you dig.
1" = 20'-0"
10'-0"
0
20'-0"

SEE SHEET C1.0 FOR REMOVALS PLAN LEGEND

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

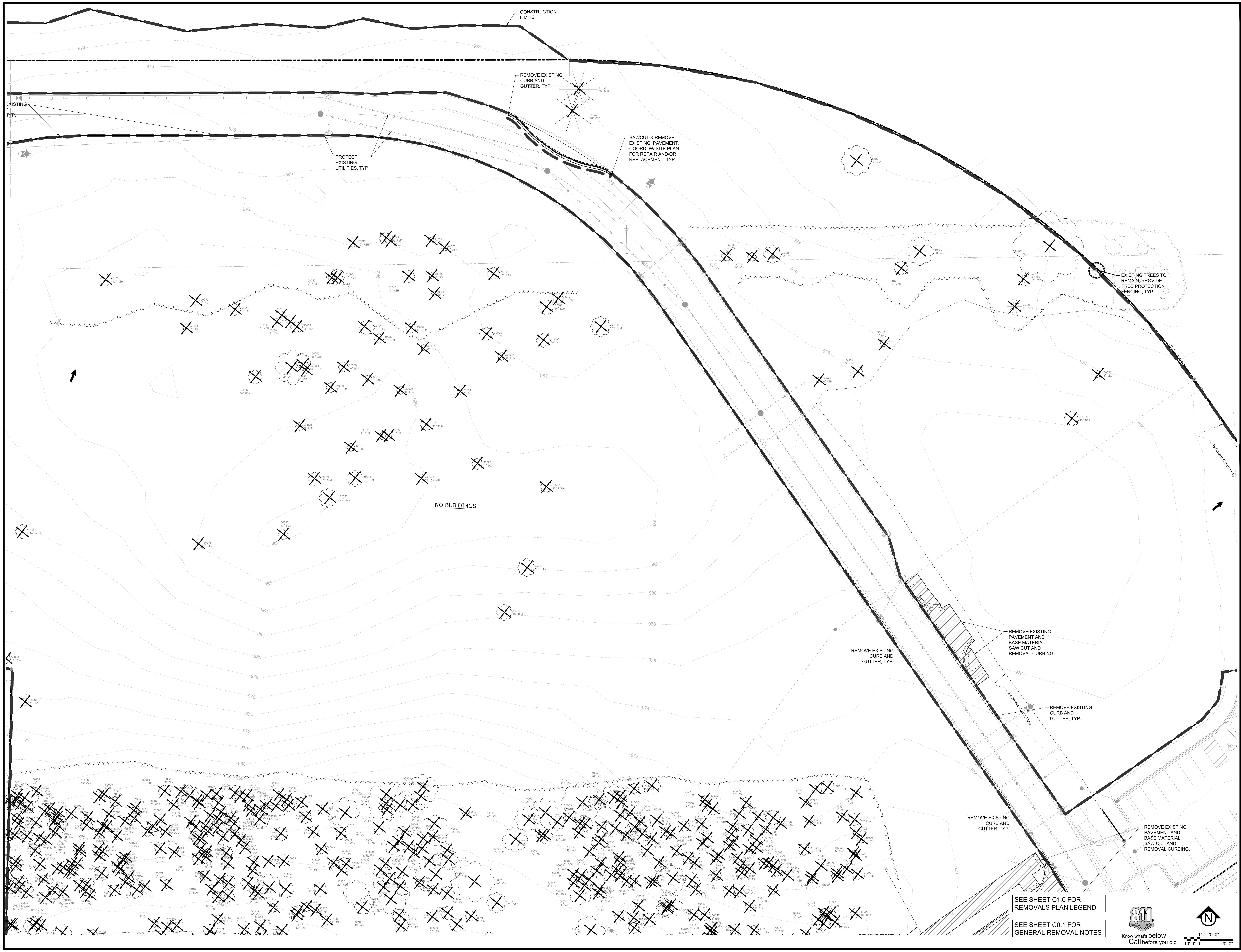
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NW

C1.1


CONSTRUCTION LIMITS
EXISTING
TYP.
REMOVE EXISTING CURB AND GUTTER, TYP.
SAWCUT & REMOVE EXISTING PAVEMENT. COORD. W/ SITE PLAN FOR REPAIR AND/OR REPLACEMENT, TYP.
PROTECT EXISTING UTILITIES, TYP.
EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.
NO BUILDINGS
Sediment Control Log
REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
REMOVE EXISTING CURB AND GUTTER, TYP.
REMOVE EXISTING CURB AND GUTTER, TYP.
REMOVE EXISTING CURB AND GUTTER, TYP.
REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
974
976
978
980
982
984
986
972
970
968
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET C1.0 FOR REMOVALS PLAN LEGEND

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

PRELIMINARY: NOT FOR CONSTRUCTION

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

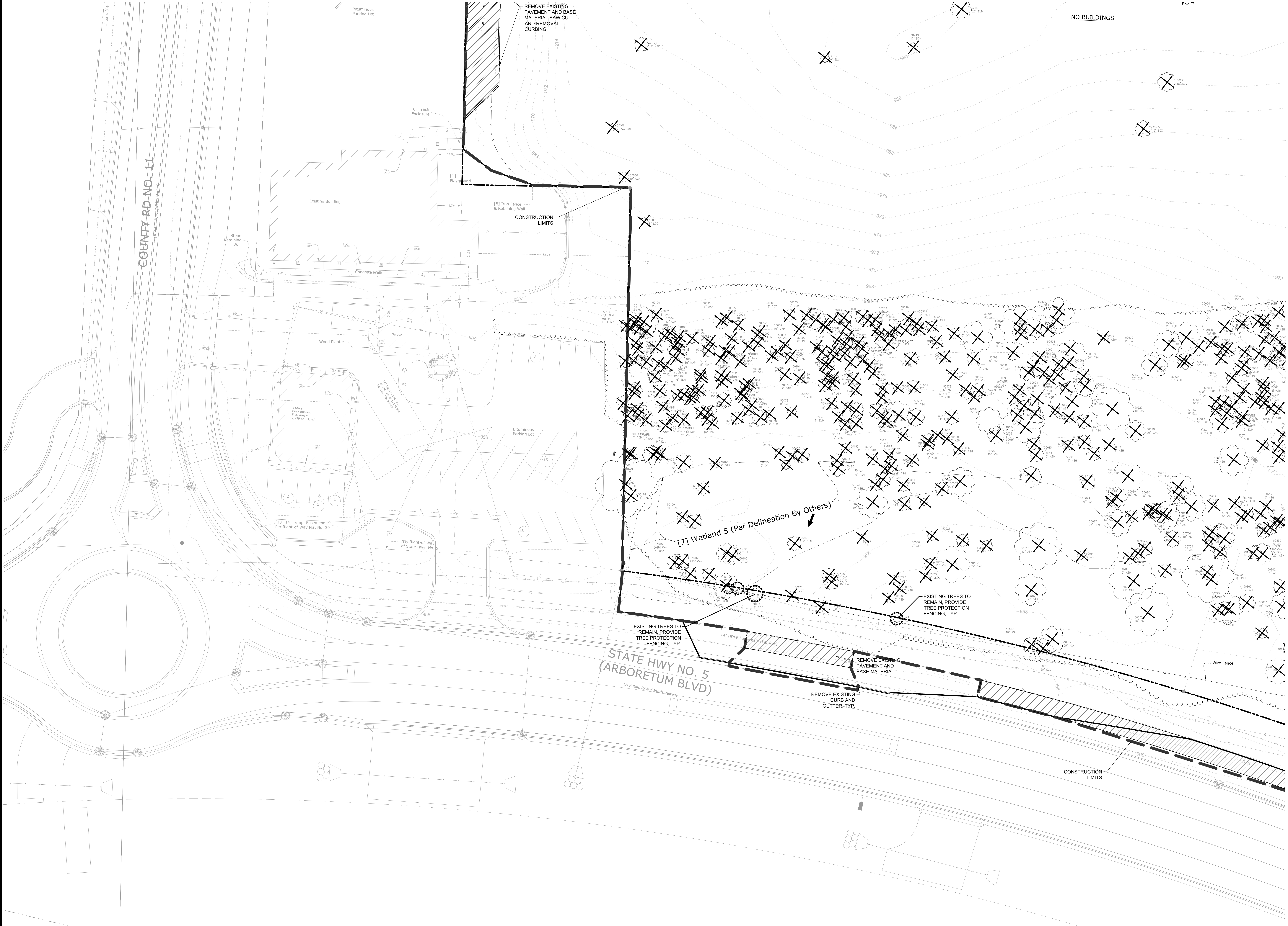
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NE

C1.2


REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
NO BUILDINGS
Bituminous Parking Lot
[C] Trash Enclosure
[D] Playground
Existing Building
[B] Iron Fence & Retaining Wall
CONSTRUCTION LIMITS
Stone Retaining Wall
Concrete Walk
COUNTY RD NO. 11
Wood Planter
Garage
Bituminous Parking Lot
[13][14] Temp. Easement 19 Per Right-of-Way Plat No. 39
N'ly Right-of-Way of State Hwy. No. 5
[7] Wetland 5 (Per Delineation By Others)
EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.
EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.
STATE HWY NO. 5 (ARBORETUM BLVD)
(A Public R/W)(Width Varies)
REMOVE EXISTING PAVEMENT AND BASE MATERIAL.
REMOVE EXISTING CURB AND GUTTER, TYP.
Wire Fence
CONSTRUCTION LIMITS

SEE SHEET C1.0 FOR REMOVALS PLAN LEGEND

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

811 Know what's below. Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

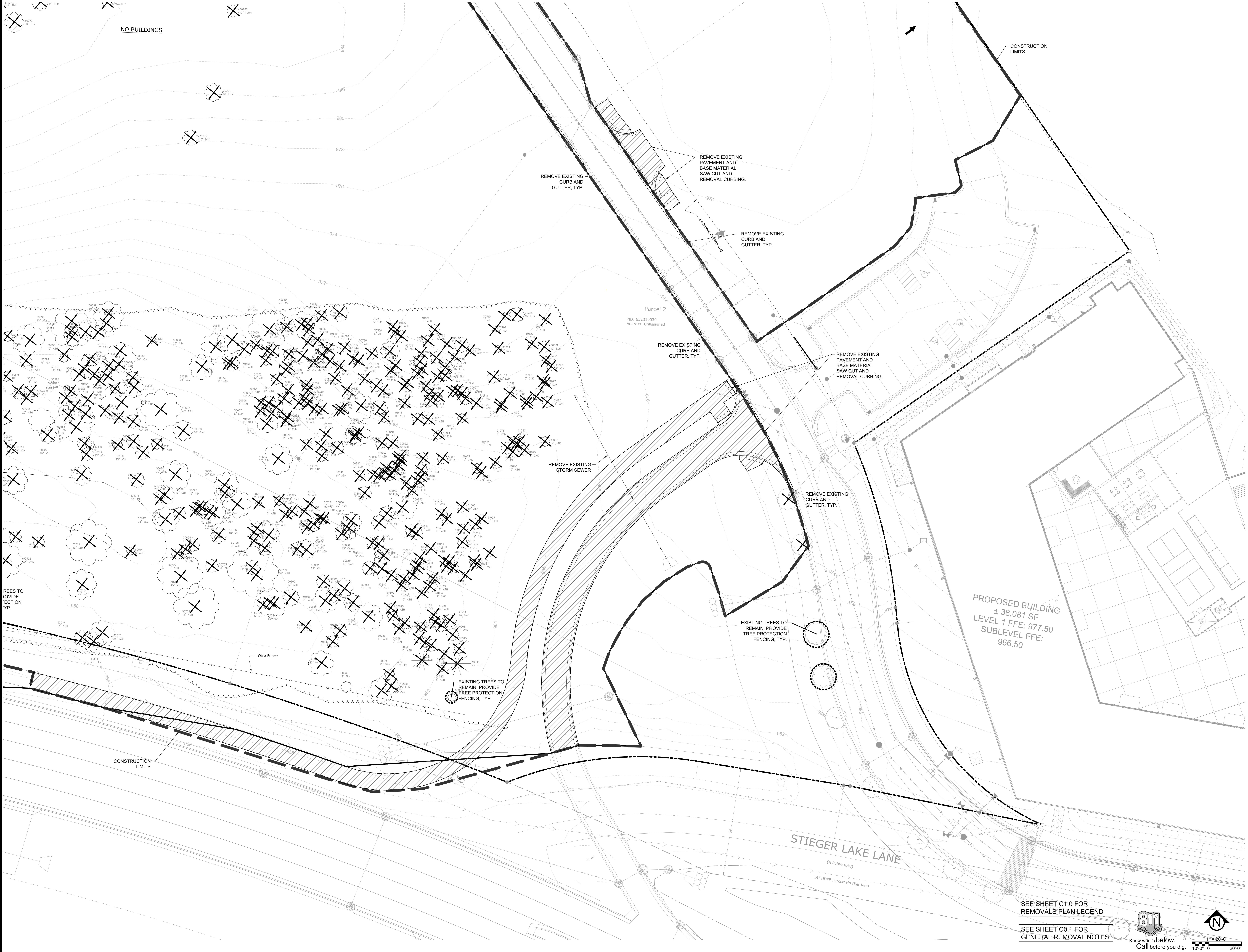
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - SW

C1.3


NO BUILDINGS
CONSTRUCTION LIMITS
REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
REMOVE EXISTING CURB AND GUTTER, TYP.
Sediment Control Log
REMOVE EXISTING CURB AND GUTTER, TYP.
Parcel 2
PID: 652310030
Address: Unassigned
REMOVE EXISTING CURB AND GUTTER, TYP.
REMOVE EXISTING PAVEMENT AND BASE MATERIAL SAW CUT AND REMOVAL CURBING.
REMOVE EXISTING STORM SEWER
REMOVE EXISTING CURB AND GUTTER, TYP.
EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.
EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.
REES TO
ROVIDE
ECTION
YP.
Wire Fence
PROPOSED BUILDING
± 38,081 SF
LEVEL 1 FFE: 977.50
SUBLEVEL FFE: 966.50
CONSTRUCTION LIMITS
STIEGER LAKE LANE
(A Public R/W)
14" HDPE Forcemain (Per Rec)
21" PVC
984
982
980
978
976
974
972
970
964
962
960
958
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET C1.0 FOR
REMOVALS PLAN LEGEND

SEE SHEET C0.1 FOR
GENERAL REMOVAL NOTES

811
Know what's below.
Call before you dig.

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

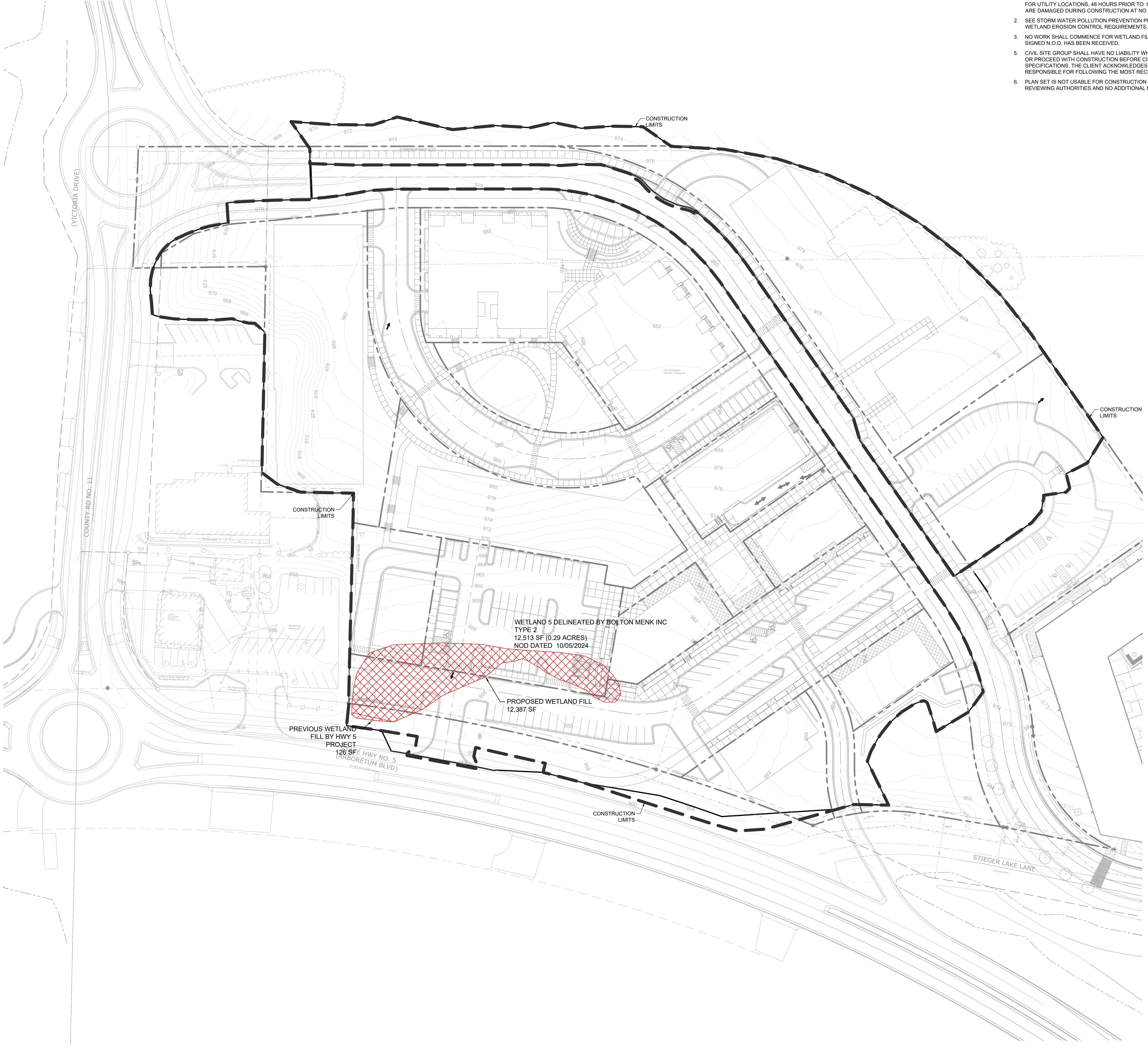
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - SE

C1.4


CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
(VICTORIA DRIVE)
COUNTY RD NO. 11
STATE HWY NO. 5
(ARBORETUM BLVD)
STIEGER LAKE LANE
WETLAND 5 DELINEATED BY BOLTON MENK INC
TYPE 2
12,513 SF (0.29 ACRES)
NOD DATED 10/05/2024
PROPOSED WETLAND FILL
12,387 SF
PREVIOUS WETLAND
FILL BY HWY 5
PROJECT
126 SF

WETLAND NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN AND WETLAND EROSION CONTROL REQUIREMENTS.
3. NO WORK SHALL COMMENCE FOR WETLAND FILL/ALTERATION UNTIL ALL PERMITS AND APPROVALS HAVE BEEN GATHERED AND THE SIGNED N.O.D. HAS BEEN RECEIVED.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
6. PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

WETLAND CALCULATIONS:

EXISTING WETLANDS ON SITE
WL5= 12,513 SF (0.29 AC)

WETLAND FILL AREA
PREVIOUS FILL AREA (HWY 5 PROJECT)= 126 SF
PROPOSED FILL AREA 5 = 12,387 SF

TOTAL FILL AREA=12,387 SF (0.28 AC)

WETLAND MITIGATION CREDIT ACTIONS - NONE

TOTAL FILL = 12,387 SF
REQUIRED MITIGATION 2:1= 24,774 SF

OFF SITE CREDITS = 24,774 SF (0.57 ACRES)

WETLAND IMPACT LEGEND:

▨	WETLAND FILL AREA

WETLAND LEGEND:

—‑·‑—	PROPERTY LINE
▬ ▬ ▬	CONSTRUCTION LIMITS
- - - -	WETLAND LINE
——	MINIMUM WETLAND BUFFER
▒	AVERAGE REQUIRED WETLAND BUFFER
▨	PROPOSED WETLAND BUFFER

Know what's below.
Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST
MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

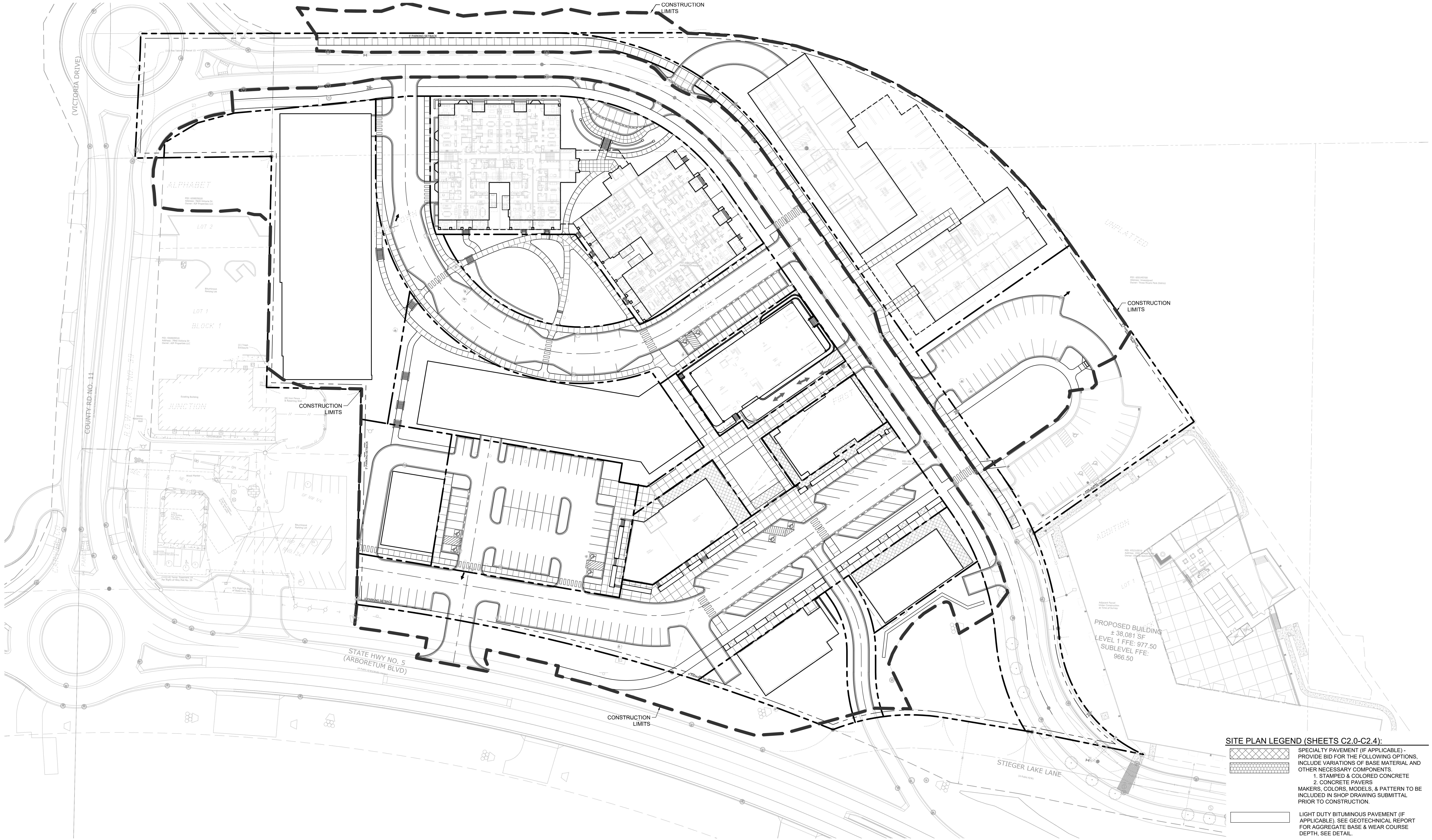
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

WETLAND PLAN

W1.0


CONSTRUCTION LIMITS
(VICTORIA DRIVE)
COUNTY RD NO. 11
STATE HWY NO. 5 (ARBORETUM BLVD)
STIEGER LAKE LANE
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
UNPLATTED
LOT 1
BLOCK 1
PID: 652310010
Address: 1942 Stieger Lake Ln
Owner: Olivine Apartments
Adjacent Parcel Under Construction at Time of Survey
PROPOSED BUILDING ± 38,081 SF LEVEL 1 FFE: 977.50 SUBLEVEL FFE: 966.50

SITE PLAN LEGEND (SHEETS C2.0-C2.4):

▨ ▦	SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS. 1. STAMPED & COLORED CONCRETE 2. CONCRETE PAVERS MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
☐	LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
▒	HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
▥	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
— - - —	PROPERTY LINE
▬ ▬ ▬	CONSTRUCTION LIMITS
═ TO	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
↑ ↱	TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
⦰	SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
⇦	ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

SEE SHEET C0.1 FOR
GENERAL SITE NOTES

811
Know what's below.
Call before you dig.

N
1" = 40'-0"
20'-0" 0 40'-0"

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

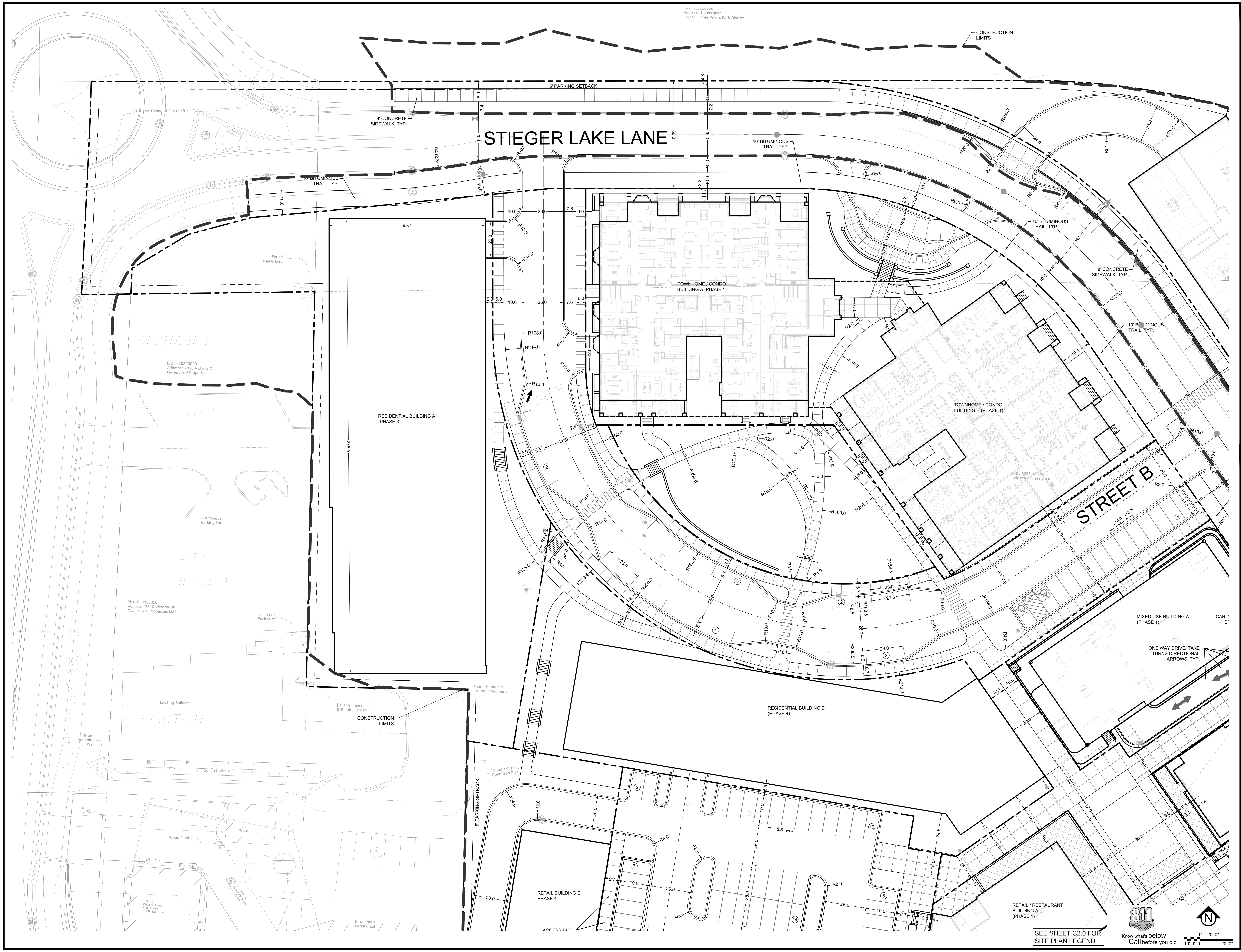
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0


STIEGER LAKE LANE
STREET B
CONSTRUCTION LIMITS
5' PARKING SETBACK
8' CONCRETE SIDEWALK, TYP.
10' BITUMINOUS TRAIL, TYP.
8' CONCRETE SIDEWALK, TYP.
TOWNHOME / CONDO BUILDING A (PHASE 1)
TOWNHOME / CONDO BUILDING B (PHASE 1)
RESIDENTIAL BUILDING A (PHASE 3)
RESIDENTIAL BUILDING B (PHASE 4)
MIXED USE BUILDING A (PHASE 1)
RETAIL BUILDING E PHASE 4
RETAIL / RESTAURANT BUILDING A (PHASE 1)
ONE WAY DRIVE/ TAKE TURNS DIRECTIONAL ARROWS, TYP.
ACCESSIBLE
5' PARKING SETBACK
[13] Fee Taking of Parcel 15
Found Nail & Disc
PID: 650820020
Address: 7820 Victoria Dr
Owner: AJP Properties LLC
ALPHABET
LOT 2
LOT 1
BLOCK 1
Bituminous Parking Lot
PID: 650820010
Address: 7840 Victoria Dr
Owner: AJP Properties LLC
[C] Trash Enclosure
[D] Playground
Found Hennepin County Monument
[B] Iron Fence & Retaining Wall
Existing Building
JUNCTION
Stone Retaining Wall
Concrete Walk
Wood Planter
Garage
Found 1/2 Inch Open Iron Pipe
Bituminous Parking Lot
PID: 652310020
Address: Unassigned
Address: Unassigned
Owner: Three Rivers Park District
95.7
278.5
R10.0
R198.0
R244.0
R125.0
R213.4
R206.5
R163.5
R156.8
R172.0
R190.0
R256.0
R70.0
R70.9
R40.0
R2.0
R14.0
R5.0
R3.0
R4.0
R6.0
R51.0
R75.0
R20.0
R280.7
R237.0
R412.3
R8.0
R24.0
R12.0
R212.9
R198.0
26.0
23.0
23.5
19.0
8.5
6.0
10.6
7.6
22.0
10.0
13.0
24.0
34.0
19.5
20.0
16.0
12.0
36.8
8.7
55.7
SEE SHEET C2.0 FOR SITE PLAN LEGEND
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0"
0
20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

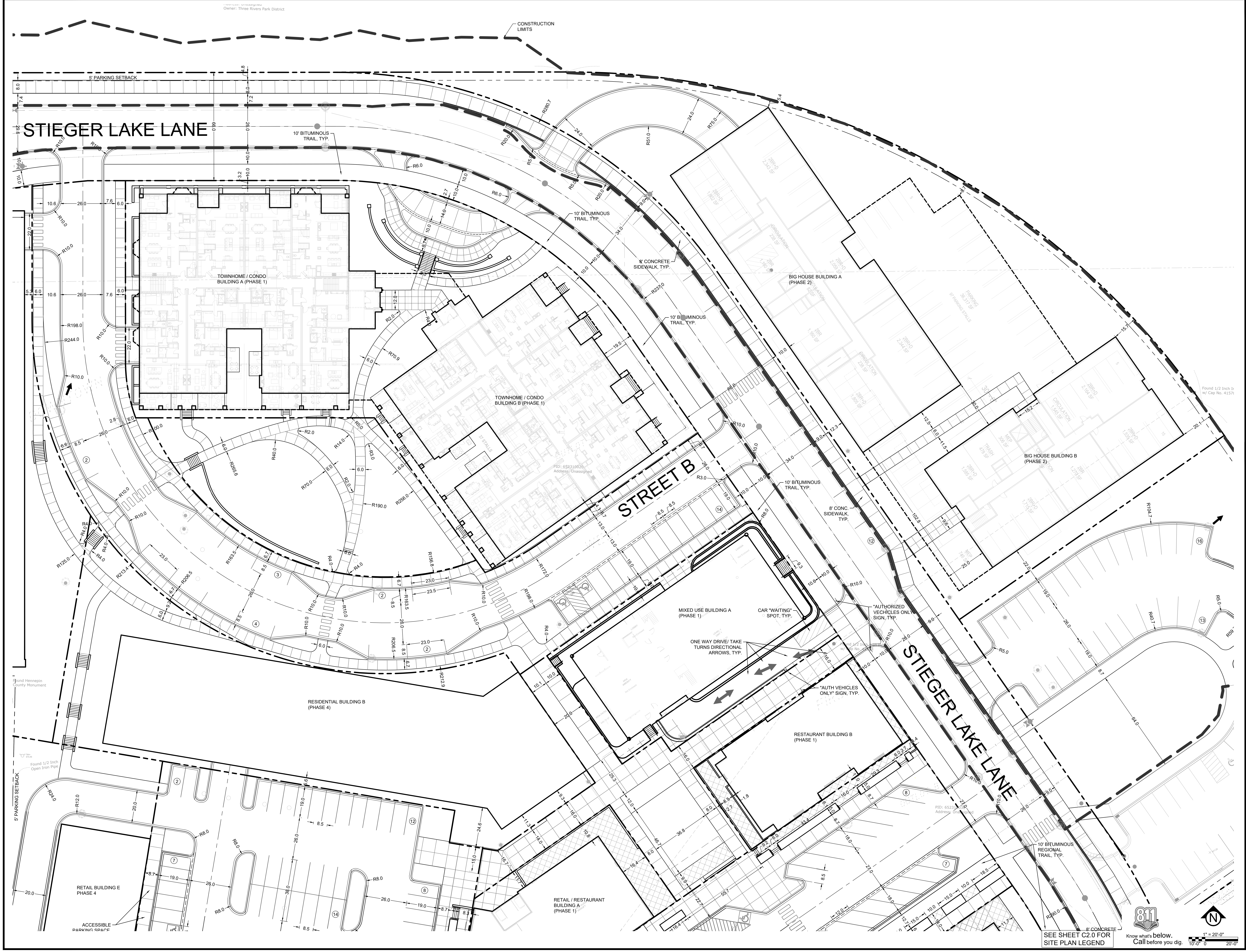
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - NW

C2.1



Owner: Three Rivers Park District
CONSTRUCTION LIMITS
5' PARKING SETBACK
STIEGER LAKE LANE
10' BITUMINOUS TRAIL, TYP.
TOWNHOME / CONDO BUILDING A (PHASE 1)
TOWNHOME / CONDO BUILDING B (PHASE 1)
8' CONCRETE SIDEWALK, TYP.
BIG HOUSE BUILDING A (PHASE 2)
BIG HOUSE BUILDING B (PHASE 2)
STREET B
8' CONC. SIDEWALK, TYP.
MIXED USE BUILDING A (PHASE 1)
CAR "WAITING" SPOT, TYP.
ONE WAY DRIVE/ TAKE TURNS DIRECTIONAL ARROWS, TYP.
"AUTHORIZED VECHICLES ONLY" SIGN, TYP.
"AUTH VECHILES ONLY" SIGN, TYP.
RESTAURANT BUILDING B (PHASE 1)
RESIDENTIAL BUILDING B (PHASE 4)
RETAIL BUILDING E PHASE 4
ACCESSIBLE PARKING SPACE
RETAIL / RESTAURANT BUILDING A (PHASE 1)
STIEGER LAKE LANE
10' BITUMINOUS REGIONAL TRAIL, TYP.
8' CONCRETE
Found Hennepin County Monument
Found 1/2 Inch Open Iron Pipe
5' PARKING SETBACK
PID: 652310020 Address: Unassigned
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET C2.0 FOR
SITE PLAN LEGEND

Know what's below.
Call before you dig.

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

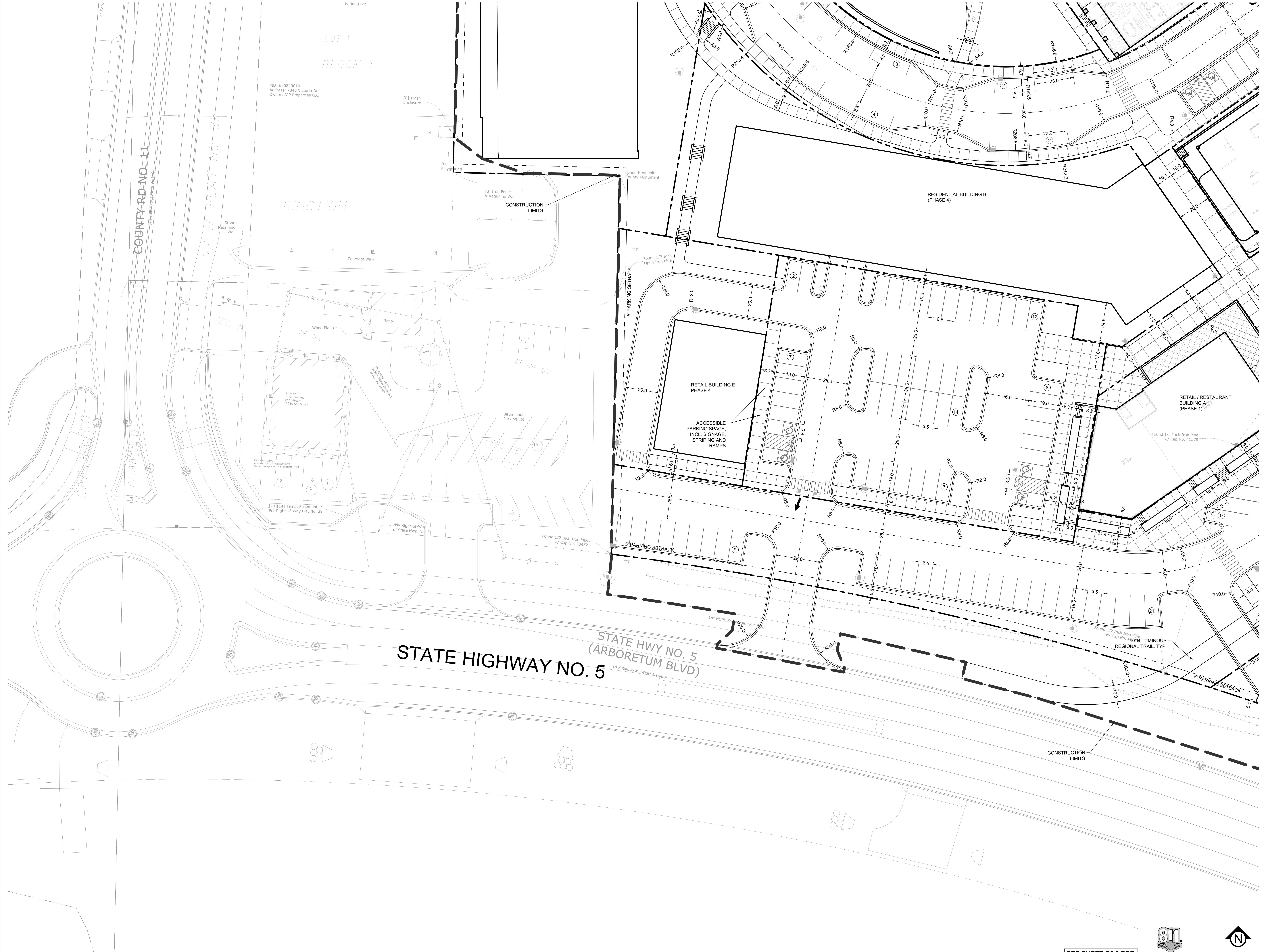
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - NE

C2.2


STATE HIGHWAY NO. 5
STATE HWY NO. 5
(ARBORETUM BLVD)
(A Public R/W Width Varies)
COUNTY RD NO. 11
RESIDENTIAL BUILDING B
(PHASE 4)
RETAIL BUILDING E
PHASE 4
ACCESSIBLE PARKING SPACE, INCL. SIGNAGE, STRIPING AND RAMPS
RETAIL / RESTAURANT BUILDING A
(PHASE 1)
CONSTRUCTION LIMITS
5' PARKING SETBACK
10' BITUMINOUS REGIONAL TRAIL, TYP.
Found 1/2 Inch Iron Pipe w/ Cap No. 58452
Found 1/2 Inch Iron Pipe w/ Cap No. 41578
Found 1/2 Inch Open Iron Pipe
Found Hennepin County Monument
Bituminous Parking Lot
Concrete Walk
Wood Planter
Stone Retaining Wall
[B] Iron Fence & Retaining Wall
[C] Trash Enclosure
[D] Playground
PID: 650820010
Address: 7840 Victoria Dr
Owner: AJP Properties LLC
[13][14] Temp. Easement 19 Per Right-of-Way Plat No. 39
N'ly Right-of-Way of State Hwy. No. 5
14" HDPE
PRELIMINARY: NOT FOR CONSTRUCTION

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

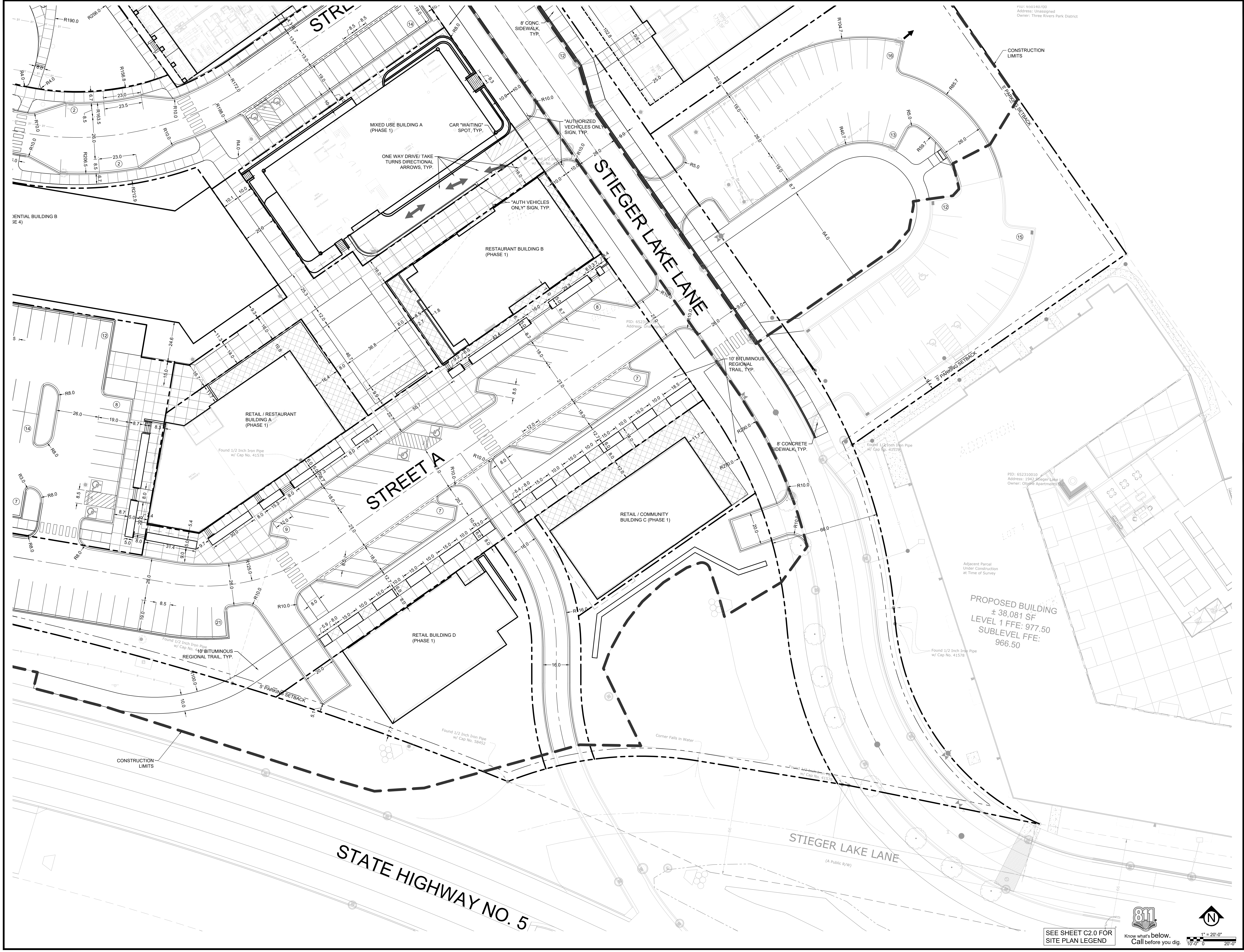
SEE SHEET C2.0 FOR SITE PLAN LEGEND

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

SITE PLAN - SW

C2.3


STREET A
STIEGER LAKE LANE
STATE HIGHWAY NO. 5
MIXED USE BUILDING A (PHASE 1)
CAR "WAITING" SPOT, TYP.
ONE WAY DRIVE/ TAKE TURNS DIRECTIONAL ARROWS, TYP.
"AUTHORIZED VECHICLES ONLY" SIGN, TYP.
"AUTH VEHICLES ONLY" SIGN, TYP.
RESTAURANT BUILDING B (PHASE 1)
RETAIL / RESTAURANT BUILDING A (PHASE 1)
RETAIL / COMMUNITY BUILDING C (PHASE 1)
RETAIL BUILDING D (PHASE 1)
RESIDENTIAL BUILDING B (PHASE 4)
8' CONC. SIDEWALK, TYP.
8' CONCRETE SIDEWALK, TYP.
10' BITUMINOUS REGIONAL TRAIL, TYP.
CONSTRUCTION LIMITS
5' PARKING SETBACK
PID: 650140700
Address: Unassigned
Owner: Three Rivers Park District
PID: 652310010
Address: 1942 Stieger Lake Ln
Owner: Olivine Apartments LLC
Adjacent Parcel Under Construction at Time of Survey
ADDITION
LOT 1
BLOCK 1
PROPOSED BUILDING ± 38,081 SF
LEVEL 1 FFE: 977.50
SUBLEVEL FFE: 966.50
Found 1/2 Inch Iron Pipe w/ Cap No. 41578
Found 1/2 Inch Iron Pipe w/ Cap No. 58452
Corner Falls in Water
STIEGER LAKE LANE
(A Public R/W)
PRELIMINARY: NOT FOR CONSTRUCTION
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0"
0
20'-0"

SEE SHEET C2.0 FOR SITE PLAN LEGEND

CivilSite GROUP

Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT

VICTORIA DOWNTOWN WEST MASTERPLAN

VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER

MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

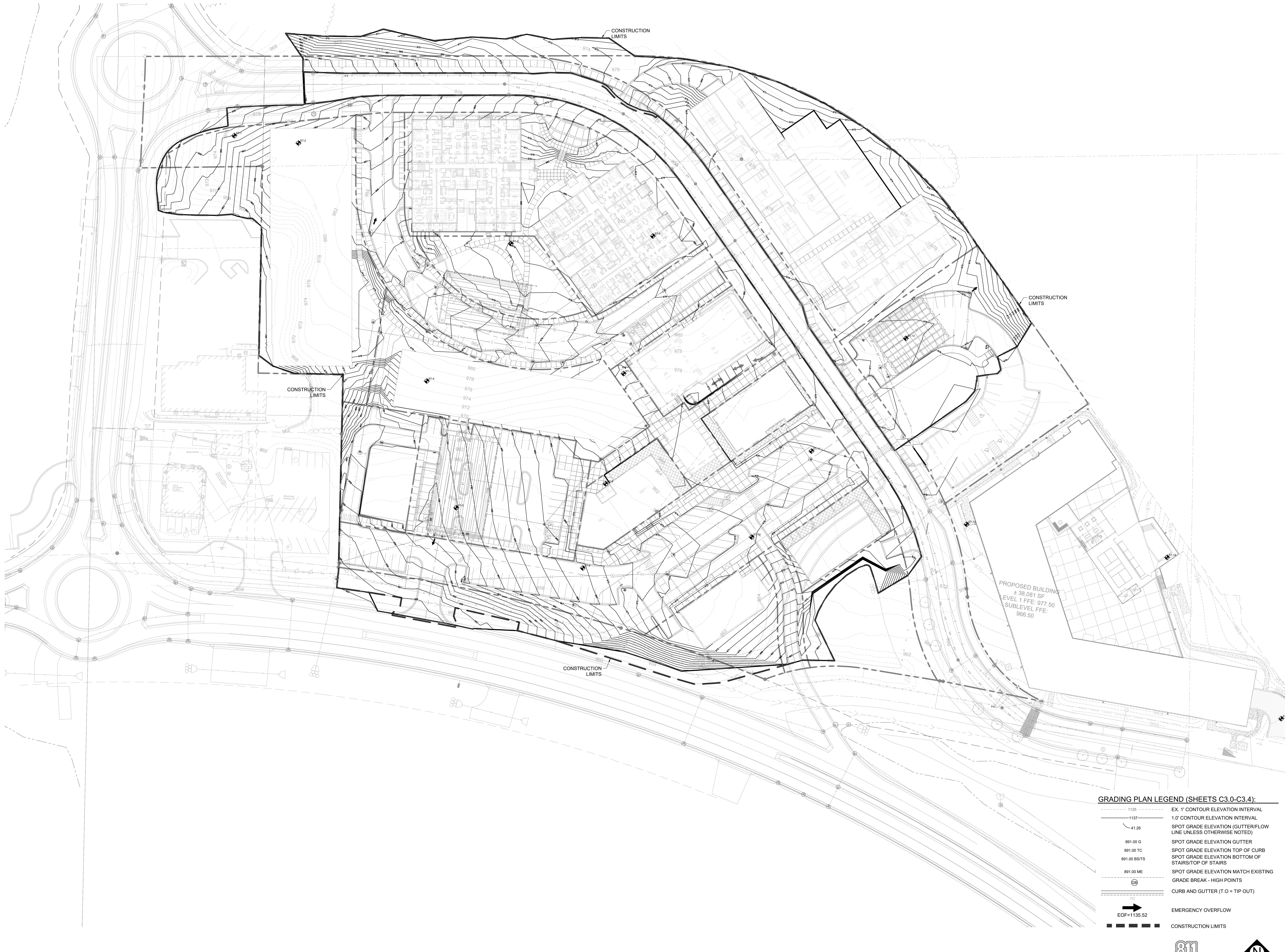
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - SE

C2.4


CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
PROPOSED BUILDING
± 38,081 SF
LEVEL 1 FFE: 977.50
SUBLEVEL FFE:
966.50
974
976
978
980
982
972
970
968
962
960
958
956

PRELIMINARY: NOT FOR CONSTRUCTION

GRADING PLAN LEGEND (SHEETS C3.0-C3.4):

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
▬ ▬ ▬ ▬	CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR
GENERAL GRADING NOTES

811
Know what's below.
Call before you dig.

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

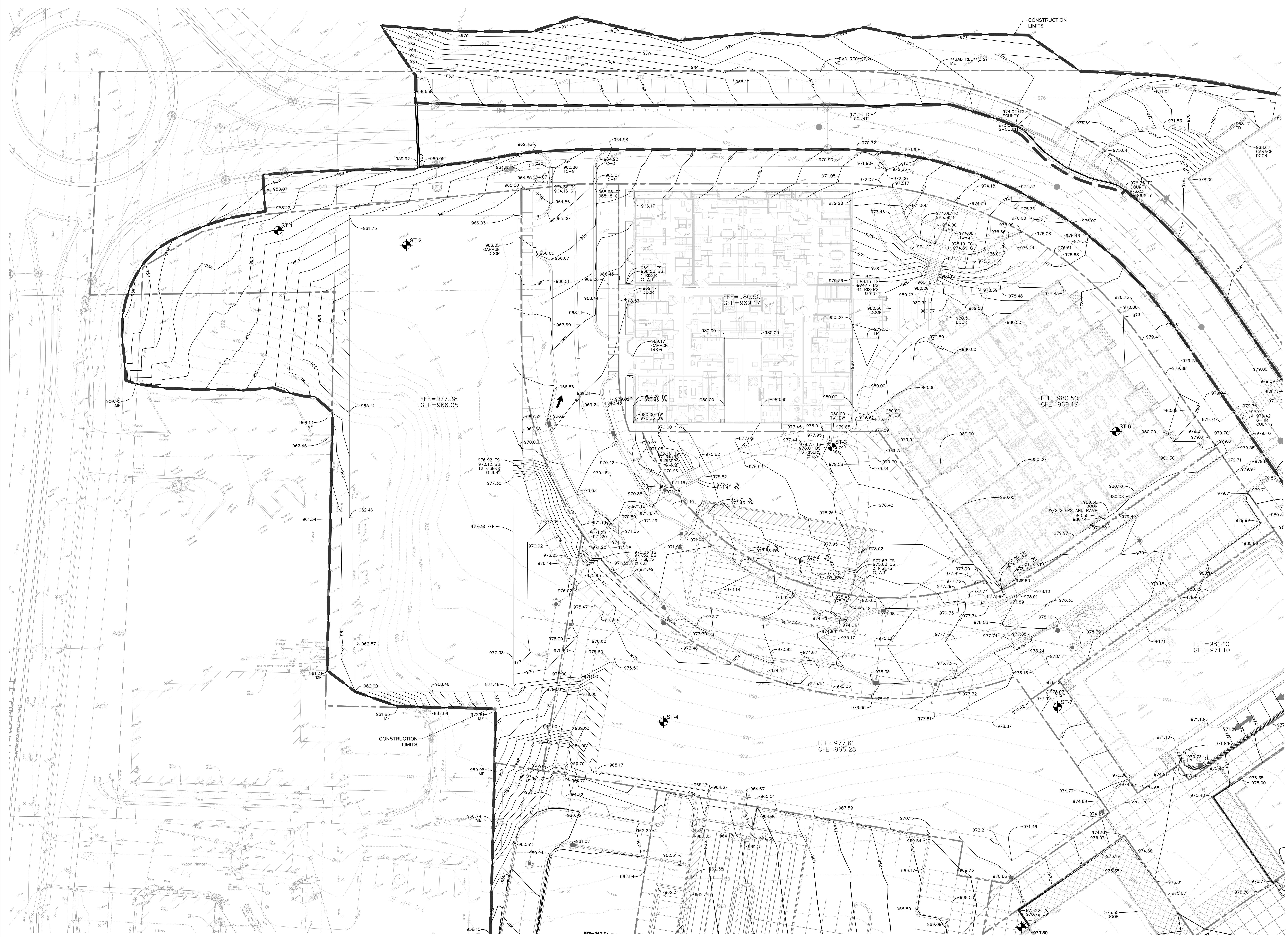
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0


CONSTRUCTION LIMITS
FFE=980.50
GFE=969.17
FFE=977.38
GFE=966.05
FFE=977.61
GFE=966.28
FFE=981.10
GFE=971.10
ST-1
ST-2
ST-3
ST-4
ST-6
ST-7
ST-8
966.05 GARAGE DOOR
969.17 GARAGE DOOR
968.67 GARAGE DOOR
977.38 FFE
W/2 STEPS AND RAMP
BAD REC[Z,2] ME
971.16 TC COUNTY
974.02 TC COUNTY
976.72 TC COUNTY
976.23 G-COUNTY
979.42 G-HP COUNTY
976.92 TS
970.12 BS
12 RISERS
6.8"
980.13 TS
974.17 BS
11 RISERS
6.5"
979.73 TS
978.01 BS
3 RISERS
6.9"
977.63 TS
975.88 BS
3 RISERS
7.0"
975.22 TW
970.79 BW
975.35 DOOR
980.50 DOOR
PRELIMINARY: NOT FOR CONSTRUCTION

SEE SHEET C3.0 FOR GRADING PLAN LEGEND

811 Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

N

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

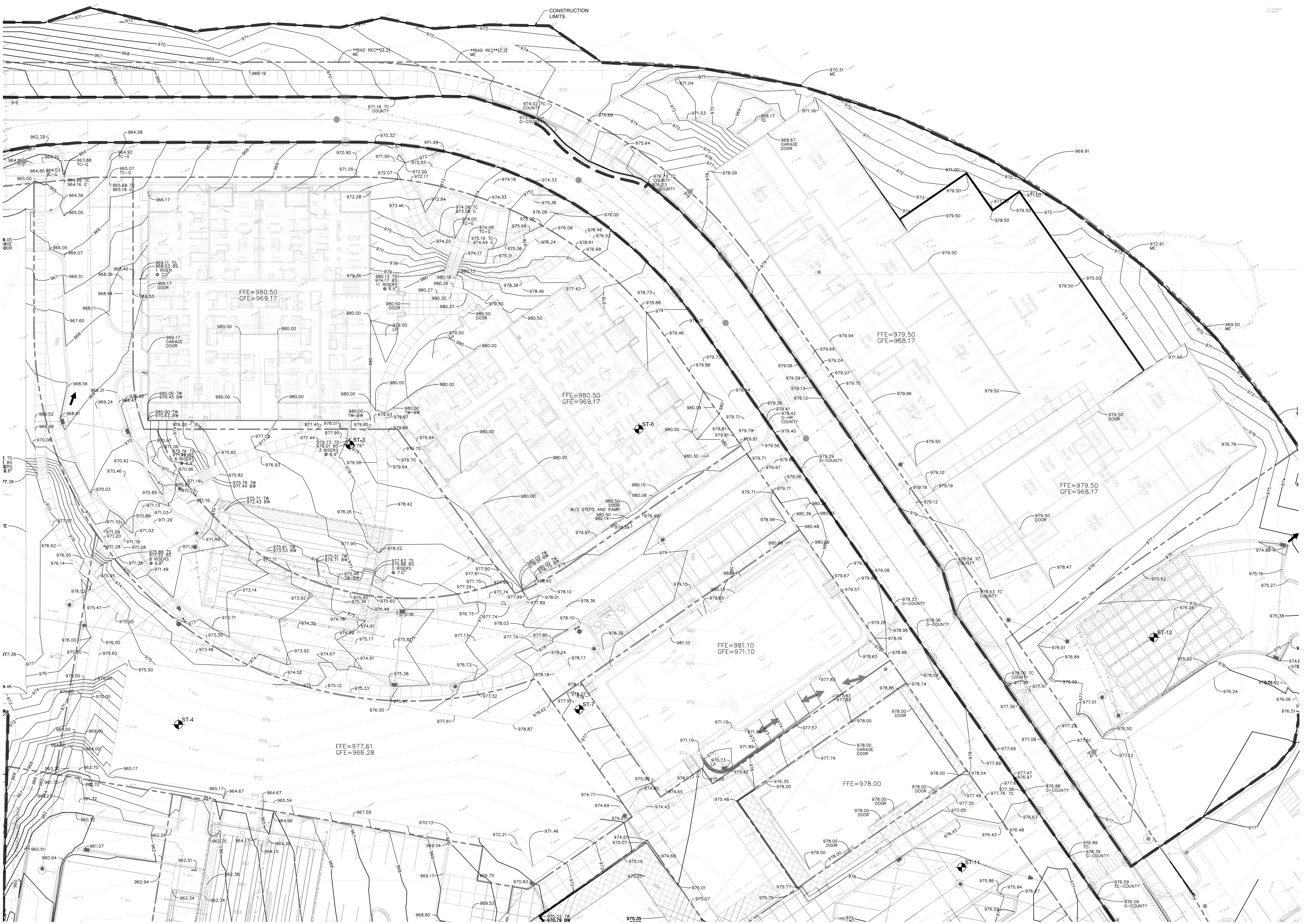
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NW

C3.1


CONSTRUCTION LIMITS
5' PARKING SETBACK
BAD REC[Z,Z] ME
FFE=980.50
GFE=969.17
FFE=979.50
GFE=968.17
FFE=981.10
GFE=971.10
FFE=977.61
GFE=966.28
FFE=978.00
W/2 STEPS AND RAMP
ST-3
ST-4
ST-6
ST-7
ST-11
ST-12
969.17 GARAGE DOOR
968.67 GARAGE DOOR
978.00 GARAGE DOOR
970.31 ME
969.91
969.50 ME
972.91 ME

PRELIMINARY: NOT FOR CONSTRUCTION

SEE SHEET C3.0 FOR GRADING PLAN LEGEND

811
Know what's **below.**
Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

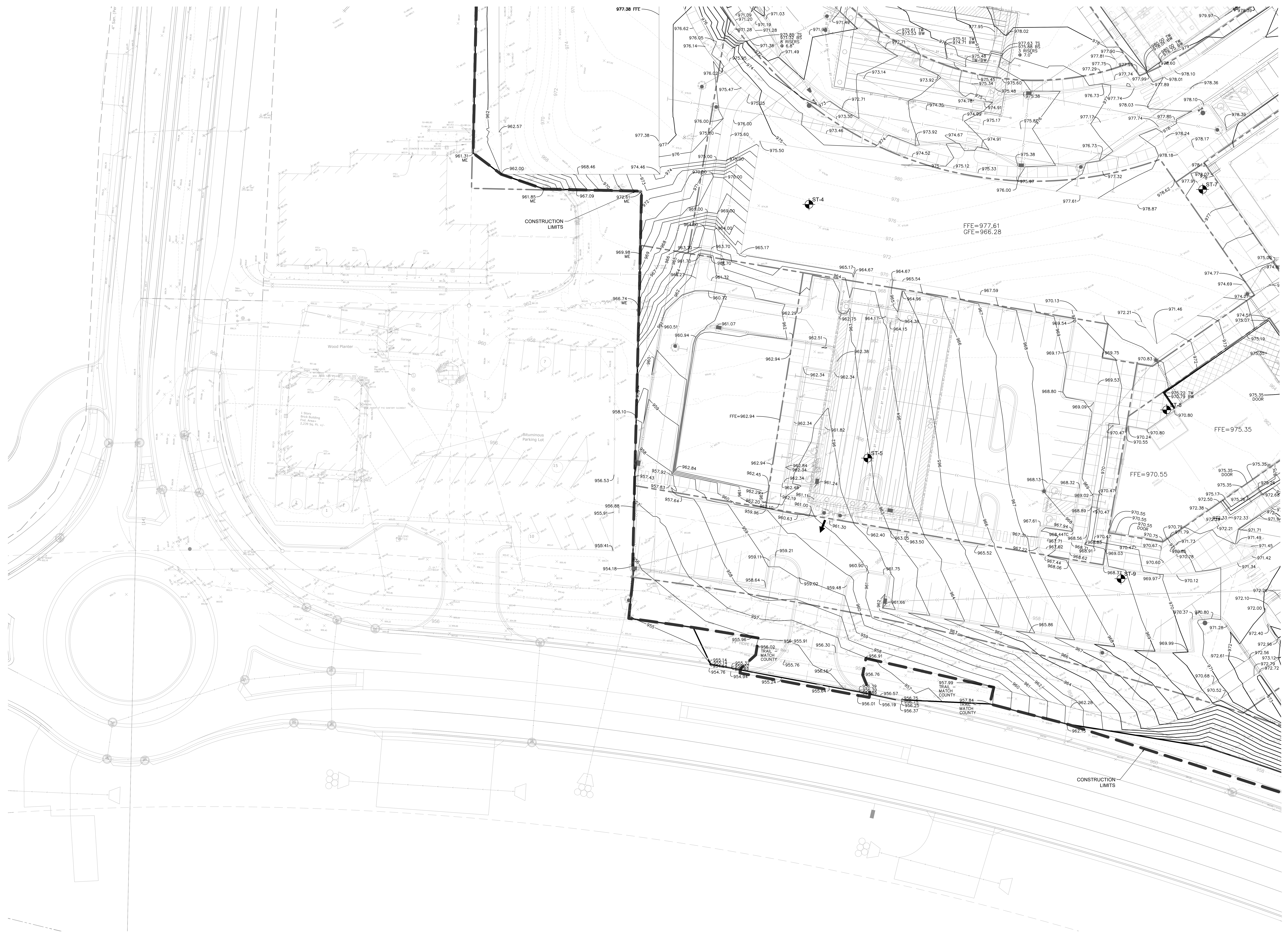
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NE

C3.2


977.38 FFE
FFE=977.61
GFE=966.28
FFE=962.94
FFE=970.55
FFE=975.35
ST-4
ST-5
ST-7
ST-8
ST-9
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
TRAIL - MATCH COUNTY
TRAIL - MATCH COUNTY
TRAIL - MATCH COUNTY
957.99
957.84
Wood Planter
Garage
1 Story Brick Building
Bituminous Parking Lot
975.35 DOOR
970.55 DOOR
8 RISERS
3 RISERS

PRELIMINARY: NOT FOR CONSTRUCTION

SEE SHEET C3.0 FOR GRADING PLAN LEGEND

811
Know what's **below.**
Call before you dig.

N
1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

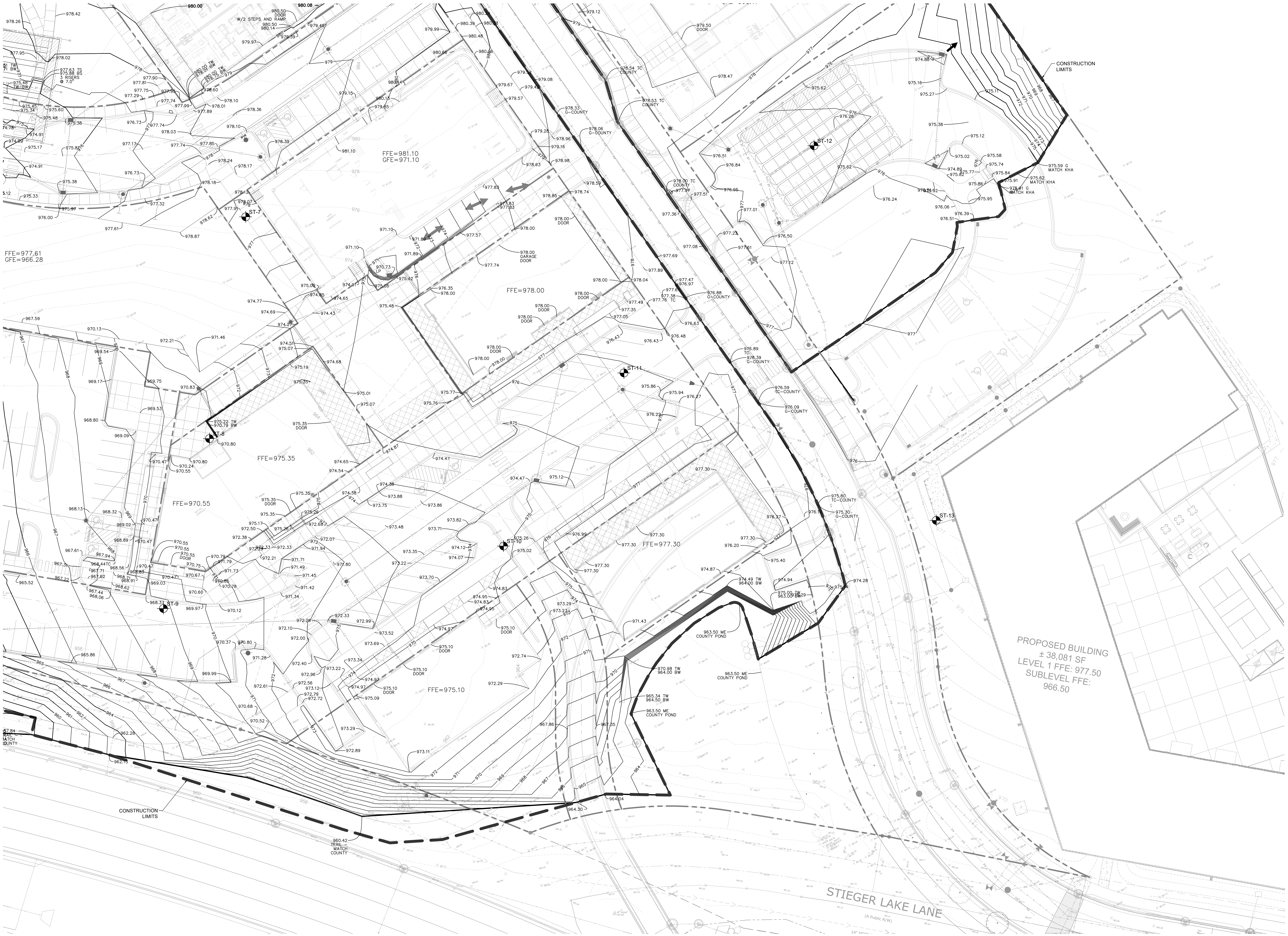
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - SW

C3.3


FFE=981.10
GFE=971.10
FFE=977.61
GFE=966.28
FFE=978.00
FFE=975.35
FFE=970.55
FFE=977.30
FFE=975.10
PROPOSED BUILDING
± 38,081 SF
LEVEL 1 FFE: 977.50
SUBLEVEL FFE:
966.50
STIEGER LAKE LANE
(A Public R/W)
CONSTRUCTION LIMITS
ST-7
ST-8
ST-9
ST-10
ST-11
ST-12
ST-13
963.50 ME COUNTY POND
W/2 STEPS AND RAMP
960.42 TRAIL MATCH COUNTY
975.59 G MATCH KHA
975.62 MATCH KHA
975.91 G MATCH KHA

SEE SHEET C3.0 FOR
GRADING PLAN LEGEND

Know what's below.
Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - SE

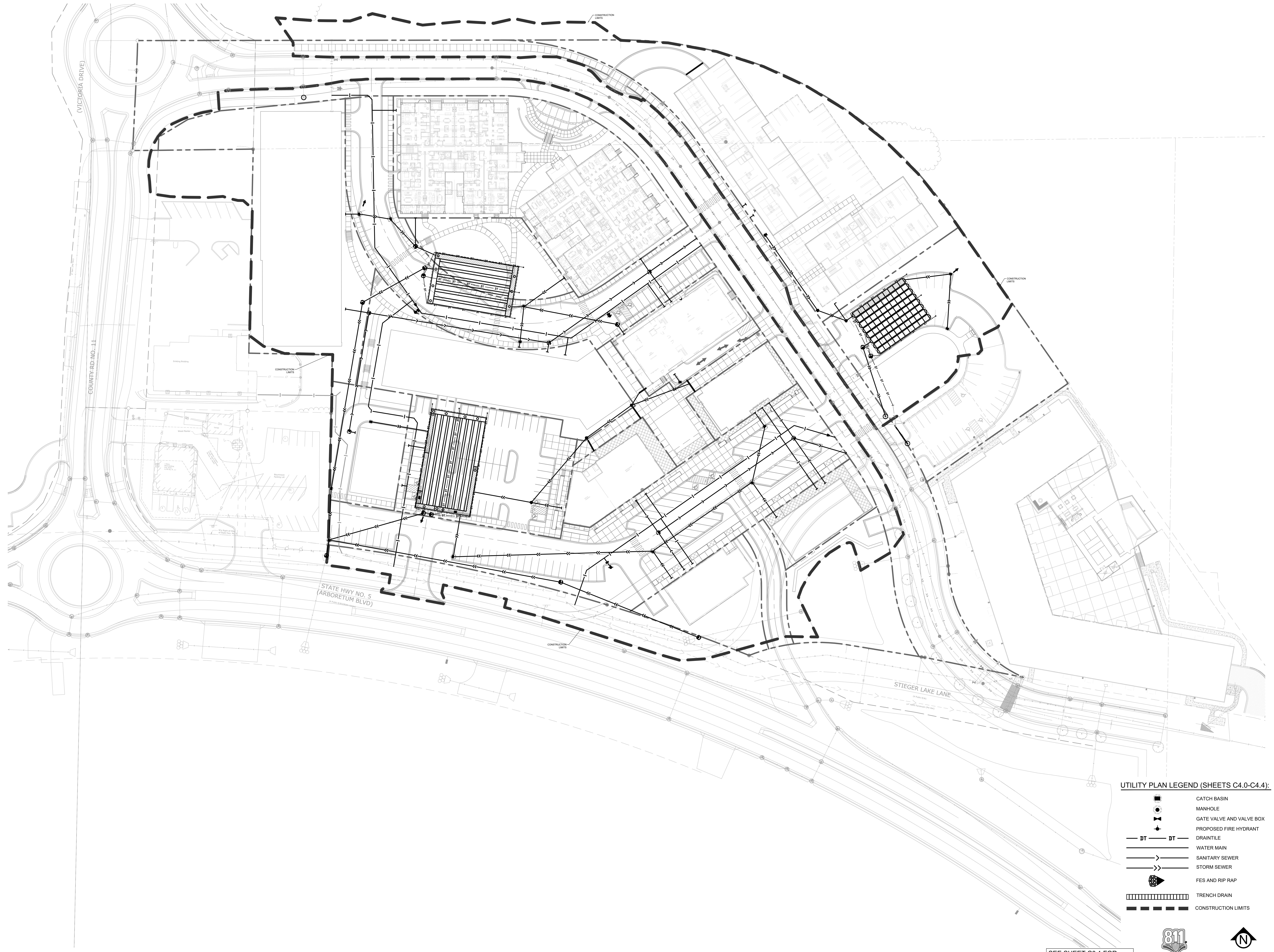
C3.4

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION


(VICTORIA DRIVE)
COUNTY RD NO. 11
STATE HWY NO. 5 (ARBORETUM BLVD)
STIEGER LAKE LANE
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
DT

UTILITY PLAN LEGEND (SHEETS C4.0-C4.4):

■	CATCH BASIN
◉	MANHOLE
⋈	GATE VALVE AND VALVE BOX
✦	PROPOSED FIRE HYDRANT
—DT—DT—	DRAINTILE
———	WATER MAIN
—›—	SANITARY SEWER
—»—	STORM SEWER
▶	FES AND RIP RAP
▥	TRENCH DRAIN
▬ ▬ ▬	CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

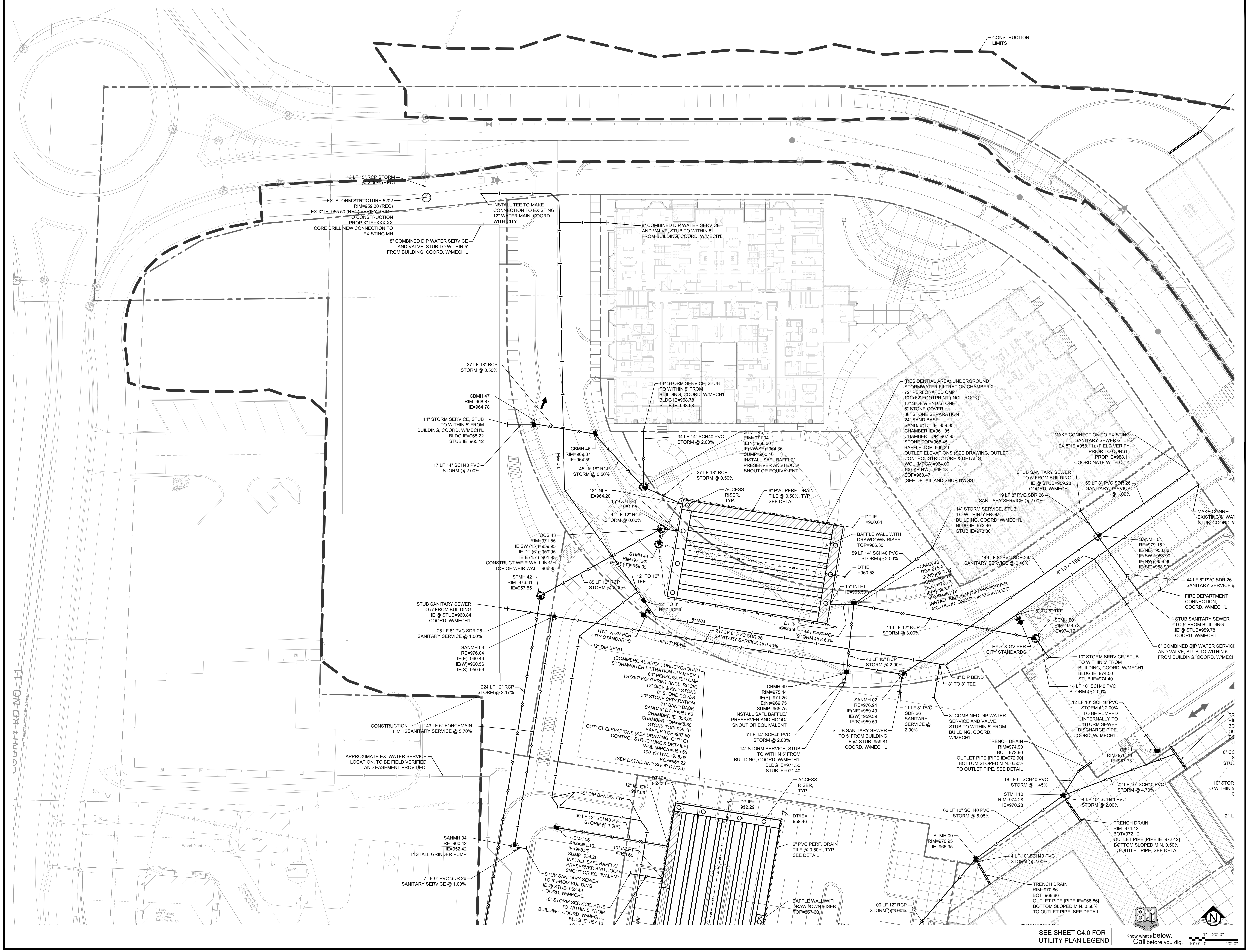
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

C4.0


CONSTRUCTION LIMITS
13 LF 15" RCP STORM @ 2.00% (REC)
EX. STORM STRUCTURE 5202
RIM=959.30 (REC)
EX X" IE=955.50 (REC) VERIFY PRIOR TO CONSTRUCTION
PROP X" IE=XXX.XX
CORE DRILL NEW CONNECTION TO EXISTING MH
INSTALL TEE TO MAKE CONNECTION TO EXISTING 12" WATER MAIN, COORD. WITH CITY
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
37 LF 18" RCP STORM @ 0.50%
CBMH 47
RIM=968.87
IE=964.78
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=965.22
STUB IE=965.12
17 LF 14" SCH40 PVC STORM @ 2.00%
12" WM
CBMH 46
RIM=969.87
IE=964.59
45 LF 18" RCP STORM @ 0.50%
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=968.78
STUB IE=968.68
34 LF 14" SCH40 PVC STORM @ 2.00%
STMH 45
RIM=971.04
IE(N)=968.00
IE(NW/SE)=964.36
SUMP=960.16
INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
27 LF 18" RCP STORM @ 0.50%
18" INLET
IE=964.20
15" OUTLET = 961.95
11 LF 12" RCP STORM @ 0.00%
ACCESS RISER, TYP.
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
DT IE =960.64
BAFFLE WALL WITH DRAWDOWN RISER TOP=966.30
59 LF 14" SCH40 PVC STORM @ 2.00%
DT IE =960.53
15" INLET
IE=965.50
OCS 43
RIM=971.55
IE SW (15")=959.95
IE DT (6")=959.95
IE E (15")=961.95
CONSTRUCT WEIR WALL IN MH
TOP OF WEIR WALL=966.85
STMH 44
RIM=971.89
IE DT (6")=959.95
STMH 42
RIM=976.31
IE=957.55
85 LF 12" RCP STORM @ 2.00%
12" TO 12" TEE
12" TO 8" REDUCER
8" WM
STUB SANITARY SEWER TO 5' FROM BUILDING
IE @ STUB=960.84
COORD. W/MECH'L
28 LF 8" PVC SDR 26 SANITARY SERVICE @ 1.00%
SANMH 03
RE=976.04
IE(E)=960.46
IE(W)=960.56
IE(S)=950.56
HYD. & GV PER CITY STANDARDS
12" DIP BEND
8" DIP BEND
DT IE =964.64
14 LF 15" RCP STORM @ 8.60%
217 LF 8" PVC SDR 26 SANITARY SERVICE @ 0.40%
(RESIDENTIAL AREA) UNDERGROUND STORMWATER FILTRATION CHAMBER 2
72" PERFORATED CMP
101'x62' FOOTPRINT (INCL. ROCK)
12" SIDE & END STONE
6" STONE COVER
36" STONE SEPARATION
24" SAND BASE
SAND/ 6" DT IE=959.95
CHAMBER IE=961.95
CHAMBER TOP=967.95
STONE TOP=968.45
BAFFLE TOP=966.30
OUTLET ELEVATIONS (SEE DRAWING, OUTLET CONTROL STRUCTURE & DETAILS)
WQL (MPCA)=964.00
100-YR HWL=968.18
EOF=968.47
(SEE DETAIL AND SHOP DWGS)
MAKE CONNECTION TO EXISTING SANITARY SEWER STUB
EX 8" IE =958.11± (FIELD VERIFY PRIOR TO CONST)
PROP IE=958.11
COORDINATE WITH CITY
STUB SANITARY SEWER TO 5' FROM BUILDING
IE @ STUB=959.28
COORD. W/MECH'L
69 LF 8" PVC SDR 26 SANITARY SERVICE @ 1.00%
19 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
MAKE CONNECT EXISTING 8" WAT STUB, COORD. W
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=973.40
STUB IE=973.30
SANMH 01
RE=979.15
IE(NE)=958.80
IE(SW)=958.90
IE(NW)=958.90
IE(SE)=958.90
CBMH 48
RIM=975.47
IE(NE)=972.12
IE(W)=965.78
IE(E)=970.73
IE(S)=968.91
SUMP=961.78
INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
146 LF 8" PVC SDR 26 SANITARY SERVICE @ 0.40%
8" TO 6" TEE
44 LF 6" PVC SDR 26 SANITARY SERVICE @
FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L
8" TO 6" TEE
STMH 50
RIM=978.72
IE=974.12
STUB SANITARY SEWER TO 5' FROM BUILDING
IE @ STUB=959.78
COORD. W/MECH'L
113 LF 12" RCP STORM @ 3.00%
HYD. & GV PER CITY STANDARDS
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH
42 LF 15" RCP STORM @ 2.00%
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=974.50
STUB IE=974.40
8" DIP BEND
8" TO 8" TEE
14 LF 10" SCH40 PVC STORM @ 2.00%
(COMMERCIAL AREA) UNDERGROUND STORMWATER FILTRATION CHAMBER 1
60" PERFORATED CMP
120'x67' FOOTPRINT (INCL. ROCK)
12" SIDE & END STONE
6" STONE COVER
30" STONE SEPARATION
24" SAND BASE
SAND/ 6" DT IE=951.60
CHAMBER IE=953.60
CHAMBER TOP=958.60
STONE TOP=959.10
BAFFLE TOP=957.60
OUTLET ELEVATIONS (SEE DRAWING, OUTLET CONTROL STRUCTURE & DETAILS)
WQL (MPCA)=955.55
100-YR HWL=958.68
EOF=961.22
(SEE DETAIL AND SHOP DWGS)
CBMH 49
RIM=975.44
IE(S)=971.26
IE(N)=969.75
SUMP=965.75
INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
SANMH 02
RE=976.94
IE(NE)=959.49
IE(W)=959.59
IE(S)=959.59
11 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
12 LF 10" SCH40 PVC STORM @ 2.00% TO BE PUMPED INTERNALLY TO STORM SEWER DISCHARGE PIPE. COORD. W/ MECH'L.
7 LF 14" SCH40 PVC STORM @ 2.00%
STUB SANITARY SEWER TO 5' FROM BUILDING
IE @ STUB=959.81
COORD. W/MECH'L
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=971.50
STUB IE=971.40
TRENCH DRAIN
RIM=974.90
BOT=972.90
OUTLET PIPE [PIPE IE=972.90]
BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
CB 11
RIM=970.73
IE=967.73
224 LF 12" RCP STORM @ 2.17%
CONSTRUCTION LIMITS
143 LF 6" FORCEMAIN SANITARY SERVICE @ 5.70%
APPROXIMATE EX. WATER SERVICE LOCATION. TO BE FIELD VERIFIED AND EASEMENT PROVIDED.
DT IE= 952.33
12" INLET = 957.60
45° DIP BENDS, TYP.
DT IE= 952.29
DT IE= 952.46
ACCESS RISER, TYP.
18 LF 6" SCH40 PVC STORM @ 1.45%
STMH 10
RIM=974.28
IE=970.28
72 LF 10" SCH40 PVC STORM @ 4.70%
4 LF 10" SCH40 PVC STORM @ 2.00%
66 LF 10" SCH40 PVC STORM @ 5.05%
TRENCH DRAIN
RIM=974.12
BOT=972.12
OUTLET PIPE [PIPE IE=972.12]
BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
69 LF 12" SCH40 PVC STORM @ 1.00%
CBMH 06
RIM=961.10
IE=958.29
SUMP=954.29
INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
10" INLET = 956.60
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
STMH 09
RIM=970.95
IE=966.95
4 LF 10" SCH40 PVC STORM @ 2.00%
SANMH 04
RE=960.42
IE=952.42
INSTALL GRINDER PUMP
7 LF 6" PVC SDR 26 SANITARY SERVICE @ 1.00%
STUB SANITARY SEWER TO 5' FROM BUILDING
IE @ STUB=952.49
COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
BLDG IE=957.10
BAFFLE WALL WITH DRAWDOWN RISER TOP=957.60
100 LF 12" RCP STORM @ 3.60%
TRENCH DRAIN
RIM=970.86
BOT=968.86
OUTLET PIPE [PIPE IE=968.86]
BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
COUNTY RD NO. 11
Wood Planter
Garage
LOGGIA
LOBBY
RAMP
N
811
Know what's below. Call before you dig.
1" = 20'-0"
10'-0"
0
20'-0"

SEE SHEET C4.0 FOR UTILITY PLAN LEGEND

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

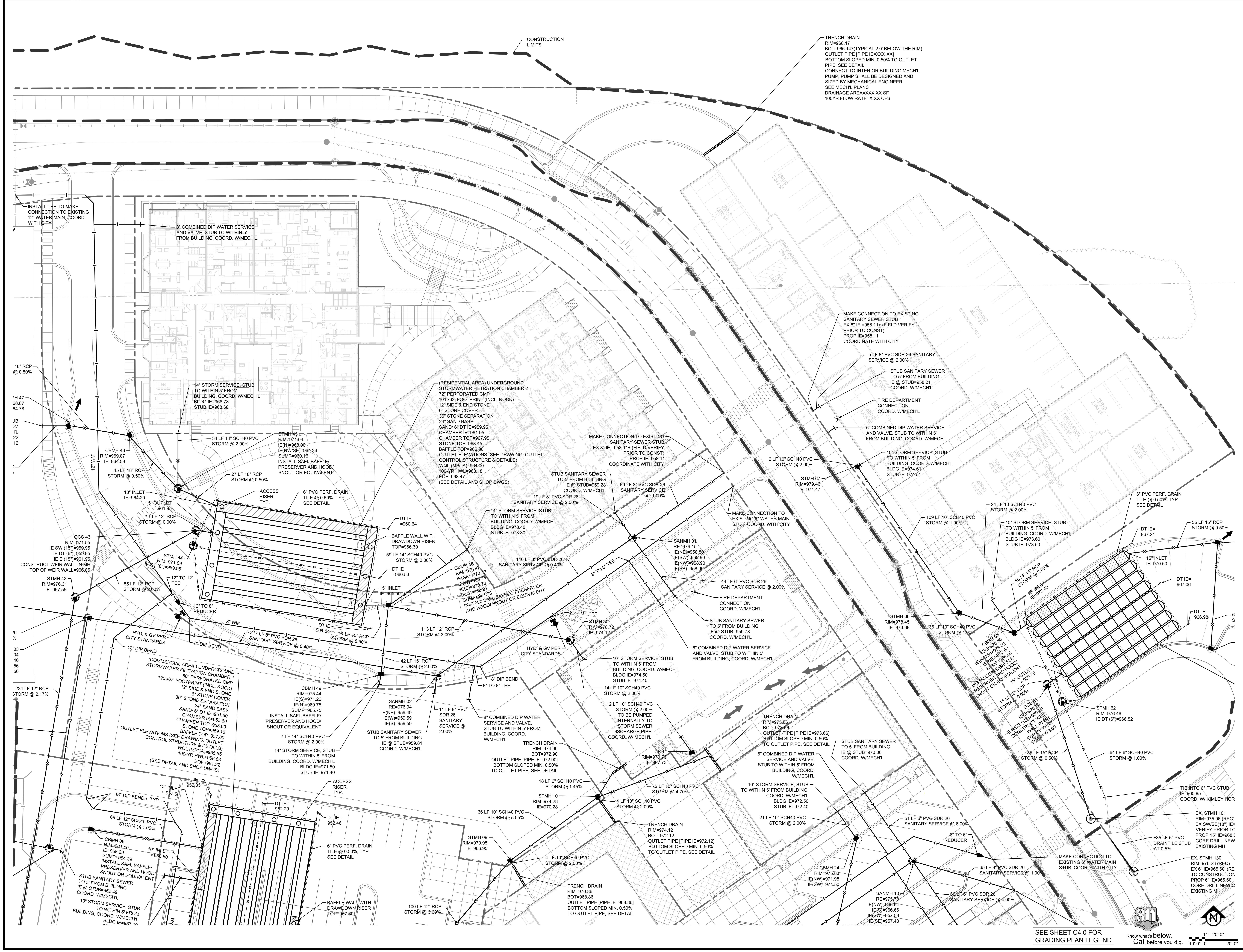
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - NW

C4.1


CONSTRUCTION LIMITS
TRENCH DRAIN RIM=968.17 BOT=966.147(TYPICAL 2.0' BELOW THE RIM) OUTLET PIPE [PIPE IE=XXX.XX] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL CONNECT TO INTERIOR BUILDING MECH'L PUMP, PUMP SHALL BE DESIGNED AND SIZED BY MECHANICAL ENGINEER SEE MECH'L PLANS DRAINAGE AREA=XXX.XX SF 100YR FLOW RATE=X.XX CFS
INSTALL TEE TO MAKE CONNECTION TO EXISTING 12" WATER MAIN, COORD. WITH CITY
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
18" RCP @ 0.50%
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=968.78 STUB IE=968.68
34 LF 14" SCH40 PVC STORM @ 2.00%
STMH 45 RIM=971.04 IE(N)=968.00 IE(NW/SE)=964.36 SUMP=960.16 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
CBMH 46 RIM=969.87 IE=964.59
12" WM
45 LF 18" RCP STORM @ 0.50%
27 LF 18" RCP STORM @ 0.50%
18" INLET IE=964.20
15" OUTLET = 961.95
11 LF 12" RCP STORM @ 0.00%
ACCESS RISER, TYP.
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
DT IE =960.64
BAFFLE WALL WITH DRAWDOWN RISER TOP=966.30
59 LF 14" SCH40 PVC STORM @ 2.00%
DT IE =960.53
OCS 43 RIM=971.55 IE SW (15")=959.95 IE DT (6")=959.95 IE E (15")=961.95 CONSTRUCT WEIR WALL IN MH TOP OF WEIR WALL=966.85
STMH 44 RIM=971.89 IE DT (6")=959.95
STMH 42 RIM=976.31 IE=957.55
85 LF 12" RCP STORM @ 2.00%
12" TO 12" TEE
12" TO 8" REDUCER
15" INLET IE=965.50
8" WM
DT IE =964.64
14 LF 15" RCP STORM @ 8.60%
217 LF 8" PVC SDR 26 SANITARY SERVICE @ 0.40%
HYD. & GV PER CITY STANDARDS
8" DIP BEND
12" DIP BEND
224 LF 12" RCP STORM @ 2.17%
(RESIDENTIAL AREA) UNDERGROUND STORMWATER FILTRATION CHAMBER 2 72" PERFORATED CMP 101'x62' FOOTPRINT (INCL. ROCK) 12" SIDE & END STONE 6" STONE COVER 36" STONE SEPARATION 24" SAND BASE SAND/ 6" DT IE=959.95 CHAMBER IE=961.95 CHAMBER TOP=967.95 STONE TOP=968.45 BAFFLE TOP=966.30 OUTLET ELEVATIONS (SEE DRAWING, OUTLET CONTROL STRUCTURE & DETAILS) WQL (MPCA)=964.00 100-YR HWL=968.18 EOF=968.47 (SEE DETAIL AND SHOP DWGS)
MAKE CONNECTION TO EXISTING SANITARY SEWER STUB EX 8" IE =958.11± (FIELD VERIFY PRIOR TO CONST) PROP IE=958.11 COORDINATE WITH CITY
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=959.28 COORD. W/MECH'L
69 LF 8" PVC SDR 26 SANITARY SERVICE @ 1.00%
19 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=973.40 STUB IE=973.30
MAKE CONNECTION TO EXISTING 8" WATER MAIN STUB, COORD. WITH CITY
SANMH 01 RE=979.15 IE(NE)=958.80 IE(SW)=958.90 IE(NW)=958.90 IE(SE)=958.90
146 LF 8" PVC SDR 26 SANITARY SERVICE @ 0.40%
8" TO 6" TEE
CBMH 48 RIM=975.47 IE(NE)=972.12 IE(W)=965.78 IE(E)=970.73 IE(S)=968.91 SUMP=961.78 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
44 LF 6" PVC SDR 26 SANITARY SERVICE @ 2.00%
FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=959.78 COORD. W/MECH'L
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
113 LF 12" RCP STORM @ 3.00%
8" TO 6" TEE
STMH 50 RIM=978.72 IE=974.12
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=974.50 STUB IE=974.40
14 LF 10" SCH40 PVC STORM @ 2.00%
42 LF 15" RCP STORM @ 2.00%
8" DIP BEND
8" TO 8" TEE
(COMMERCIAL AREA) UNDERGROUND STORMWATER FILTRATION CHAMBER 1 60" PERFORATED CMP 120'x67' FOOTPRINT (INCL. ROCK) 12" SIDE & END STONE 6" STONE COVER 30" STONE SEPARATION 24" SAND BASE SAND/ 6" DT IE=951.60 CHAMBER IE=953.60 CHAMBER TOP=958.60 STONE TOP=959.10 BAFFLE TOP=957.60 OUTLET ELEVATIONS (SEE DRAWING, OUTLET CONTROL STRUCTURE & DETAILS) WQL (MPCA)=955.55 100-YR HWL=958.68 EOF=961.22 (SEE DETAIL AND SHOP DWGS)
CBMH 49 RIM=975.44 IE(S)=971.26 IE(N)=969.75 SUMP=965.75 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
7 LF 14" SCH40 PVC STORM @ 2.00%
14" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=971.50 STUB IE=971.40
SANMH 02 RE=976.94 IE(NE)=959.49 IE(W)=959.59 IE(S)=959.59
11 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=959.81 COORD. W/MECH'L
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
12 LF 10" SCH40 PVC STORM @ 2.00% TO BE PUMPED INTERNALLY TO STORM SEWER DISCHARGE PIPE. COORD. W/ MECH'L.
TRENCH DRAIN RIM=974.90 BOT=972.90 OUTLET PIPE [PIPE IE=972.90] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
CB 11 RIM=970.73 IE=967.73
TRENCH DRAIN RIM=975.66 BOT=973.66 OUTLET PIPE [PIPE IE=973.66] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
DT IE= 952.33
12" INLET = 957.60
45° DIP BENDS, TYP.
DT IE= 952.29
DT IE= 952.46
ACCESS RISER, TYP.
69 LF 12" SCH40 PVC STORM @ 1.00%
CBMH 06 RIM=961.10 IE=958.29 SUMP=954.29 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
10" INLET = 956.60
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=952.49 COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=957.10
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
BAFFLE WALL WITH DRAWDOWN RISER TOP=957.60
18 LF 6" SCH40 PVC STORM @ 1.45%
STMH 10 RIM=974.28 IE=970.28
72 LF 10" SCH40 PVC STORM @ 4.70%
4 LF 10" SCH40 PVC STORM @ 2.00%
66 LF 10" SCH40 PVC STORM @ 5.05%
STMH 09 RIM=970.95 IE=966.95
4 LF 10" SCH40 PVC STORM @ 2.00%
TRENCH DRAIN RIM=974.12 BOT=972.12 OUTLET PIPE [PIPE IE=972.12] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
TRENCH DRAIN RIM=970.86 BOT=968.86 OUTLET PIPE [PIPE IE=968.86] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
100 LF 12" RCP STORM @ 3.60%
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=970.00 COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=972.50 STUB IE=972.40
21 LF 10" SCH40 PVC STORM @ 2.00%
51 LF 6" PVC SDR 26 SANITARY SERVICE @ 6.00%
8" TO 6" REDUCER
CBMH 24 RIM=975.83 IE(NW)=971.98 IE(SW)=971.50
65 LF 8" PVC SDR 26 SANITARY SERVICE @ 1.00%
SANMH 10 RE=975.73 IE(NW)=966.94 IE(S)=966.66 IE(SW)=957.53 IE(SE)=957.43
66 LF 6" PVC SDR 26 SANITARY SERVICE @ 4.00%
MAKE CONNECTION TO EXISTING 6" WATER MAIN STUB, COORD. WITH CITY
MAKE CONNECTION TO EXISTING SANITARY SEWER STUB EX 8" IE =958.11± (FIELD VERIFY PRIOR TO CONST) PROP IE=958.11 COORDINATE WITH CITY
5 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=958.21 COORD. W/MECH'L
FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=974.61 STUB IE=974.51
2 LF 10" SCH40 PVC STORM @ 2.00%
STMH 67 RIM=979.46 IE=974.47
109 LF 10" SCH40 PVC STORM @ 1.00%
24 LF 10 SCH40 PVC STORM @ 2.00%
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=973.60 STUB IE=973.50
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
55 LF 15" RCP STORM @ 0.50%
DT IE= 967.21
15" INLET IE=970.60
10 LF 15" RCP STORM @ 2.00%
15" INLET IE=972.40
DT IE= 967.06
DT IE= 966.98
STMH 66 RIM=978.45 IE=973.38
36 LF 10" SCH40 PVC STORM @ 1.00%
CBMH 65 RIM=976.50 IE(N/NW)=973.02 IE(NE)=972.60 SUMP=968.60 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
15" OUTLET = 969.30
11 LF 15" RCP STORM @ 0.00%
OCS 61 RIM=976.80 IE NE/S (15")=969.30 CONSTRUCT WEIR WALL IN MH TOP OF WEIR WALL=973.00
STMH 62 RIM=976.46 IE DT (6")=966.52
86 LF 15" RCP STORM @ 0.50%
64 LF 6" SCH40 PVC STORM @ 1.00%
TIE INTO 6" PVC STUB IE: 965.85 COORD. W/ KIMLEY HOR
EX. STMH 101 RIM=975.96 (REC) EX SW/SE(18") IE= VERIFY PRIOR TC PROP 15" IE=968.8 CORE DRILL NEW EXISTING MH
±35 LF 6" PVC DRAINTILE STUB AT 0.5%
EX. STMH 130 RIM=976.23 (REC) EX 6" IE=965.60' (RE TO CONSTRUCTION PROP 6" IE=965.60' CORE DRILL NEW C EXISTING MH
2BR+D 2,343 SF
2BR+D 1,802 SF
CIRCULATION 238 SF
2BR 1,160 SF
2BR+D 2,059 SF
CIRCULATION 82 SF
PARKING 36,317 SF 97 PARKING STALLS
2BR+D 1,805 SF
30'-0"
CIRCULATION 1,545 SF
2BR+D 2,164 SF
2BR+D 1,535 SF
MEP 306 SF
TRASH 478 SF
CIRCULATION 336 SF
2BR+D 1,585 SF
2BR 1,270 SF
MEP 746 SF
LOGGIA
LOBBY
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET C4.0 FOR GRADING PLAN LEGEND

811 Know what's below. Call before you dig.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

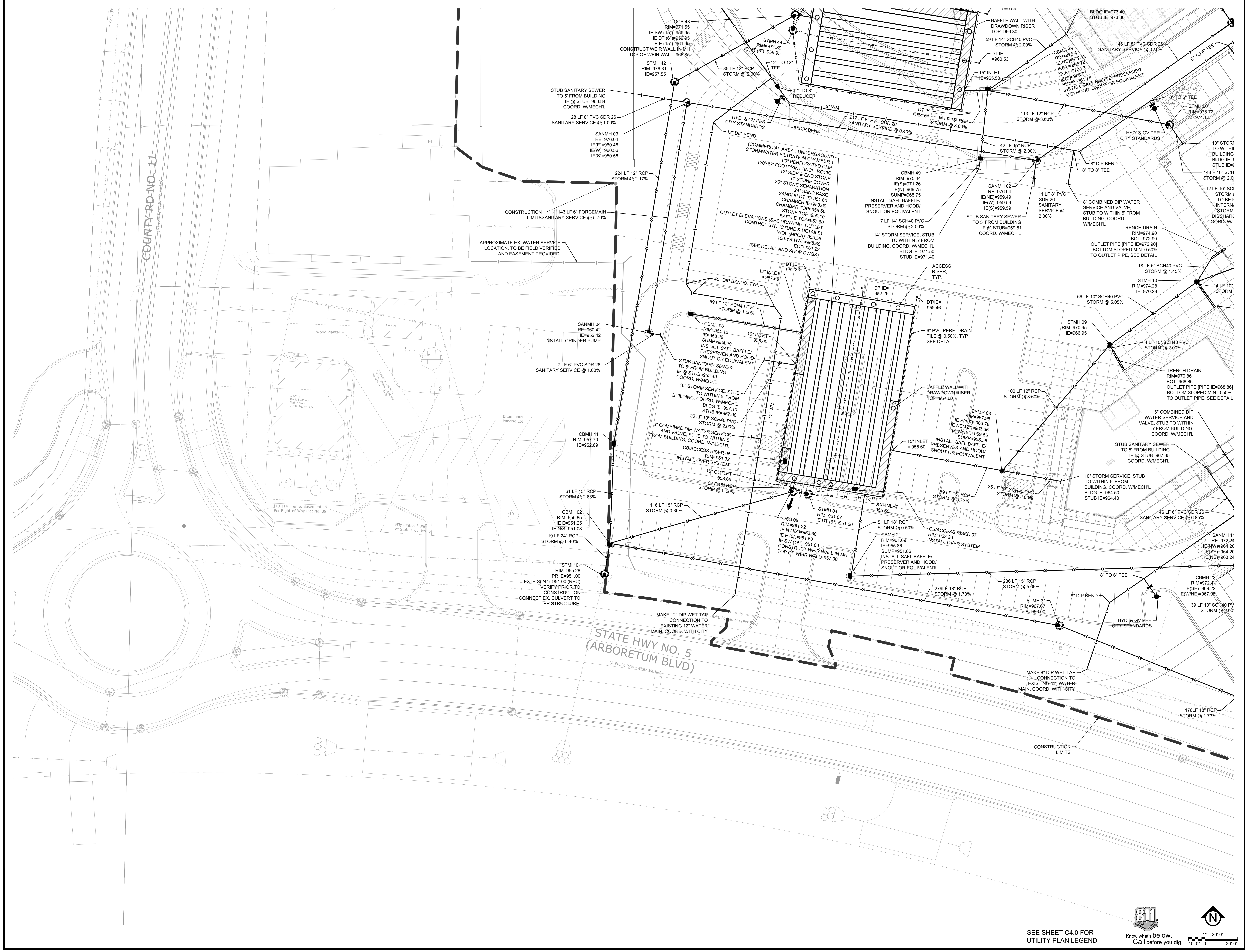
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - NE

C4.2


OCS 43
RIM=971.55
IE SW (15")=959.95
IE DT (6")=959.95
IE E (15")=961.95
CONSTRUCT WEIR WALL IN MH
TOP OF WEIR WALL=966.85
STMH 44
RIM=971.89
IE DT (6")=959.95
STMH 42
RIM=976.31
IE=957.55
85 LF 12" RCP
STORM @ 2.00%
12" TO 12"
TEE
12" TO 8"
REDUCER
8" WM
STUB SANITARY SEWER
TO 5' FROM BUILDING
IE @ STUB=960.84
COORD. W/MECH'L
28 LF 8" PVC SDR 26
SANITARY SERVICE @ 1.00%
SANMH 03
RE=976.04
IE(E)=960.46
IE(W)=960.56
IE(S)=950.56
HYD. & GV PER
CITY STANDARDS
12" DIP BEND
8" DIP BEND
217 LF 8" PVC SDR 26
SANITARY SERVICE @ 0.40%
DT IE
=964.64
14 LF 15" RCP
STORM @ 8.60%
BAFFLE WALL WITH
DRAWDOWN RISER
TOP=966.30
59 LF 14" SCH40 PVC
STORM @ 2.00%
DT IE
=960.53
15" INLET
IE=965.50
BLDG IE=973.40
STUB IE=973.30
CBMH 48
RIM=975.47
IE(NE)=972.12
IE(W)=965.78
IE(E)=970.73
IE(S)=968.91
SUMP=961.78
INSTALL SAFL BAFFLE/ PRESERVER
AND HOOD/ SNOUT OR EQUIVALENT
146 LF 8" PVC SDR 26
SANITARY SERVICE @ 0.40%
8" TO 6" TEE
8" TO 6" TEE
STMH 50
RIM=978.72
IE=974.12
113 LF 12" RCP
STORM @ 3.00%
HYD. & GV PER
CITY STANDARDS
42 LF 15" RCP
STORM @ 2.00%
8" DIP BEND
8" TO 8" TEE
224 LF 12" RCP
STORM @ 2.17%
(COMMERCIAL AREA) UNDERGROUND
STORMWATER FILTRATION CHAMBER 1
60" PERFORATED CMP
120'x67' FOOTPRINT (INCL. ROCK)
12" SIDE & END STONE
6" STONE COVER
30" STONE SEPARATION
24" SAND BASE
SAND/ 6" DT IE=951.60
CHAMBER IE=953.60
CHAMBER TOP=958.60
STONE TOP=959.10
BAFFLE TOP=957.60
OUTLET ELEVATIONS (SEE DRAWING, OUTLET
CONTROL STRUCTURE & DETAILS)
WQL (MPCA)=955.55
100-YR HWL=958.68
EOF=961.22
(SEE DETAIL AND SHOP DWGS)
CBMH 49
RIM=975.44
IE(S)=971.26
IE(N)=969.75
SUMP=965.75
INSTALL SAFL BAFFLE/
PRESERVER AND HOOD/
SNOUT OR EQUIVALENT
SANMH 02
RE=976.94
IE(NE)=959.49
IE(W)=959.59
IE(S)=959.59
11 LF 8" PVC
SDR 26
SANITARY
SERVICE @
2.00%
8" COMBINED DIP WATER
SERVICE AND VALVE,
STUB TO WITHIN 5' FROM
BUILDING, COORD.
W/MECH'L
STUB SANITARY SEWER
TO 5' FROM BUILDING
IE @ STUB=959.81
COORD. W/MECH'L
7 LF 14" SCH40 PVC
STORM @ 2.00%
14" STORM SERVICE, STUB
TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L
BLDG IE=971.50
STUB IE=971.40
10" STORM
TO WITHIN
BUILDING
BLDG IE=
STUB IE=
14 LF 10" SCH
STORM @ 2.0
12 LF 10" SCH
STORM
TO BE
INTERNA
STORM
DISCHARG
COORD. W/
CONSTRUCTION
LIMITS
143 LF 6" FORCEMAIN
SANITARY SERVICE @ 5.70%
APPROXIMATE EX. WATER SERVICE
LOCATION. TO BE FIELD VERIFIED
AND EASEMENT PROVIDED.
TRENCH DRAIN
RIM=974.90
BOT=972.90
OUTLET PIPE [PIPE IE=972.90]
BOTTOM SLOPED MIN. 0.50%
TO OUTLET PIPE, SEE DETAIL
18 LF 6" SCH40 PVC
STORM @ 1.45%
STMH 10
RIM=974.28
IE=970.28
4 LF 10"
STORM
66 LF 10" SCH40 PVC
STORM @ 5.05%
DT IE=
952.33
12" INLET
= 957.60
45° DIP BENDS, TYP.
DT IE=
952.29
ACCESS
RISER,
TYP.
DT IE=
952.46
69 LF 12" SCH40 PVC
STORM @ 1.00%
CBMH 06
RIM=961.10
IE=958.29
SUMP=954.29
INSTALL SAFL BAFFLE/
PRESERVER AND HOOD/
SNOUT OR EQUIVALENT
10" INLET
= 956.60
6" PVC PERF. DRAIN
TILE @ 0.50%, TYP
SEE DETAIL
STMH 09
RIM=970.95
IE=966.95
4 LF 10" SCH40 PVC
STORM @ 2.00%
SANMH 04
RE=960.42
IE=952.42
INSTALL GRINDER PUMP
STUB SANITARY SEWER
TO 5' FROM BUILDING
IE @ STUB=952.49
COORD. W/MECH'L
7 LF 6" PVC SDR 26
SANITARY SERVICE @ 1.00%
10" STORM SERVICE, STUB
TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L
BLDG IE=957.10
STUB IE=957.00
20 LF 10" SCH40 PVC
STORM @ 2.00%
12" WM
TRENCH DRAIN
RIM=970.86
BOT=968.86
OUTLET PIPE [PIPE IE=968.86]
BOTTOM SLOPED MIN. 0.50%
TO OUTLET PIPE, SEE DETAIL
BAFFLE WALL WITH
DRAWDOWN RISER
TOP=957.60
100 LF 12" RCP
STORM @ 3.60%
6" COMBINED DIP
WATER SERVICE AND
VALVE, STUB TO WITHIN
5' FROM BUILDING,
COORD. W/MECH'L
CBMH 08
RIM=967.98
IE E(10")=963.78
IE NE(12")=963.36
IE W(15")=959.55
SUMP=955.55
INSTALL SAFL BAFFLE/
PRESERVER AND HOOD/
SNOUT OR EQUIVALENT
6" COMBINED DIP WATER SERVICE
AND VALVE, STUB TO WITHIN 5'
FROM BUILDING, COORD. W/MECH'L
CBMH 41
RIM=957.70
IE=952.69
15" INLET
= 955.60
STUB SANITARY SEWER
TO 5' FROM BUILDING
IE @ STUB=967.35
COORD. W/MECH'L
CB/ACCESS RISER 05
RIM=961.32
INSTALL OVER SYSTEM
15" OUTLET
= 953.60
6 LF 15" RCP
STORM @ 0.00%
10" STORM SERVICE, STUB
TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L
BLDG IE=964.50
STUB IE=964.40
69 LF 15" RCP
STORM @ 5.72%
36 LF 10" SCH40 PVC
STORM @ 2.00%
61 LF 15" RCP
STORM @ 2.63%
STMH 04
RIM=961.67
IE DT (6")=951.60
"XX" INLET =
955.60
116 LF 15" RCP
STORM @ 0.30%
46 LF 6" PVC SDR 26
SANITARY SERVICE @ 6.85%
CBMH 02
RIM=955.85
IE E=951.25
IE N/S=951.08
OCS 03
RIM=961.22
IE N (15")=953.60
IE E (6")=951.60
IE SW (15")=951.60
CONSTRUCT WEIR WALL IN MH
TOP OF WEIR WALL=957.90
51 LF 18" RCP
STORM @ 0.50%
CBMH 21
RIM=961.69
IE=955.86
SUMP=951.86
INSTALL SAFL BAFFLE/
PRESERVER AND HOOD/
SNOUT OR EQUIVALENT
CB/ACCESS RISER 07
RIM=963.26
INSTALL OVER SYSTEM
SANMH 11
RE=972.24
IE(NW)=964.20
IE(SE)=964.20
IE(NE)=963.24
19 LF 24" RCP
STORM @ 0.40%
STMH 01
RIM=955.28
PR IE=951.00
EX IE S(24")=951.00 (REC)
VERIFY PRIOR TO
CONSTRUCTION
CONNECT EX. CULVERT TO
PR STRUCTURE.
8" TO 6" TEE
CBMH 22
RIM=972.41
IE(SE)=969.22
IE(W/NE)=967.98
236 LF 15" RCP
STORM @ 5.66%
279LF 18" RCP
STORM @ 1.73%
STMH 31
RIM=967.67
IE=956.00
8" DIP BEND
39 LF 10" SCH40 PV
STORM @ 2.00
HYD. & GV PER
CITY STANDARDS
MAKE 12" DIP WET TAP
CONNECTION TO
EXISTING 12" WATER
MAIN, COORD. WITH CITY
STATE HWY NO. 5
(ARBORETUM BLVD)
(A Public R/W)(Width Varies)
HDPE Forcemain (Per Rec)
COUNTY RD NO. 11
(A Public R/W)(Width Varies)
Wood Planter
Garage
Bituminous
Parking Lot
[13][14] Temp. Easement 19
Per Right-of-Way Plat No. 39
N'ly Right-of-Way
of State Hwy. No. 5
MAKE 8" DIP WET TAP
CONNECTION TO
EXISTING 12" WATER
MAIN, COORD. WITH CITY
176LF 18" RCP
STORM @ 1.73%
CONSTRUCTION
LIMITS
811
Know what's below.
Call before you dig.
N
1" = 20'-0"
10'-0"
0
20'-0"

SEE SHEET C4.0 FOR
UTILITY PLAN LEGEND

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

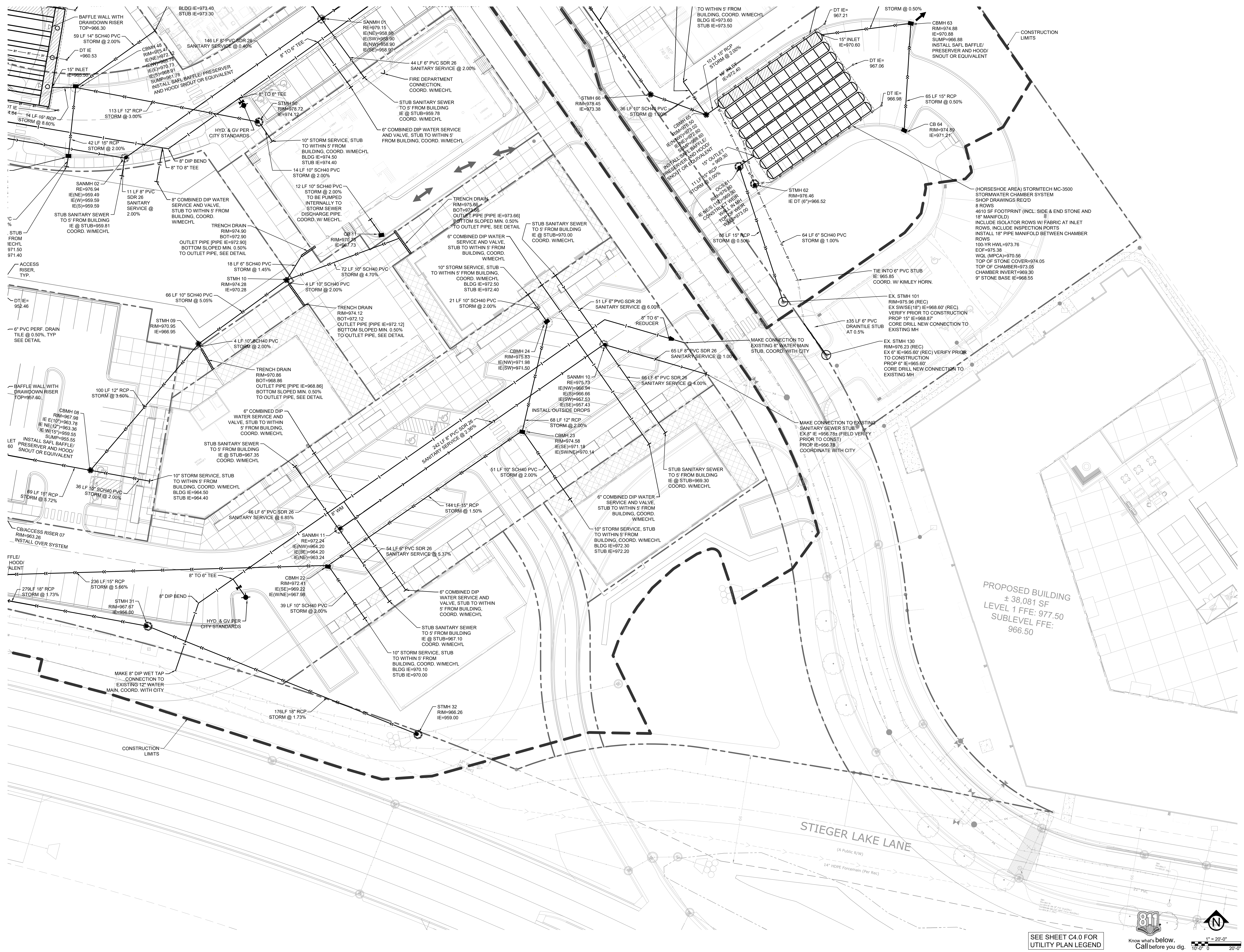
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - SW

C4.3


BLDG IE=973.40
STUB IE=973.30
BAFFLE WALL WITH DRAWDOWN RISER TOP=966.30
59 LF 14" SCH40 PVC STORM @ 2.00%
DT IE =960.53
15" INLET IE=965.50
14 LF 15" RCP STORM @ 8.60%
113 LF 12" RCP STORM @ 3.00%
42 LF 15" RCP STORM @ 2.00%
CBMH 48 RIM=975.47 IE(NE)=972.12 IE(NW)=969.78 IE(E)=969.73 IE(S)=969.91 SUMP=961.78 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
146 LF 8" PVC SDR 26 SANITARY SERVICE @ 0.40%
SANMH 01 RE=979.15 IE(NE)=958.88 IE(SW)=958.90 IE(NW)=958.90 IE(SE)=958.90
8" TO 6" TEE
44 LF 6" PVC SDR 26 SANITARY SERVICE @ 2.00%
FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=959.78 COORD. W/MECH'L
STMH 56 RIM=978.72 IE=974.12
HYD. & GV PER CITY STANDARDS
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=974.50 STUB IE=974.40
8" DIP BEND
8" TO 8" TEE
14 LF 10" SCH40 PVC STORM @ 2.00%
SANMH 02 RE=976.94 IE(NE)=959.49 IE(W)=959.59 IE(S)=959.59
11 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.00%
8" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=959.81 COORD. W/MECH'L
12 LF 10" SCH40 PVC STORM @ 2.00% TO BE PUMPED INTERNALLY TO STORM SEWER DISCHARGE PIPE. COORD. W/ MECH'L
TRENCH DRAIN RIM=975.66 BOT=973.66 OUTLET PIPE [PIPE IE=973.66] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
TRENCH DRAIN RIM=974.90 BOT=972.90 OUTLET PIPE [PIPE IE=972.90] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
CB 11 RIM=970.73 IE=967.73
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=970.00 COORD. W/MECH'L
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
ACCESS RISER, TYP.
18 LF 6" SCH40 PVC STORM @ 1.45%
72 LF 10" SCH40 PVC STORM @ 4.70%
STMH 10 RIM=974.28 IE=970.28
4 LF 10" SCH40 PVC STORM @ 2.00%
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=972.50 STUB IE=972.40
66 LF 10" SCH40 PVC STORM @ 5.05%
DT IE= 952.46
TRENCH DRAIN RIM=974.12 BOT=972.12 OUTLET PIPE [PIPE IE=972.12] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
21 LF 10" SCH40 PVC STORM @ 2.00%
STMH 09 RIM=970.95 IE=966.95
6" PVC PERF. DRAIN TILE @ 0.50%, TYP SEE DETAIL
4 LF 10" SCH40 PVC STORM @ 2.00%
CBMH 24 RIM=975.83 IE(NW)=971.98 IE(SW)=971.50
51 LF 6" PVC SDR 26 SANITARY SERVICE @ 6.00%
8" TO 6" REDUCER
MAKE CONNECTION TO EXISTING 6" WATER MAIN STUB, COORD. WITH CITY
65 LF 8" PVC SDR 26 SANITARY SERVICE @ 1.00%
TRENCH DRAIN RIM=970.86 BOT=968.86 OUTLET PIPE [PIPE IE=968.86] BOTTOM SLOPED MIN. 0.50% TO OUTLET PIPE, SEE DETAIL
SANMH 10 RE=975.73 IE(NW)=966.94 IE(S)=966.66 IE(SW)=957.53 IE(SE)=957.43 INSTALL OUTSIDE DROPS
66 LF 6" PVC SDR 26 SANITARY SERVICE @ 4.00%
BAFFLE WALL WITH DRAWDOWN RISER TOP=957.60
100 LF 12" RCP STORM @ 3.60%
CBMH 08 RIM=967.98 IE E(10")=963.78 IE NE(12")=963.36 IE W(15")=959.55 SUMP=955.55 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
242 LF 8" PVC SDR 26 SANITARY SERVICE @ 2.36%
68 LF 12" RCP STORM @ 2.00%
CBMH 23 RIM=974.58 IE(SE)=971.18 IE(SW/NE)=970.14
MAKE CONNECTION TO EXISTING SANITARY SEWER STUB EX 8" IE =956.78± (FIELD VERIFY PRIOR TO CONST) PROP IE=956.78 COORDINATE WITH CITY
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=967.35 COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=964.50 STUB IE=964.40
36 LF 10" SCH40 PVC STORM @ 2.00%
69 LF 15" RCP STORM @ 5.72%
51 LF 10" SCH40 PVC STORM @ 2.00%
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=969.30 COORD. W/MECH'L
144 LF 15" RCP STORM @ 1.50%
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=972.30 STUB IE=972.20
CB/ACCESS RISER 07 RIM=963.26 INSTALL OVER SYSTEM
46 LF 6" PVC SDR 26 SANITARY SERVICE @ 6.85%
8" WM
SANMH 11 RE=972.24 IE(NW)=964.20 IE(SE)=964.20 IE(NE)=963.24
54 LF 6" PVC SDR 26 SANITARY SERVICE @ 5.37%
236 LF 15" RCP STORM @ 5.66%
8" TO 6" TEE
CBMH 22 RIM=972.41 IE(SE)=969.22 IE(W/NE)=967.98
279LF 18" RCP STORM @ 1.73%
8" DIP BEND
STMH 31 RIM=967.67 IE=956.00
39 LF 10" SCH40 PVC STORM @ 2.00%
6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L
HYD. & GV PER CITY STANDARDS
STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=967.10 COORD. W/MECH'L
10" STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=970.10 STUB IE=970.00
MAKE 8" DIP WET TAP CONNECTION TO EXISTING 12" WATER MAIN, COORD. WITH CITY
176LF 18" RCP STORM @ 1.73%
STMH 32 RIM=966.26 IE=959.00
CONSTRUCTION LIMITS
TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L BLDG IE=973.60 STUB IE=973.50
DT IE= 967.21
STORM @ 0.50%
CBMH 63 RIM=974.88 IE=970.88 SUMP=966.88 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
CONSTRUCTION LIMITS
15" INLET IE=970.60
10 LF 15" RCP STORM @ 2.00%
15" INLET IE=972.40
DT IE= 967.06
STMH 66 RIM=978.45 IE=973.38
36 LF 10" SCH40 PVC STORM @ 1.00%
DT IE= 966.98
65 LF 15" RCP STORM @ 0.50%
CBMH 65 RIM=976.50 IE(NE)=973.02 IE(NE)=969.60 SUMP=968.60 INSTALL SAFL BAFFLE/ PRESERVER AND HOOD/ SNOUT OR EQUIVALENT
15" OUTLET IE = 969.30
CB 64 RIM=974.89 IE=971.21
11 LF 15" RCP STORM @ 0.00%
OCS 61 RIM=976.80 IE NE/S (15")=969.30 CONSTRUCT WEIR WALL IN MH TOP OF WEIR WALL=973.00
STMH 62 RIM=976.46 IE DT (6")=966.52
(HORSESHOE AREA) STORMTECH MC-3500 STORMWATER CHAMBER SYSTEM SHOP DRAWINGS REQ'D 8 ROWS 4610 SF FOOTPRINT (INCL. SIDE & END STONE AND 18" MANIFOLD) INCLUDE ISOLATOR ROWS W/ FABRIC AT INLET ROWS, INCLUDE INSPECTION PORTS INSTALL 18" PIPE MANIFOLD BETWEEN CHAMBER ROWS 100-YR HWL=973.76 EOF=975.38 WQL (MPCA)=970.56 TOP OF STONE COVER=974.05 TOP OF CHAMBER=973.05 CHAMBER INVERT=969.30 9" STONE BASE IE=968.55
88 LF 15" RCP STORM @ 0.50%
64 LF 6" SCH40 PVC STORM @ 1.00%
TIE INTO 6" PVC STUB IE: 965.85 COORD. W/ KIMLEY HORN.
EX. STMH 101 RIM=975.96 (REC) EX SW/SE(18") IE=968.60' (REC) VERIFY PRIOR TO CONSTRUCTION PROP 15" IE=968.87' CORE DRILL NEW CONNECTION TO EXISTING MH
±35 LF 6" PVC DRAINTILE STUB AT 0.5%
EX. STMH 130 RIM=976.23 (REC) EX 6" IE=965.60' (REC) VERIFY PRIOR TO CONSTRUCTION PROP 6" IE=965.60' CORE DRILL NEW CONNECTION TO EXISTING MH
PROPOSED BUILDING ± 38,081 SF LEVEL 1 FFE: 977.50 SUBLEVEL FFE: 966.50
POOL EQUIP. 008 107 SF
STIEGER LAKE LANE
(A Public R/W)
14" HDPE Forcemain (Per Rec)
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

SEE SHEET C4.0 FOR UTILITY PLAN LEGEND

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD. VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

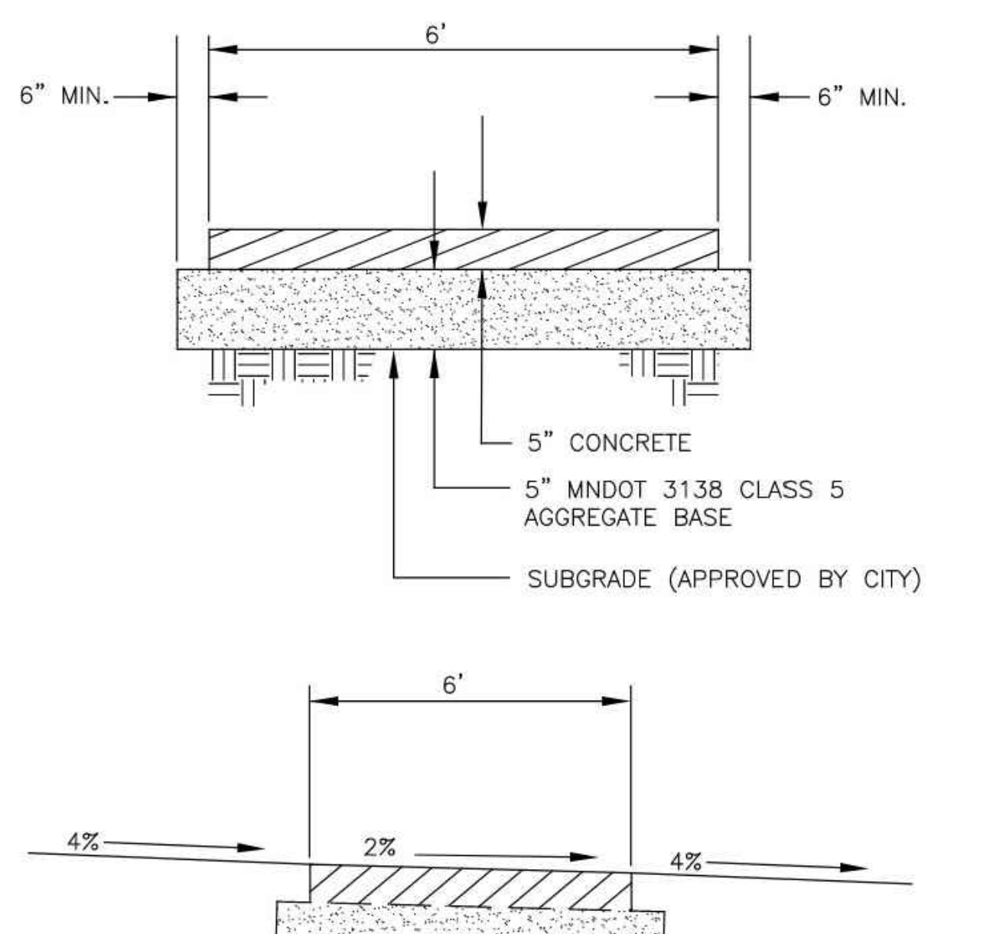
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - SE

C4.4

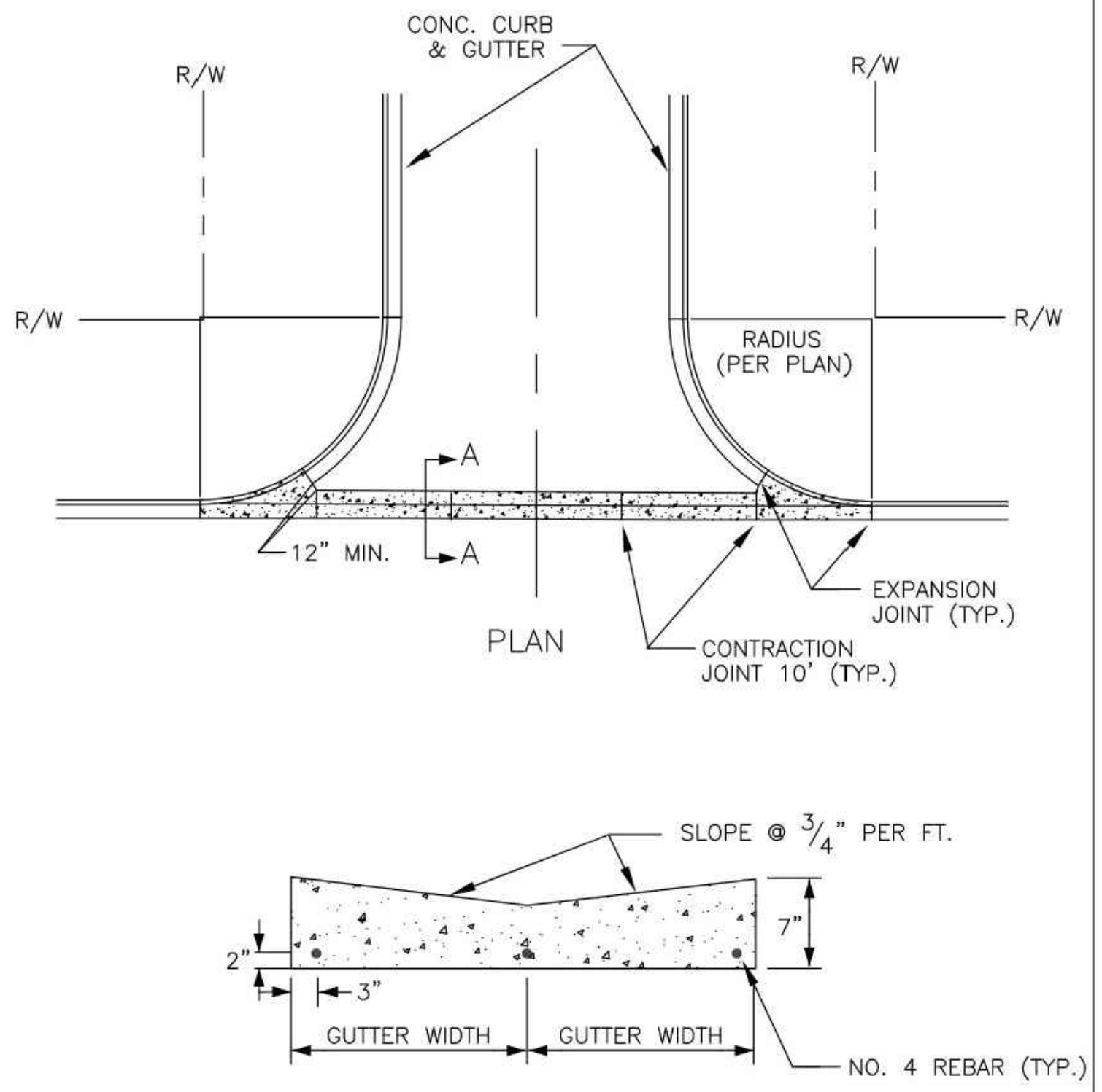

6'
6" MIN.
6" MIN.
5" CONCRETE
5" MNDOT 3138 CLASS 5
AGGREGATE BASE
SUBGRADE (APPROVED BY CITY)
6'
4%
2%
4%

NOTE
1. SIDEWALKS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTERSECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM SIDEWALK THROUGHOUT LENGTH OF WALK.
3. NO RECYCLED MATERIALS ALLOWED.

CONCRETE SIDEWALK

FEBRUARY 2022

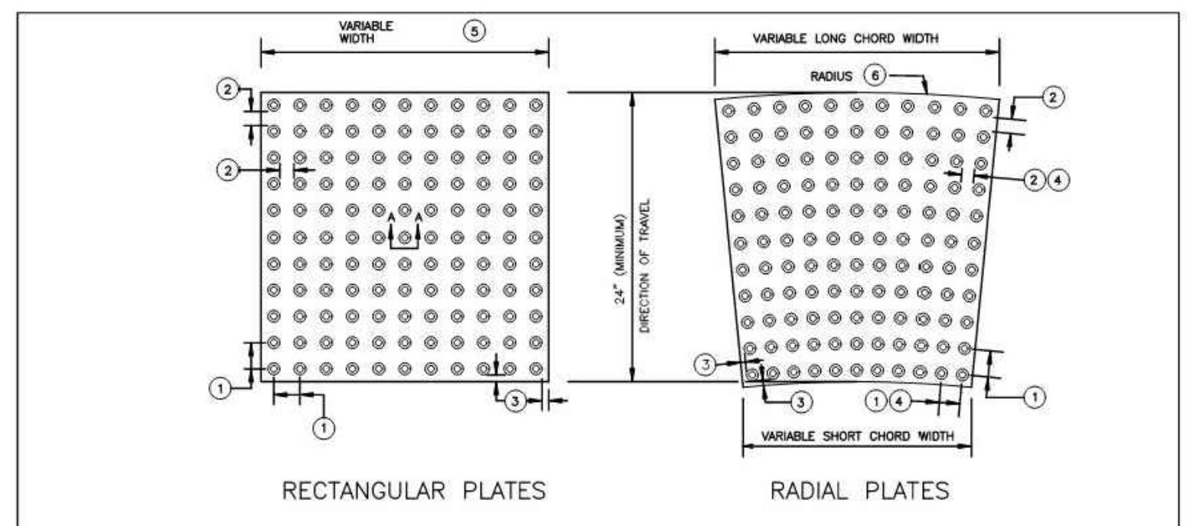
CITY OF VICTORIA
STANDARD DRAWING NO.
510
Victoria


CONC. CURB
& GUTTER
R/W
R/W
R/W
R/W
RADIUS
(PER PLAN)
A
A
12" MIN.
EXPANSION
JOINT (TYP.)
PLAN
CONTRACTION
JOINT 10' (TYP.)
SLOPE @ 3/4" PER FT.
7"
2"
3"
GUTTER WIDTH
GUTTER WIDTH
NO. 4 REBAR (TYP.)
SECTION A–A

CONCRETE VALLEY GUTTER

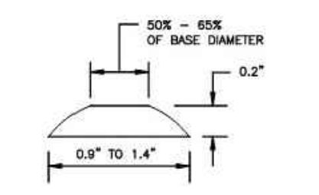
FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
504
Victoria


VARIABLE WIDTH
⑤
②
②
①
①
③
24" (MINIMUM)
DIRECTION OF TRAVEL
VARIABLE LONG CHORD WIDTH
RADIUS ⑥
②
②④
③
③
①④
①
VARIABLE SHORT CHORD WIDTH

RECTANGULAR PLATES

RADIAL PLATES


50% – 65% OF BASE DIAMETER
0.2"
0.9" TO 1.4"

SECTION A–A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES			
RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23–1/2	3.53	8
15	18–13/16	2.93	15
15	23–1/2	3.67	12
20	18–13/16	3.00	20
20	18–7/8	2.98	20
25	20–1/2	3.28	23
25	23–9/16	3.77	20
30	22–5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
- –WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- –WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
- –AT PEDESTRIAN RAILWAY CROSSINGS.
- –ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
- –A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
- –THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
- –THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT–ON–DARK OR DARK–ON–LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

TRUNCATED DOME PANELS SHALL BE FROM MNDOT'S APPROVED/ QUALIFIED PRODUCT LISTS. PANELS SHALL BE CAST IRON AND NATURAL / RUSTY / UNFINISHED IN COLOR.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

DETECTABLE WARNING SURFACE– TRUNCATED DOMES

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
506
Victoria

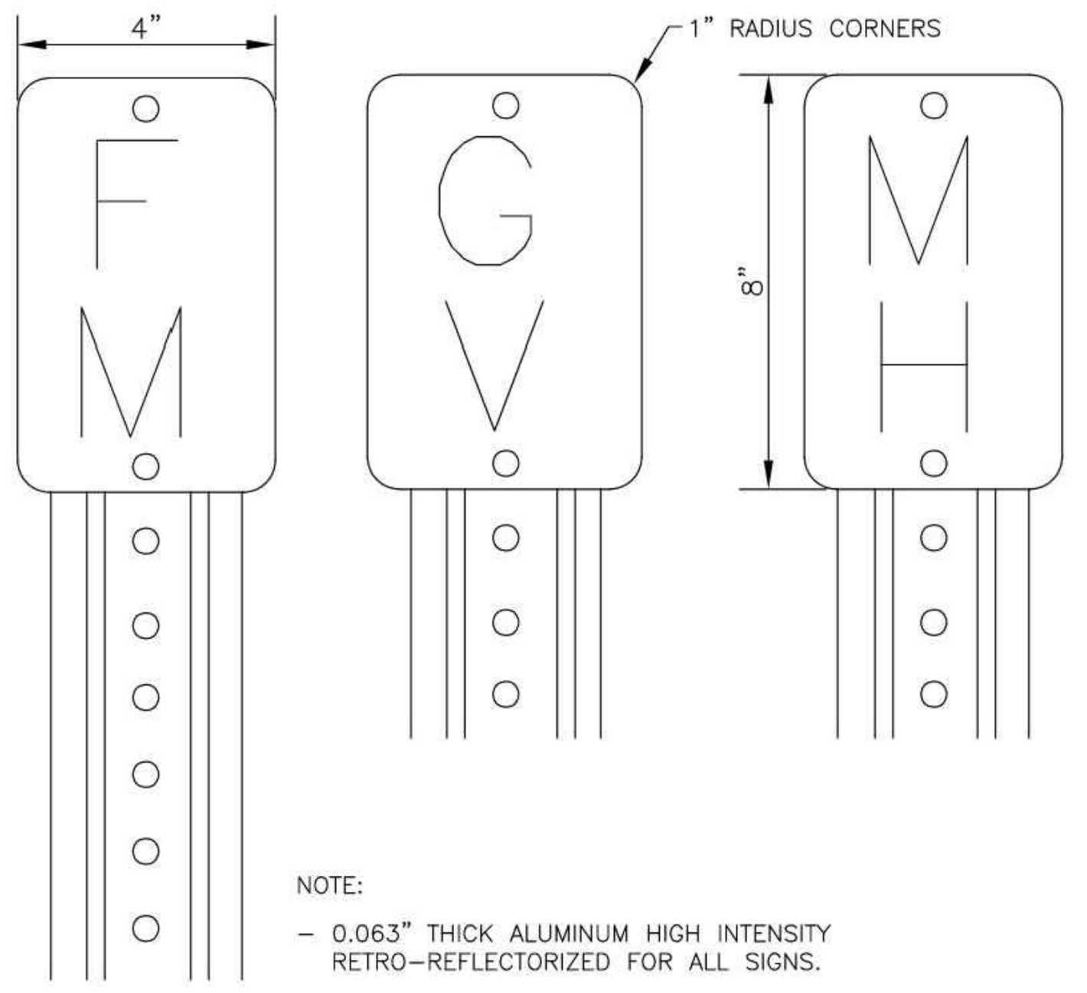
---

1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE BITUMINOUS TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.
3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FT NOR GREATER THAN 12 FT IN ANY DIMENSION.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS UNDER THE SUPERVISION OF A CERTIFIED ADA SUPERVISOR.

STANDARD PLAN NOTES
SIDEWALKS AND TRAILS

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
500A
Victoria

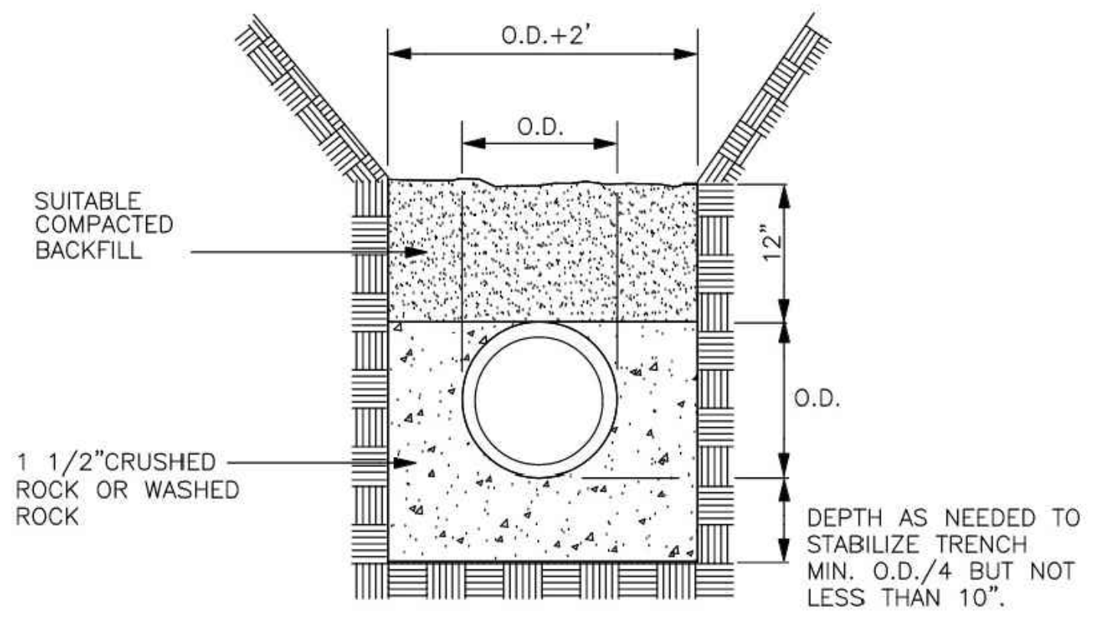

4"
1" RADIUS CORNERS
8"
FM
GV
MH

NOTE:
- 0.063" THICK ALUMINUM HIGH INTENSITY RETRO–REFLECTORIZED FOR ALL SIGNS.
- BLACK LETTERS ON WHITE BACKGROUND FOR MANHOLE.
- WHITE LETTERS ON BLUE BACKGROUND FOR GATE VALVE.
- WHITE LETTERS ON GREEN BACKGROUND FOR FORCEMAIN – "FM".
- U–CHANNEL POST, MINIMUM 3.0 LB./FT., 7.5' LONG, GALVANIZED & BURIED 2.5'.
- PLACE MARKERS AT ALL OFF ROAD MANHOLES AND GATE VALVES.

OFF ROAD STRUCTURE MARKERS

FEBRUARY 2022

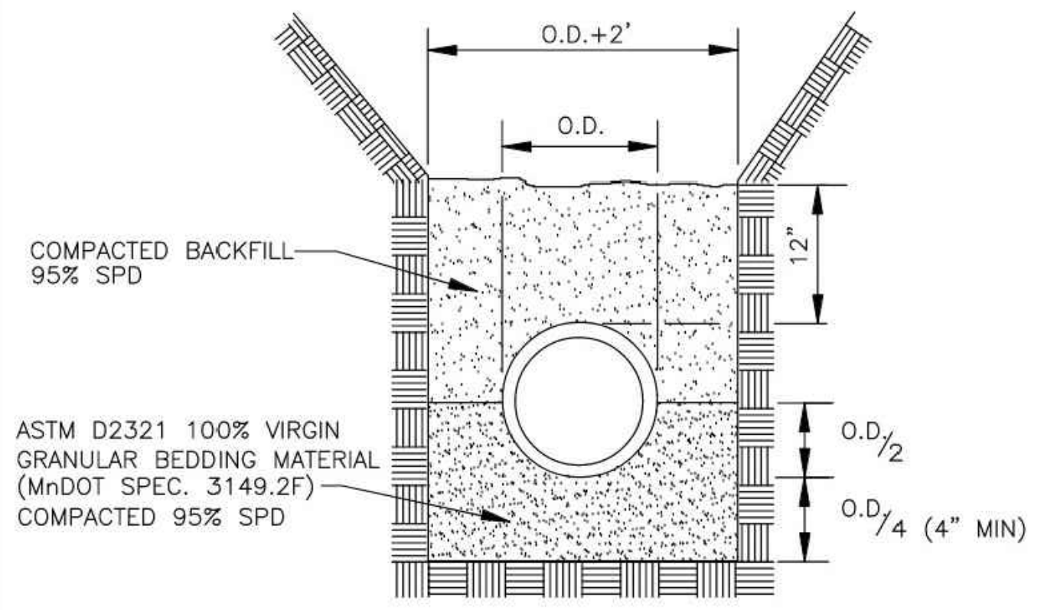
CITY OF VICTORIA
STANDARD DRAWING NO.
705
Victoria


O.D.+2'
O.D.
SUITABLE COMPACTED BACKFILL
12"
O.D.
1 1/2"CRUSHED ROCK OR WASHED ROCK
DEPTH AS NEEDED TO STABILIZE TRENCH MIN. O.D./4 BUT NOT LESS THAN 10".

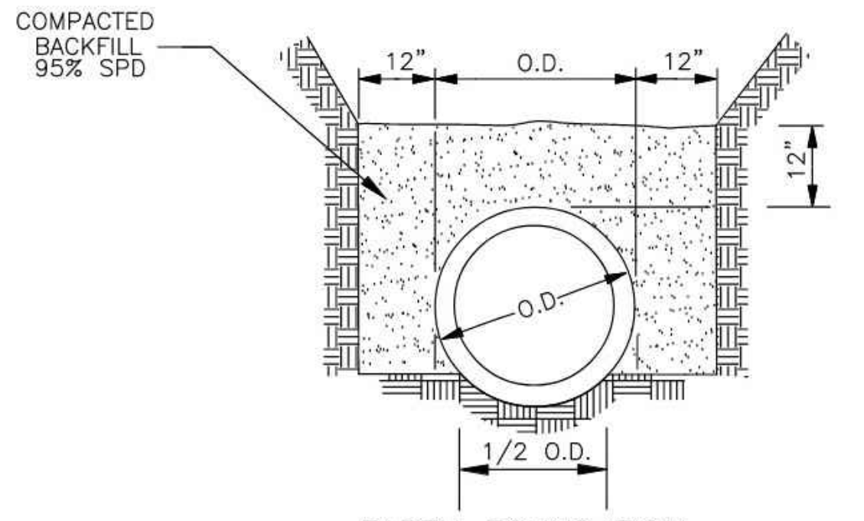
SPECIAL FOUNDATION FOR STABILIZING OF TRENCH
(AS DIRECTED BY ENGINEER)

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
105
Victoria


O.D.+2'
O.D.
COMPACTED BACKFILL 95% SPD
12"
ASTM D2321 100% VIRGIN GRANULAR BEDDING MATERIAL (MnDOT SPEC. 3149.2F) COMPACTED 95% SPD
O.D/2
O.D/4 (4" MIN)

GRANULAR MATERIAL BEDDING
(TO BE USED WHERE, IN THE OPINION OF THE ENGINEER, UNSTABLE MATERIAL PREVENTS USE OF THE "EARTH FOUNDATION" DETAIL)

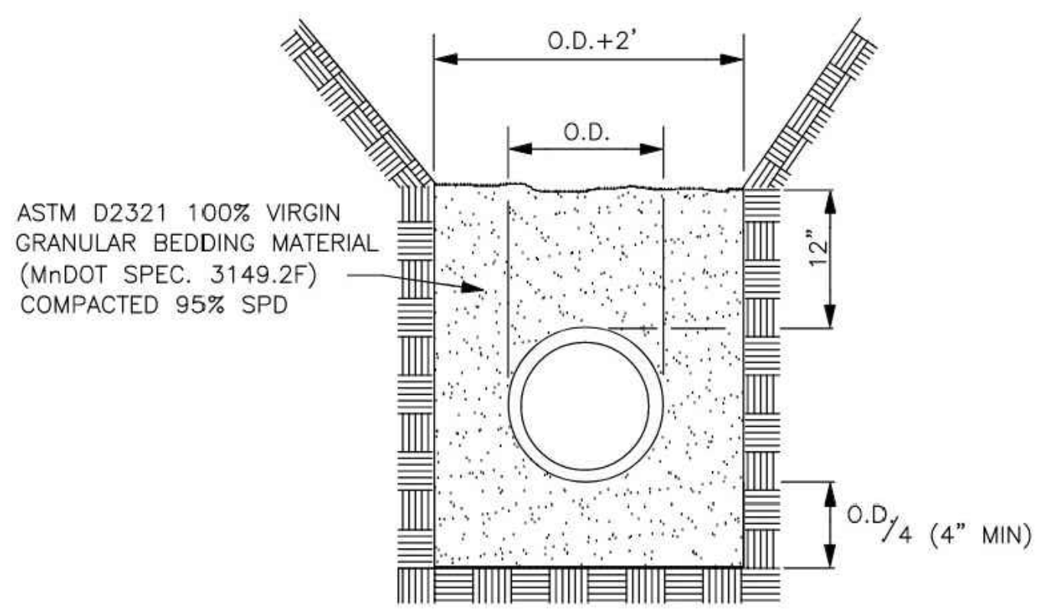

COMPACTED BACKFILL 95% SPD
12"
O.D.
12"
12"
O.D.
1/2 O.D.

EARTH FOUNDATION
(EXCEPT PLASTIC PIPE)

PIPE FOUNDATION DETAILS

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
101
Victoria

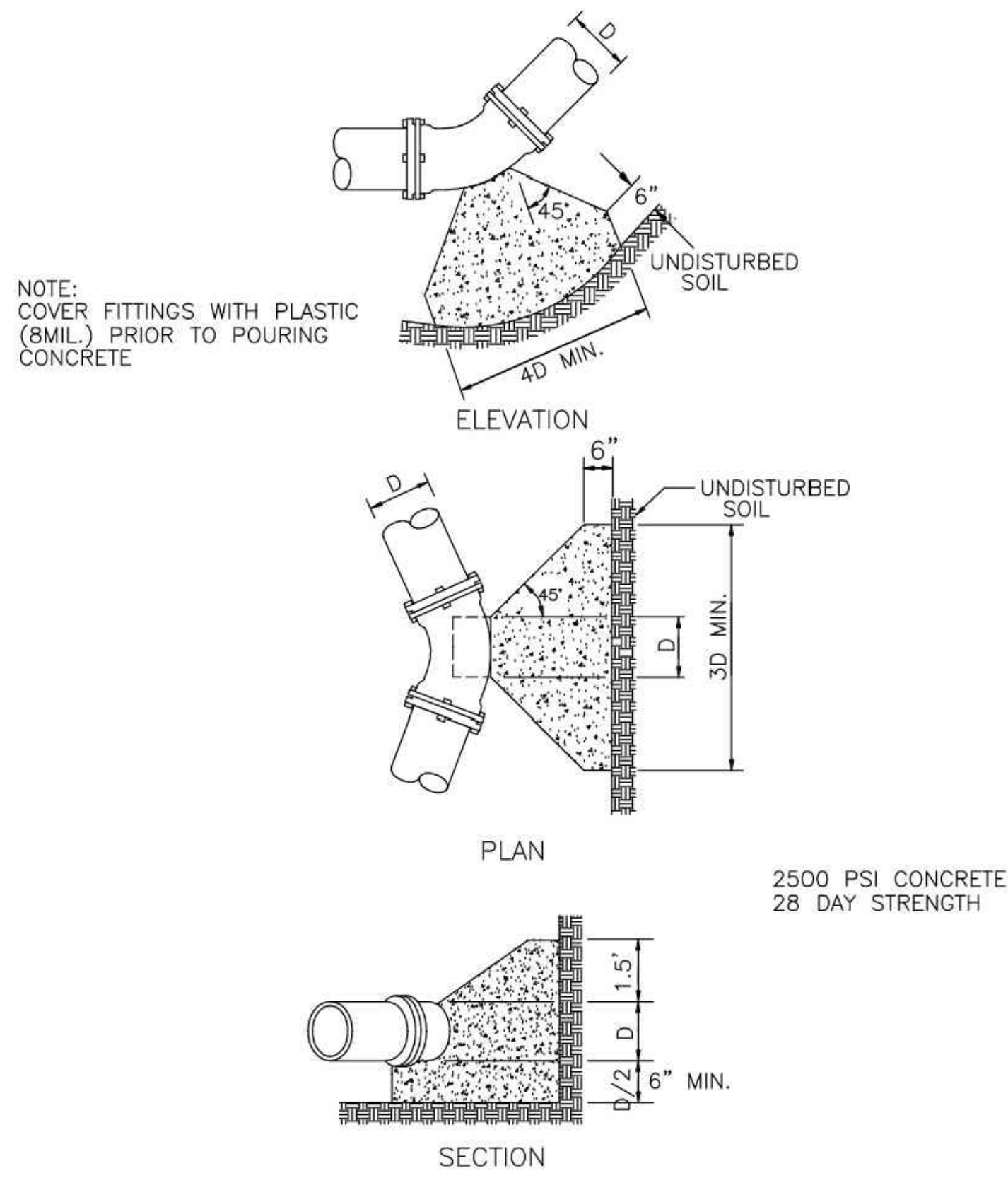

O.D.+2'
O.D.
ASTM D2321 100% VIRGIN GRANULAR BEDDING MATERIAL (MnDOT SPEC. 3149.2F) COMPACTED 95% SPD
12"
O.D/4 (4" MIN)

NOTE: PIPE ZONE COMPACTION PER MNDOT 2105.3F1 SPECIFIED DENSITY METHOD. 95% SPD MINIMUM.

GRANULAR MATERIAL BEDDING METHOD
(FOR PLASTIC PIPE)

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
103
Victoria


D
45°
6"
UNDISTURBED SOIL
4D MIN.
ELEVATION
D
6"
UNDISTURBED SOIL
45°
D
3D MIN.
PLAN
1.5'
D
D/2
6" MIN.
SECTION

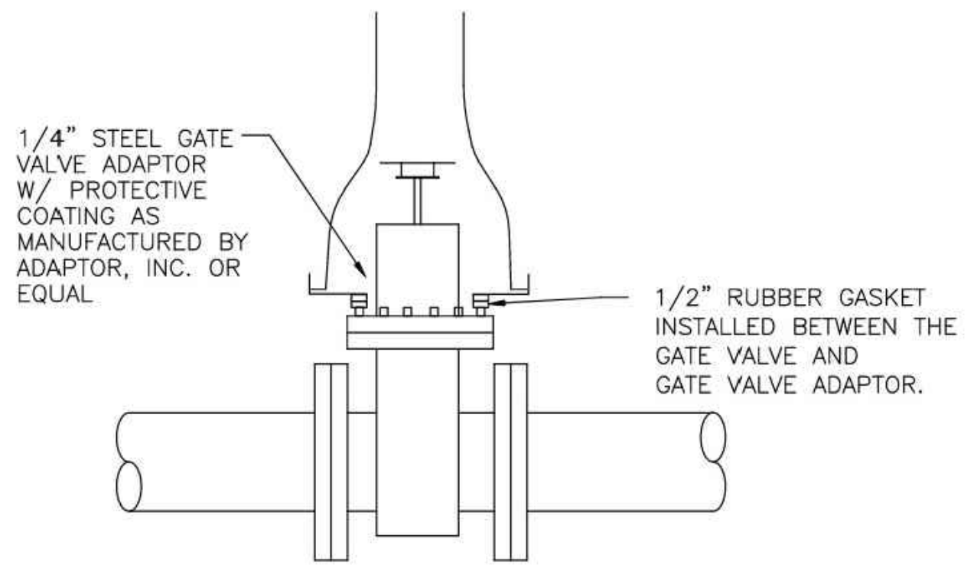
NOTE: COVER FITTINGS WITH PLASTIC (8MIL.) PRIOR TO POURING CONCRETE

2500 PSI CONCRETE 28 DAY STRENGTH

CONCRETE REACTION BACKING
(FOR BENDS)

FEBRUARY 2022

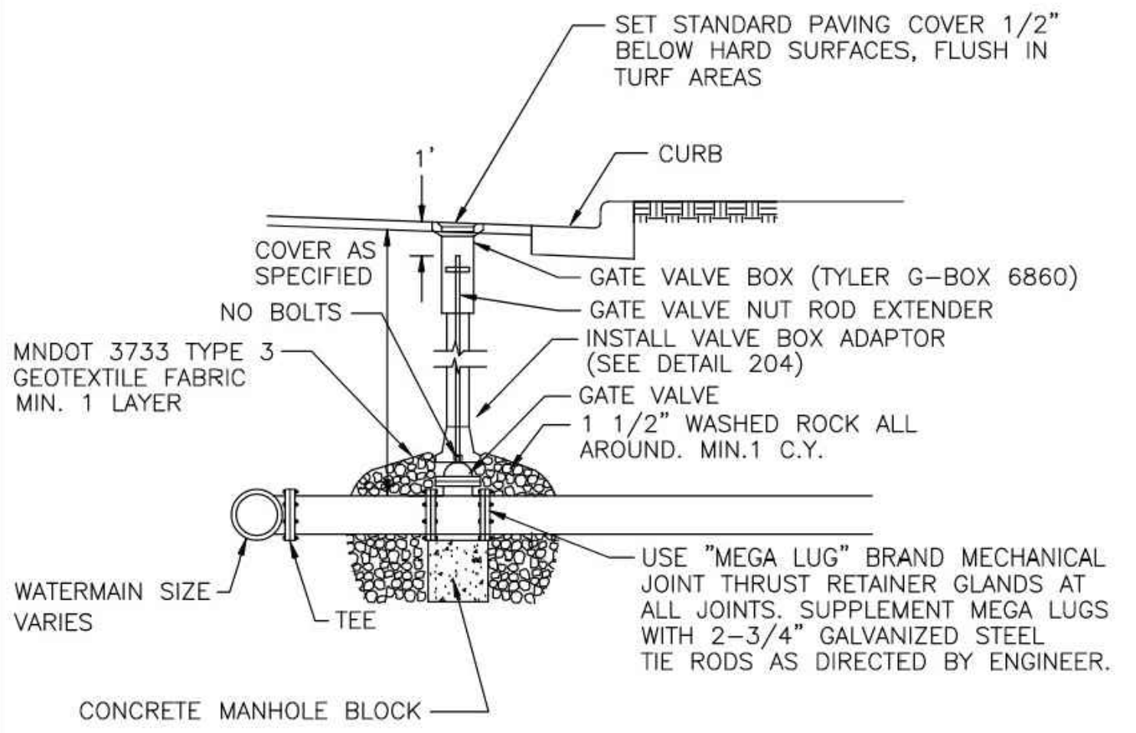
CITY OF VICTORIA
STANDARD DRAWING NO.
206
Victoria


1/4" STEEL GATE VALVE ADAPTOR W/ PROTECTIVE COATING AS MANUFACTURED BY ADAPTOR, INC. OR EQUAL
1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTOR.

GATE VALVE ADAPTOR

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
204
Victoria


SET STANDARD PAVING COVER 1/2" BELOW HARD SURFACES, FLUSH IN TURF AREAS
1'
CURB
COVER AS SPECIFIED
GATE VALVE BOX (TYLER G–BOX 6860)
NO BOLTS
GATE VALVE NUT ROD EXTENDER
MNDOT 3733 TYPE 3 GEOTEXTILE FABRIC MIN. 1 LAYER
INSTALL VALVE BOX ADAPTOR (SEE DETAIL 204)
GATE VALVE
1 1/2" WASHED ROCK ALL AROUND. MIN.1 C.Y.
WATERMAIN SIZE VARIES
TEE
USE "MEGA LUG" BRAND MECHANICAL JOINT THRUST RETAINER GLANDS AT ALL JOINTS. SUPPLEMENT MEGA LUGS WITH 2–3/4" GALVANIZED STEEL TIE RODS AS DIRECTED BY ENGINEER.
CONCRETE MANHOLE BLOCK

NOTES:
SUPPLY ONE EXTRA 4' GATE VALVE KEY OR ONE EXTRA CURB STOP STAND PIPE PER PROJECT, AS DIRECTED BY THE ENGINEER.
EXTRA KEYS AND EXTENSIONS SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.

GATE VALVE INSTALLATION

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
203
Victoria

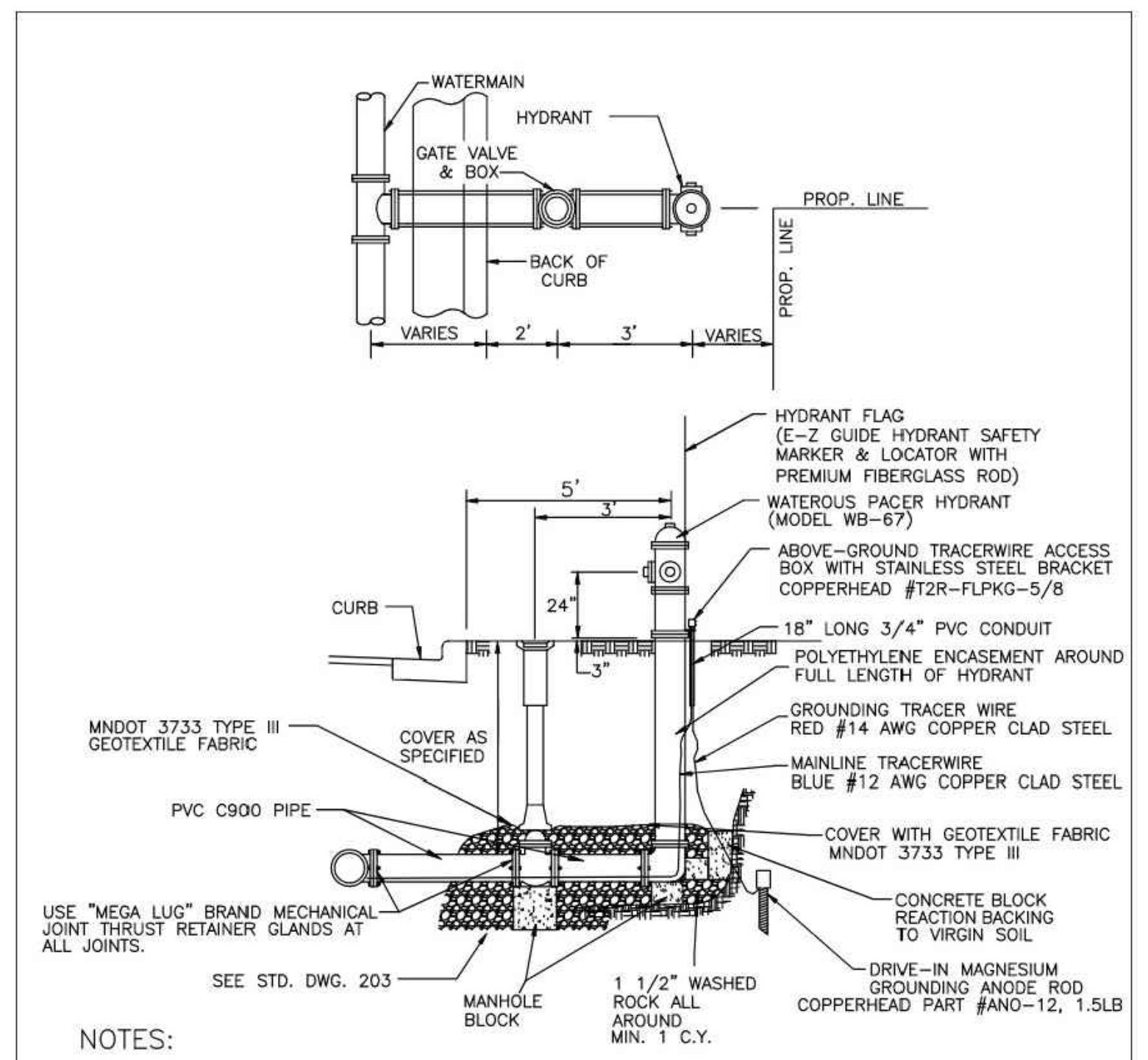
---

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE PVC C–900 DR18 WITH #12 AWG COPPER CLAD STEEL HIGH STRENGTH TRACER WIRE, COPPERHEAD PART #1230B–HS, FURNISHED AND INSTALLED THROUGHOUT THE PIPE LENGTH. METALLIC TRACER SHALL BE ATTACHED TO ALL HYDRANTS WITH COPPERHEAD PART #T2R–FLPKG–5/8 OR APPROVED EQUAL.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR–BLUE NUTS & BOLTS.
5. NO BENDING OF PVC WATER MAIN SHALL BE ALLOWED, FITTINGS MUST BE USED TO FACILITATE ANY CHANGES IN DEPTH OR HORIZONTAL ALIGNMENT.
6. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
7. GATE VALVES SHALL BE RESILIENT WEDGE, AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2, C.2.
8. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
9. BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
10. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
11. USE GATE VALVE NUT ROD EXTENDER TO BRING OPERATING NUT TO WITHIN 12 INCHES OF SURFACE.
12. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
13. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB–67 OR APPROVED EQUAL, FITTED WITH E–Z GUIDE HYDRANT SAFETY MARKER & LOCATOR WITH PREMIUM FIBERGLASS ROD AND PAINTED RED.
14. HYDRANTS SHALL HAVE A 5–1/4–IN VALVE OPENING, TWO OUTLET NOZZLES FOR 2–1/2–IN D. HOSE CONNECTIONS AND ONE 4–1/2–IN D. PUMPER CONNECTION.
15. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1–FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED AND SHALL INCLUDE EXTENSION ROD.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.
17. PER ENGINEERING SPECIFICATIONS SECTION 3310 – WATER DISTRIBUTION, PRODUCTS, ARTICLE 19, EXTRA WATERMAIN ITEMS SHALL BE SUPPLIED AND DELIVERED TO PUBLIC WORKS, AS DIRECTED BY THE ENGINEER.

STANDARD PLAN NOTES
WATERMAIN PLANS

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
200A
Victoria


WATERMAIN
HYDRANT
GATE VALVE & BOX
PROP. LINE
BACK OF CURB
PROP. LINE
VARIES
2'
3'
VARIES
HYDRANT FLAG (E–Z GUIDE HYDRANT SAFETY MARKER & LOCATOR WITH PREMIUM FIBERGLASS ROD)
5'
3'
WATEROUS PACER HYDRANT (MODEL WB–67)
ABOVE–GROUND TRACERWIRE ACCESS BOX WITH STAINLESS STEEL BRACKET COPPERHEAD #T2R–FLPKG–5/8
CURB
24"
18" LONG 3/4" PVC CONDUIT
3"
POLYETHYLENE ENCASEMENT AROUND FULL LENGTH OF HYDRANT
MNDOT 3733 TYPE III GEOTEXTILE FABRIC
COVER AS SPECIFIED
GROUNDING TRACER WIRE RED #14 AWG COPPER CLAD STEEL
MAINLINE TRACERWIRE BLUE #12 AWG COPPER CLAD STEEL
PVC C900 PIPE
COVER WITH GEOTEXTILE FABRIC MNDOT 3733 TYPE III
USE "MEGA LUG" BRAND MECHANICAL JOINT THRUST RETAINER GLANDS AT ALL JOINTS.
CONCRETE BLOCK REACTION BACKING TO VIRGIN SOIL
SEE STD. DWG. 203
MANHOLE BLOCK
1 1/2" WASHED ROCK ALL AROUND MIN. 1 C.Y.
DRIVE–IN MAGNESIUM GROUNDING ANODE ROD COPPERHEAD PART #ANO–12, 1.5LB

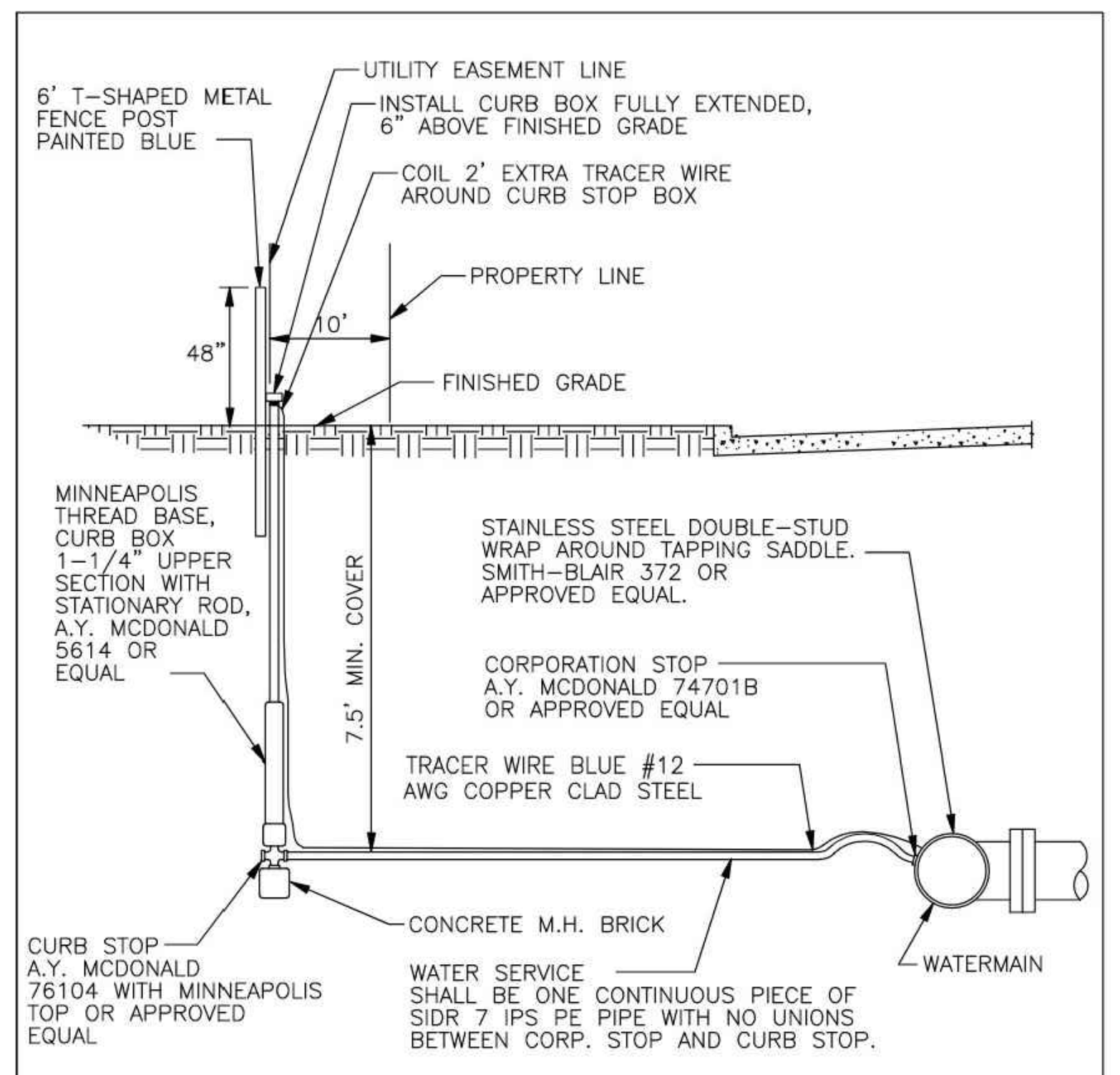
NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR–BLUE T BOLTS ON ALL FITTINGS.
2. PLUG WEEP HOLES IF GROUNDWATER IS PRESENT.
3. IF WEEP HOLES ARE PLUGGED, PUMPER NOZZLE CAP MUST BE PAINTED BLUE AND A TAG SHALL BE ATTACHED TO THE HYDRANT STATING "DRAIN HOLES PLUGGED".
4. SUPPLY 1 EXTRA FLAG FOR EVERY 5 HYDRANTS INSTALLED. MINIMUM ONE PER PROJECT.
5. SUPPLY 1 HYDRANT WRENCH OR HYDRANT REPAIR KIT PER PROJECT, AS DIRECTED BY THE ENGINEER.
6. SUPPLY 1 6" HYDRANT EXTENSION OR 1 EXTRA GATE VALVE NUT ROD EXTENDER PER PROJECT, AS DIRECTED BY THE ENGINEER.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.

**EXTRA FLAGS AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
201
Victoria


6' T–SHAPED METAL FENCE POST PAINTED BLUE
UTILITY EASEMENT LINE
INSTALL CURB BOX FULLY EXTENDED, 6" ABOVE FINISHED GRADE
COIL 2' EXTRA TRACER WIRE AROUND CURB STOP BOX
PROPERTY LINE
48"
10'
FINISHED GRADE
MINNEAPOLIS THREAD BASE, CURB BOX 1–1/4" UPPER SECTION WITH STATIONARY ROD, A.Y. MCDONALD 5614 OR EQUAL
7.5' MIN. COVER
STAINLESS STEEL DOUBLE–STUD WRAP AROUND TAPPING SADDLE. SMITH–BLAIR 372 OR APPROVED EQUAL.
CORPORATION STOP A.Y. MCDONALD 74701B OR APPROVED EQUAL
TRACER WIRE BLUE #12 AWG COPPER CLAD STEEL
CURB STOP A.Y. MCDONALD 76104 WITH MINNEAPOLIS TOP OR APPROVED EQUAL
CONCRETE M.H. BRICK
WATER SERVICE SHALL BE ONE CONTINUOUS PIECE OF SIDR 7 IPS PE PIPE WITH NO UNIONS BETWEEN CORP. STOP AND CURB STOP.
WATERMAIN

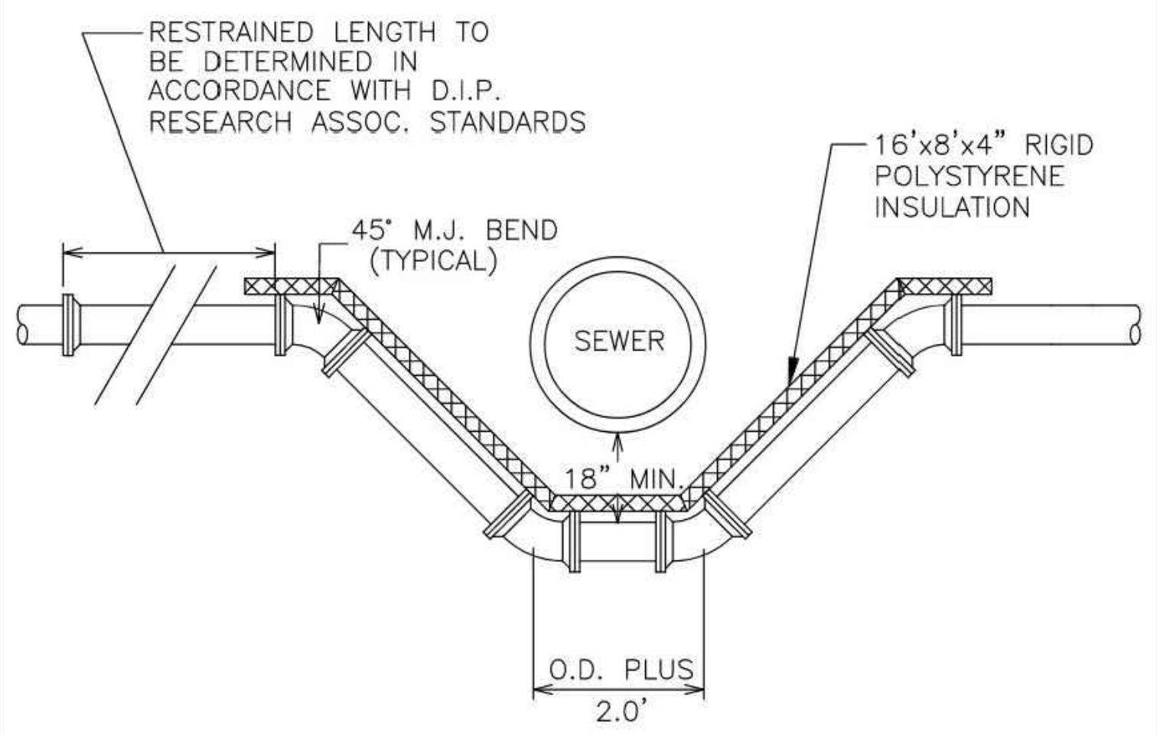
TYPICAL WATER SERVICE 1" TO 2 1/2" POLYETHYLENE

NOTE:
SERVICE TAP TO BE MADE SLIGHTLY ABOVE SPRING LINE SO THAT PE LOOP SHALL NOT EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM COVER FOR ALL SERVICE LINES.

WATER SERVICE

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
207
Victoria


RESTRAINED LENGTH TO BE DETERMINED IN ACCORDANCE WITH D.I.P. RESEARCH ASSOC. STANDARDS
16'x8'x4" RIGID POLYSTYRENE INSULATION
45° M.J. BEND (TYPICAL)
SEWER
18" MIN.
O.D. PLUS 2.0'

NOTE: FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT RESTRAINING GLANDS.

WATERMAIN OFFSET

FEBRUARY 2022

CITY OF VICTORIA
STANDARD DRAWING NO.
210
Victoria

CivilSite
GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD. VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

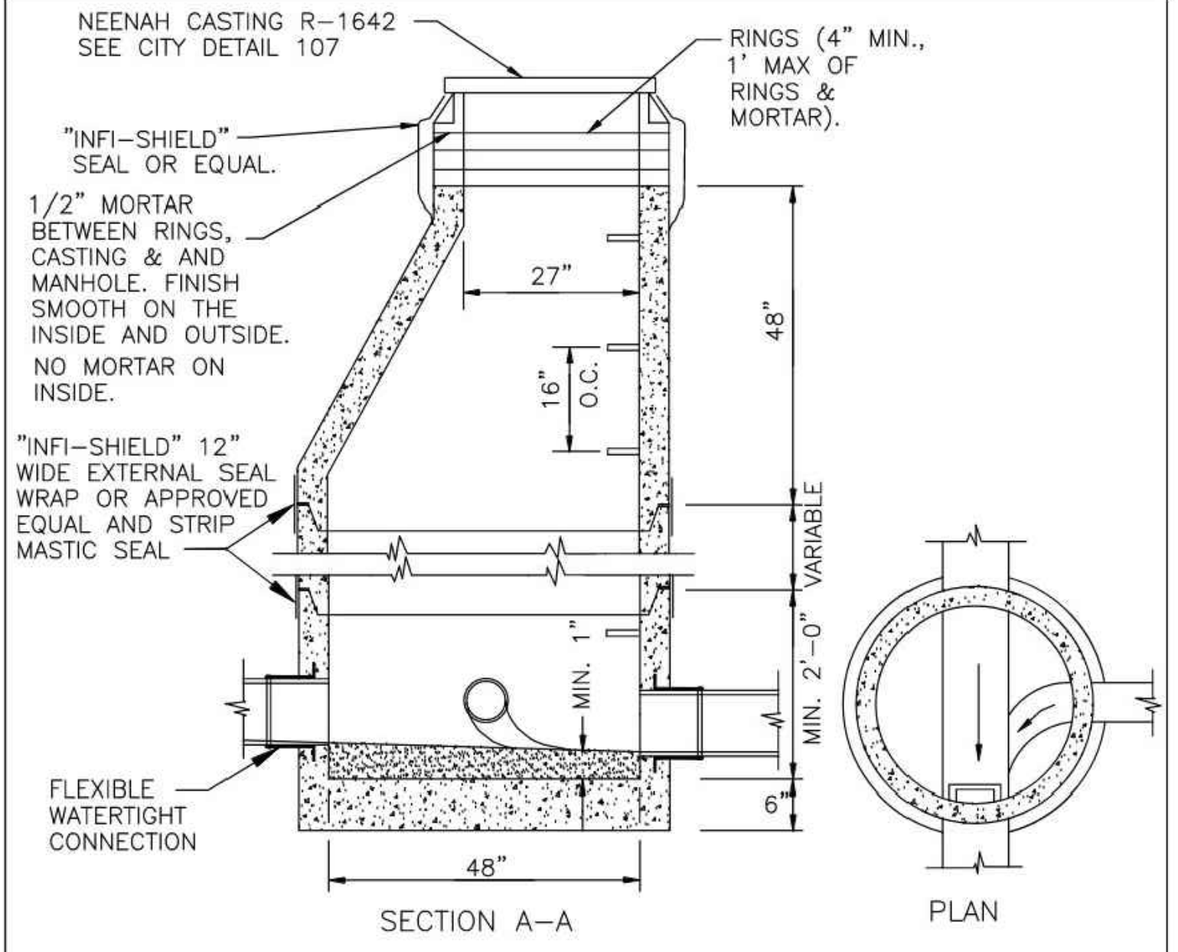
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0


NEENAH CASTING R-1642 SEE CITY DETAIL 107
RINGS (4" MIN., 1' MAX OF RINGS & MORTAR).
"INFI-SHIELD" SEAL OR EQUAL.
1/2" MORTAR BETWEEN RINGS, CASTING & AND MANHOLE. FINISH SMOOTH ON THE INSIDE AND OUTSIDE.
NO MORTAR ON INSIDE.
"INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP OR APPROVED EQUAL AND STRIP MASTIC SEAL
27"
48"
16" O.C.
VARIABLE
MIN. 1"
MIN. 2'-0"
6"
FLEXIBLE WATERTIGHT CONNECTION
48"
SECTION A-A
PLAN

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC, PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.
A 12" OR 18" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WITH A FLEXIBLE WATER TIGHT CONNECTION AND CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

COPPERHEAD LD14GTP-ADJ SNAKE PIT SHALL BE USED FOR OFF ROAD STRUCTURES.

ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

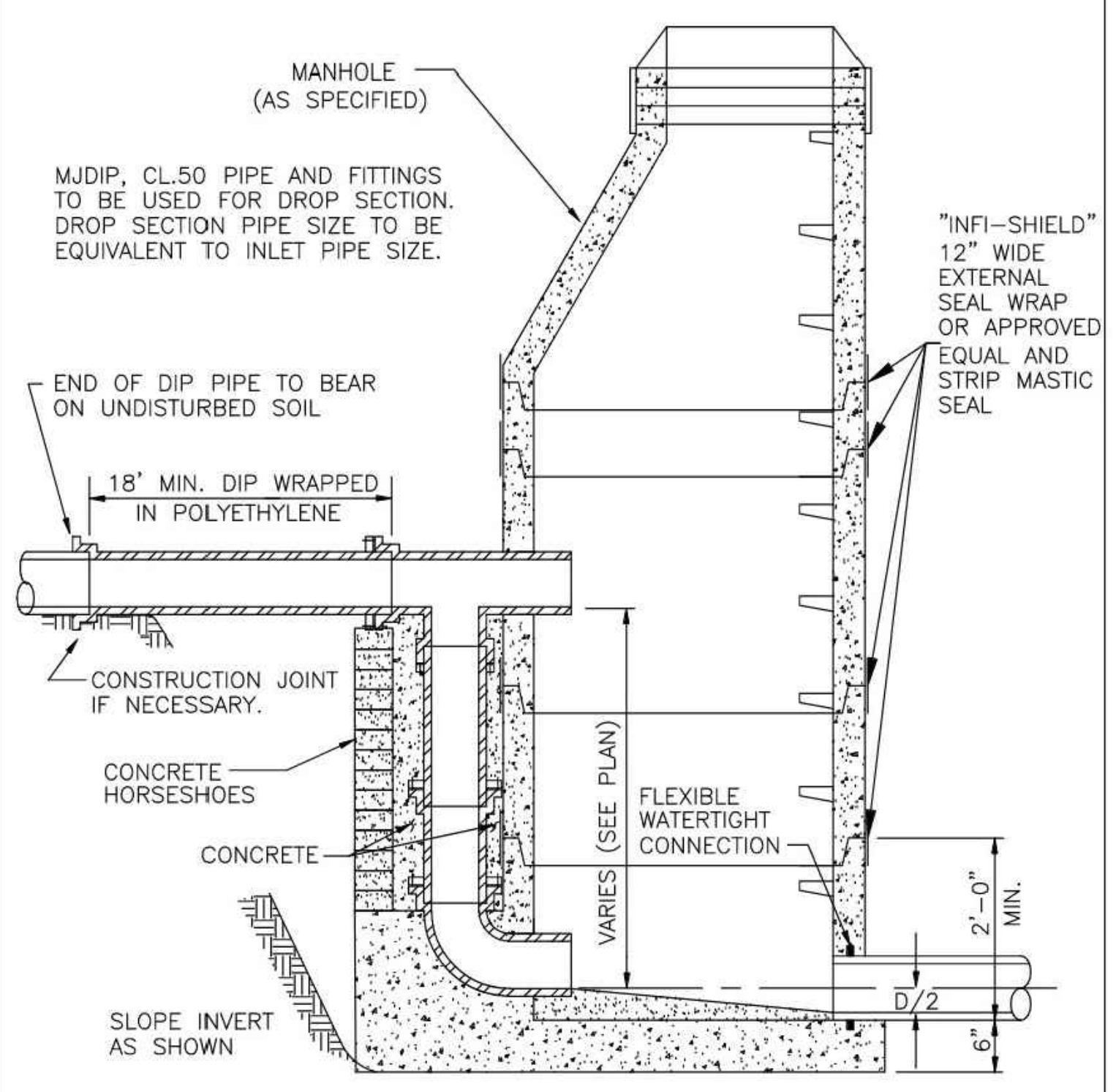
SANITARY SEWER MANHOLE, TYPE 301

(PIPES 27" OR LESS)

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
301
Victoria

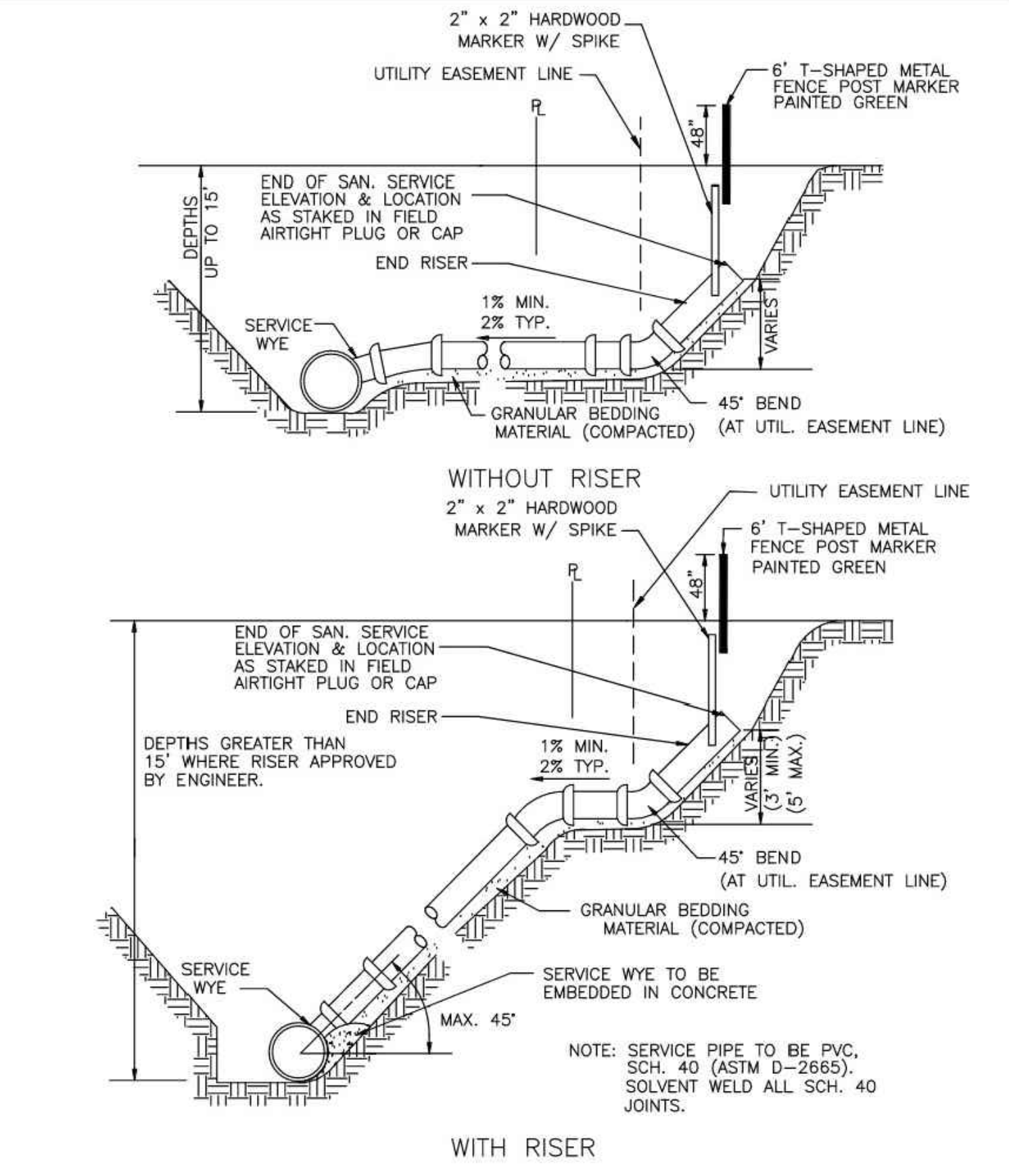

MANHOLE (AS SPECIFIED)
MJDIP, CL.50 PIPE AND FITTINGS TO BE USED FOR DROP SECTION. DROP SECTION PIPE SIZE TO BE EQUIVALENT TO INLET PIPE SIZE.
"INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP OR APPROVED EQUAL AND STRIP MASTIC SEAL
END OF DIP PIPE TO BEAR ON UNDISTURBED SOIL
18' MIN. DIP WRAPPED IN POLYETHYLENE
CONSTRUCTION JOINT IF NECESSARY.
CONCRETE HORSESHOES
CONCRETE
VARIES (SEE PLAN)
FLEXIBLE WATERTIGHT CONNECTION
2'-0" MIN.
D/2
6"
SLOPE INVERT AS SHOWN

SANITARY SEWER OUTSIDE DROP

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
306
Victoria


2" x 2" HARDWOOD MARKER W/ SPIKE
UTILITY EASEMENT LINE
6' T-SHAPED METAL FENCE POST MARKER PAINTED GREEN
PL
48"
DEPTHS UP TO 15'
END OF SAN. SERVICE ELEVATION & LOCATION AS STAKED IN FIELD AIRTIGHT PLUG OR CAP
END RISER
1% MIN. 2% TYP.
SERVICE WYE
VARIES
GRANULAR BEDDING MATERIAL (COMPACTED)
45° BEND (AT UTIL. EASEMENT LINE)
WITHOUT RISER
2" x 2" HARDWOOD MARKER W/ SPIKE
UTILITY EASEMENT LINE
6' T-SHAPED METAL FENCE POST MARKER PAINTED GREEN
PL
48"
END OF SAN. SERVICE ELEVATION & LOCATION AS STAKED IN FIELD AIRTIGHT PLUG OR CAP
END RISER
DEPTHS GREATER THAN 15' WHERE RISER APPROVED BY ENGINEER.
1% MIN. 2% TYP.
VARIES (3' MIN.) (5' MAX.)
45° BEND (AT UTIL. EASEMENT LINE)
GRANULAR BEDDING MATERIAL (COMPACTED)
SERVICE WYE
SERVICE WYE TO BE EMBEDDED IN CONCRETE
MAX. 45°
WITH RISER

NOTE: SERVICE PIPE TO BE PVC, SCH. 40 (ASTM D-2665). SOLVENT WELD ALL SCH. 40 JOINTS.

SANITARY SEWER SERVICE

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
313
Victoria

---

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD" (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 UP TO 20 FT IN DEPTH; SDR 26 FOR DEPTH BETWEEN 20 FT AND AND 25 FT; AND WILL BE PROJECT SPECIFIC FOR DEPTHS OVER 25 FT, WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES, AND SHALL BE SEALED WITH MASTIC AND "INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP OR APPROVED EQUAL.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-6" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
12. ALL NEW SANITARY SEWER PIPE SHALL BE FLUSHED AND TELEVISED PRIOR TO SUBSTANTIAL COMPLETION – SEE SPECIFICATION SECTION 1700 – CLOSEOUT REQUIREMENTS.
13. ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

STANDARD PLAN NOTES

SANITARY SEWER PLANS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
300A
Victoria

---

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-6" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES, AND SHALL BE WRAPPED WITH "INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP OR APPROVED EQUAL.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE STORM SEWER SYSTEM, INCLUDING THE RIP-RAP AT THE END OF THE PROJECT.
10. CB/MH WITH SUMP, TYPE 405, REQUIRED AS FIRST STRUCTURE UPSTREAM FROM ANY STORMWATER BMP.
11. ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVISED PRIOR TO SUBSTANTIAL COMPLETION – SEE SPECIFICATION SECTION 1700 – CLOSEOUT REQUIREMENTS.
13. ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

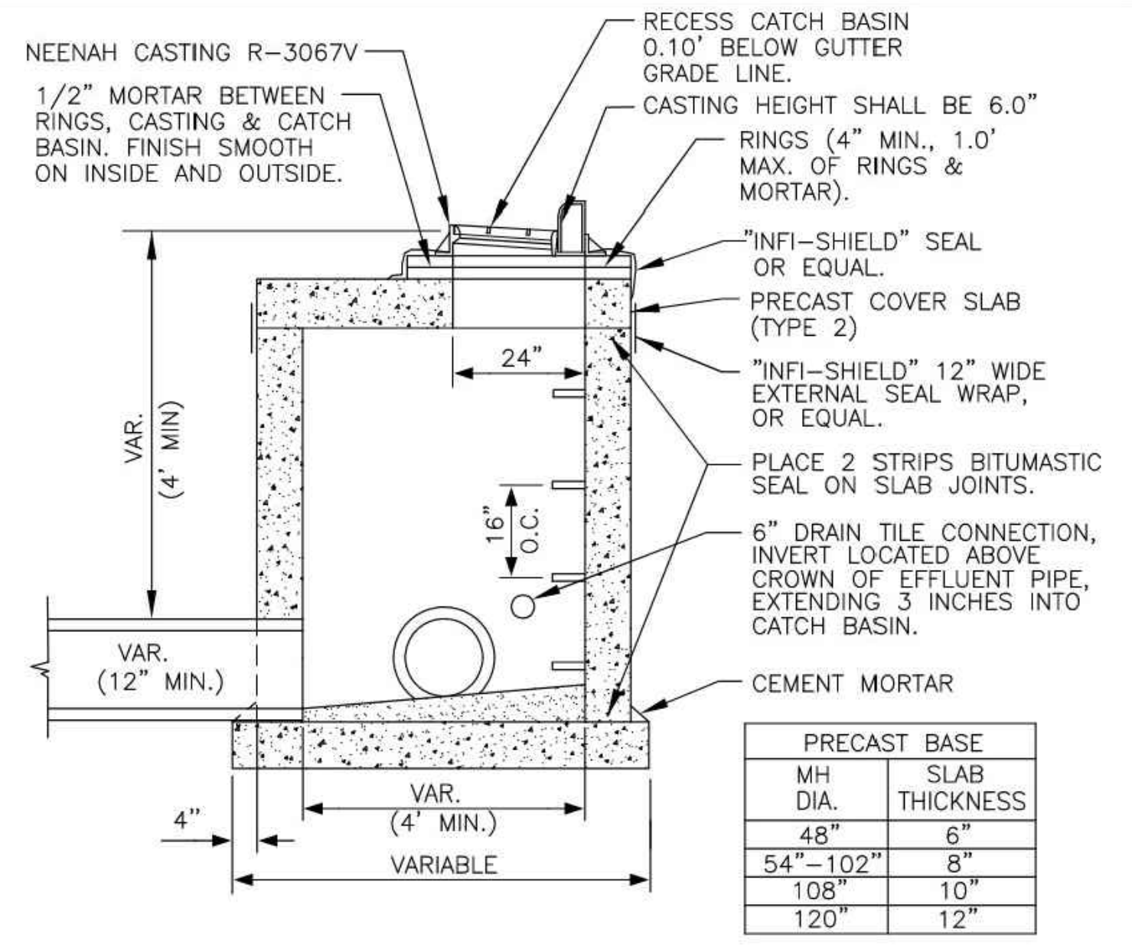
STANDARD PLAN NOTES

STORM SEWER PLANS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
400A
Victoria


NEENAH CASTING R-3067V
1/2" MORTAR BETWEEN RINGS, CASTING & CATCH BASIN. FINISH SMOOTH ON INSIDE AND OUTSIDE.
RECESS CATCH BASIN 0.10' BELOW GUTTER GRADE LINE.
CASTING HEIGHT SHALL BE 6.0"
RINGS (4" MIN., 1.0' MAX. OF RINGS & MORTAR).
"INFI-SHIELD" SEAL OR EQUAL.
PRECAST COVER SLAB (TYPE 2)
"INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP, OR EQUAL.
PLACE 2 STRIPS BITUMASTIC SEAL ON SLAB JOINTS.
6" DRAIN TILE CONNECTION, INVERT LOCATED ABOVE CROWN OF EFFLUENT PIPE, EXTENDING 3 INCHES INTO CATCH BASIN.
CEMENT MORTAR
24"
VAR. (4' MIN)
16" O.C.
VAR. (12" MIN.)
4"
VAR. (4' MIN.)
VARIABLE

PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"–102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478,

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

A 12" OR 18" BARREL SECTION SHALL BE INSTALLED UNDER TOP SLAB WHENEVER POSSIBLE

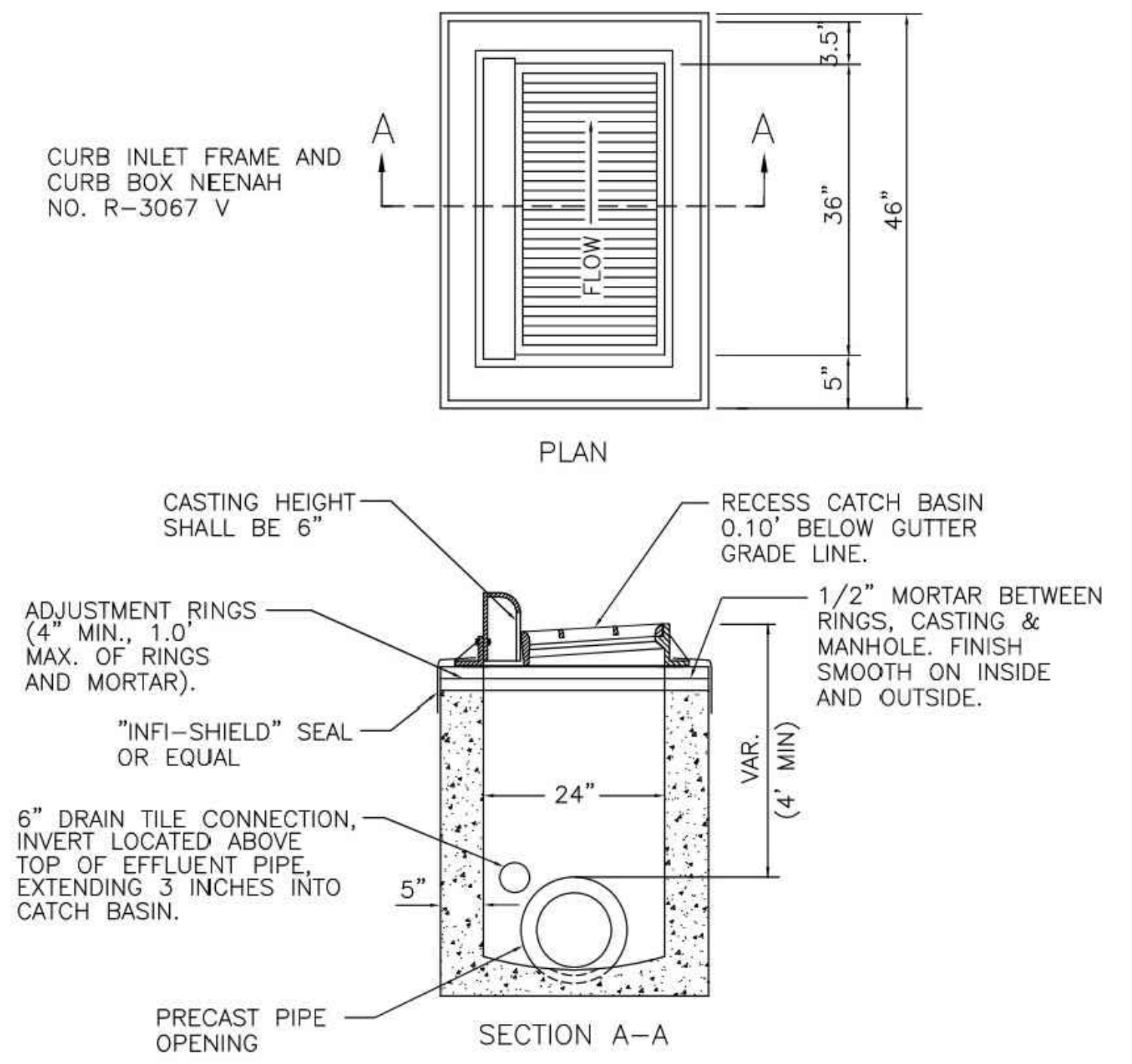
ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

CATCH BASIN/MANHOLE, TYPE 406

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
406
Victoria


CURB INLET FRAME AND CURB BOX NEENAH NO. R-3067 V
A
A
FLOW
3.5"
36"
46"
5"
PLAN
CASTING HEIGHT SHALL BE 6"
RECESS CATCH BASIN 0.10' BELOW GUTTER GRADE LINE.
ADJUSTMENT RINGS (4" MIN., 1.0' MAX. OF RINGS AND MORTAR).
1/2" MORTAR BETWEEN RINGS, CASTING & MANHOLE. FINISH SMOOTH ON INSIDE AND OUTSIDE.
"INFI-SHIELD" SEAL OR EQUAL
VAR. (4' MIN)
24"
6" DRAIN TILE CONNECTION, INVERT LOCATED ABOVE TOP OF EFFLUENT PIPE, EXTENDING 3 INCHES INTO CATCH BASIN.
5"
PRECAST PIPE OPENING
SECTION A-A

PRECAST REINFORCED CONCRETE CATCH BASIN & BASE SLAB PER ASTM C478

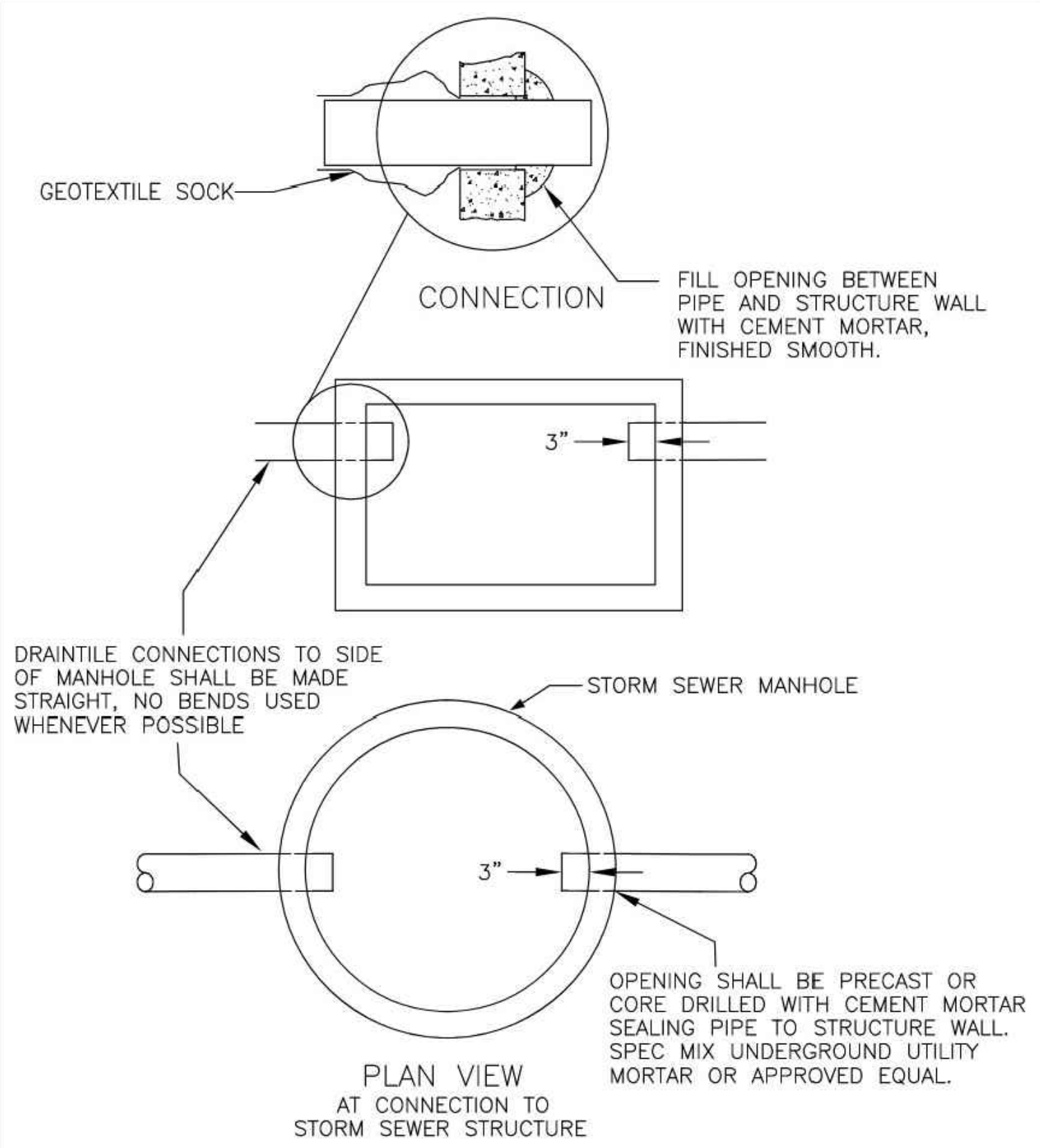
ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

CATCH BASIN, TYPE 404

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
404
Victoria

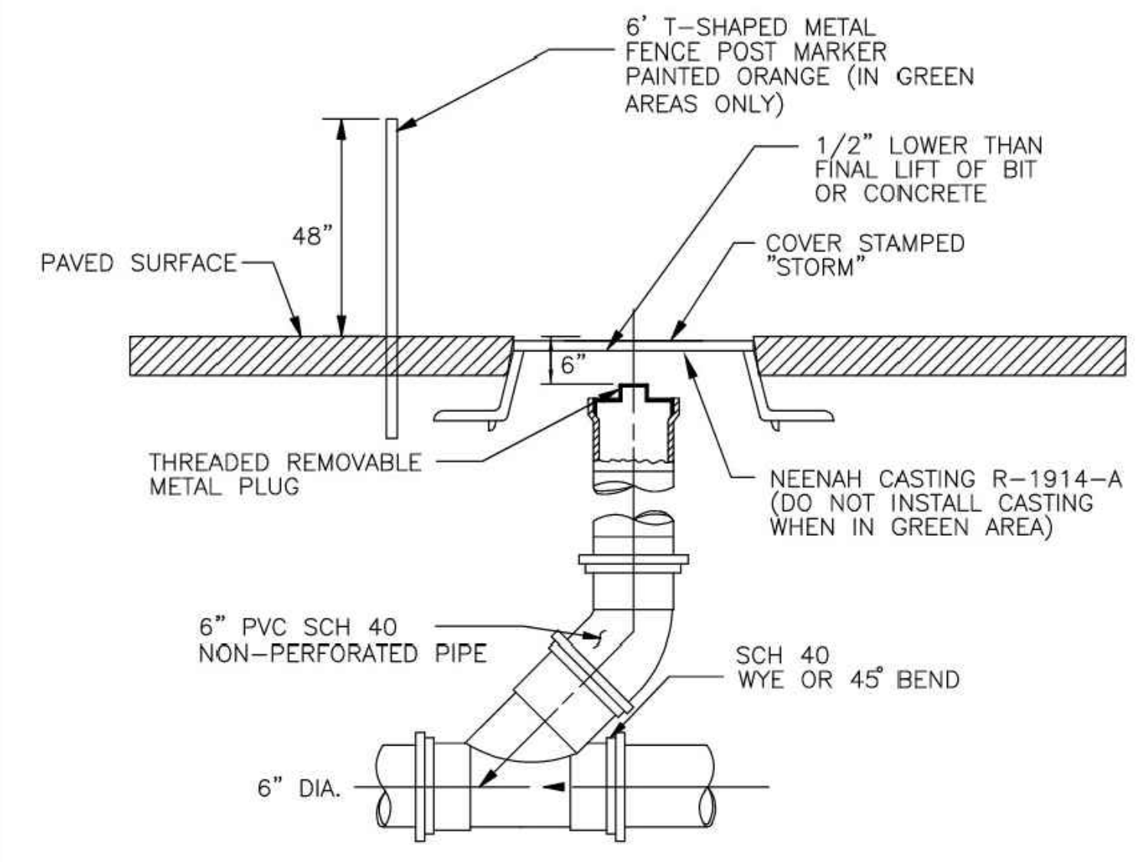

GEOTEXTILE SOCK
CONNECTION
FILL OPENING BETWEEN PIPE AND STRUCTURE WALL WITH CEMENT MORTAR, FINISHED SMOOTH.
3"
DRAINTILE CONNECTIONS TO SIDE OF MANHOLE SHALL BE MADE STRAIGHT, NO BENDS USED WHENEVER POSSIBLE
STORM SEWER MANHOLE
3"
OPENING SHALL BE PRECAST OR CORE DRILLED WITH CEMENT MORTAR SEALING PIPE TO STRUCTURE WALL. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL.
PLAN VIEW
AT CONNECTION TO STORM SEWER STRUCTURE

DRAIN TILE CONNECTIONS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
420
Victoria


6' T-SHAPED METAL FENCE POST MARKER PAINTED ORANGE (IN GREEN AREAS ONLY)
1/2" LOWER THAN FINAL LIFT OF BIT OR CONCRETE
48"
COVER STAMPED "STORM"
PAVED SURFACE
6"
THREADED REMOVABLE METAL PLUG
NEENAH CASTING R-1914-A (DO NOT INSTALL CASTING WHEN IN GREEN AREA)
6" PVC SCH 40 NON-PERFORATED PIPE
SCH 40 WYE OR 45° BEND
6" DIA.

NOTE:
INSTALL CLEANOUTS AT A PROPERTY LINE WHENEVER POSSIBLE.

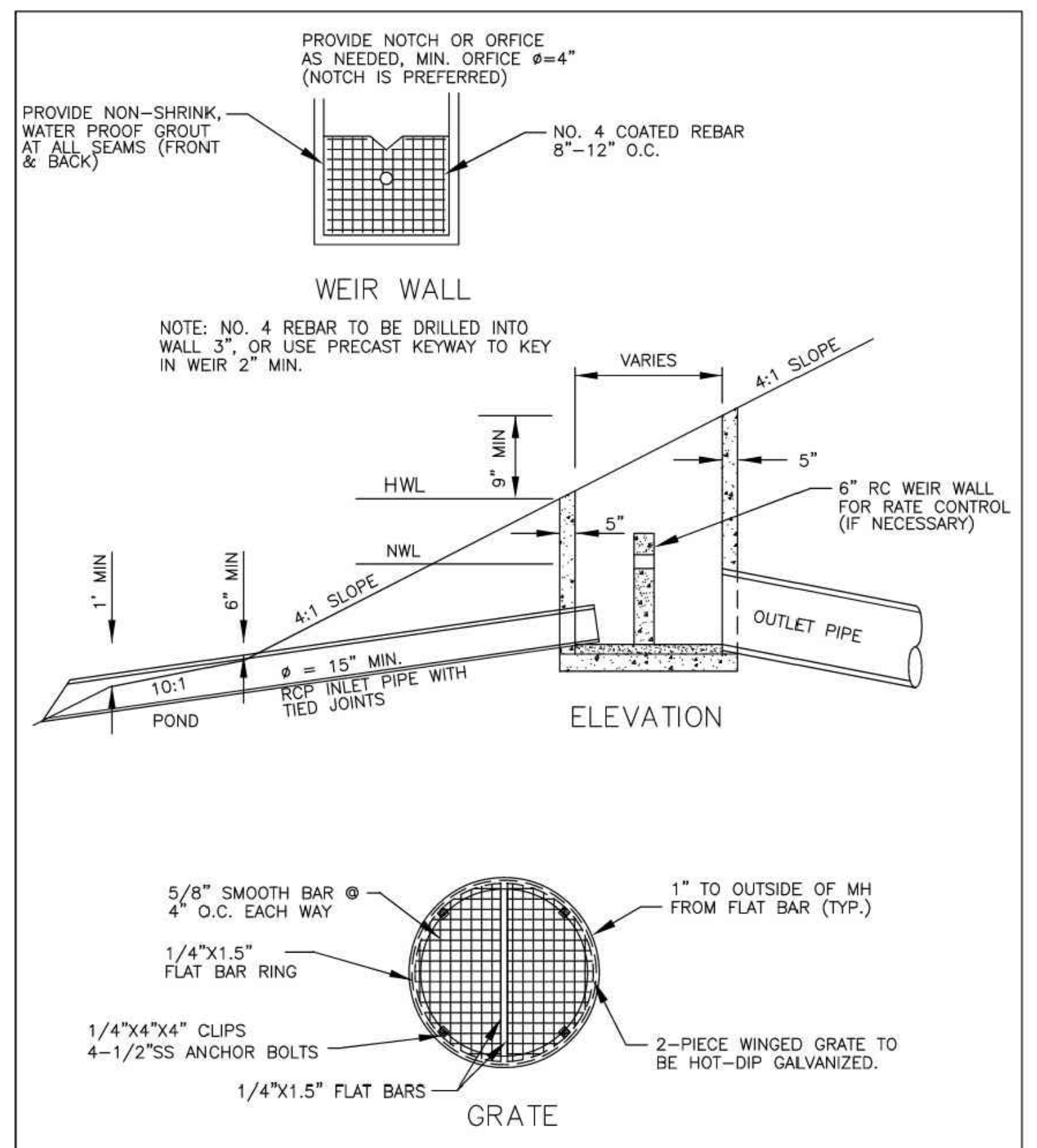
DRAINTILE CLEANOUT

(WITHIN HARD SURFACES)

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
419
Victoria

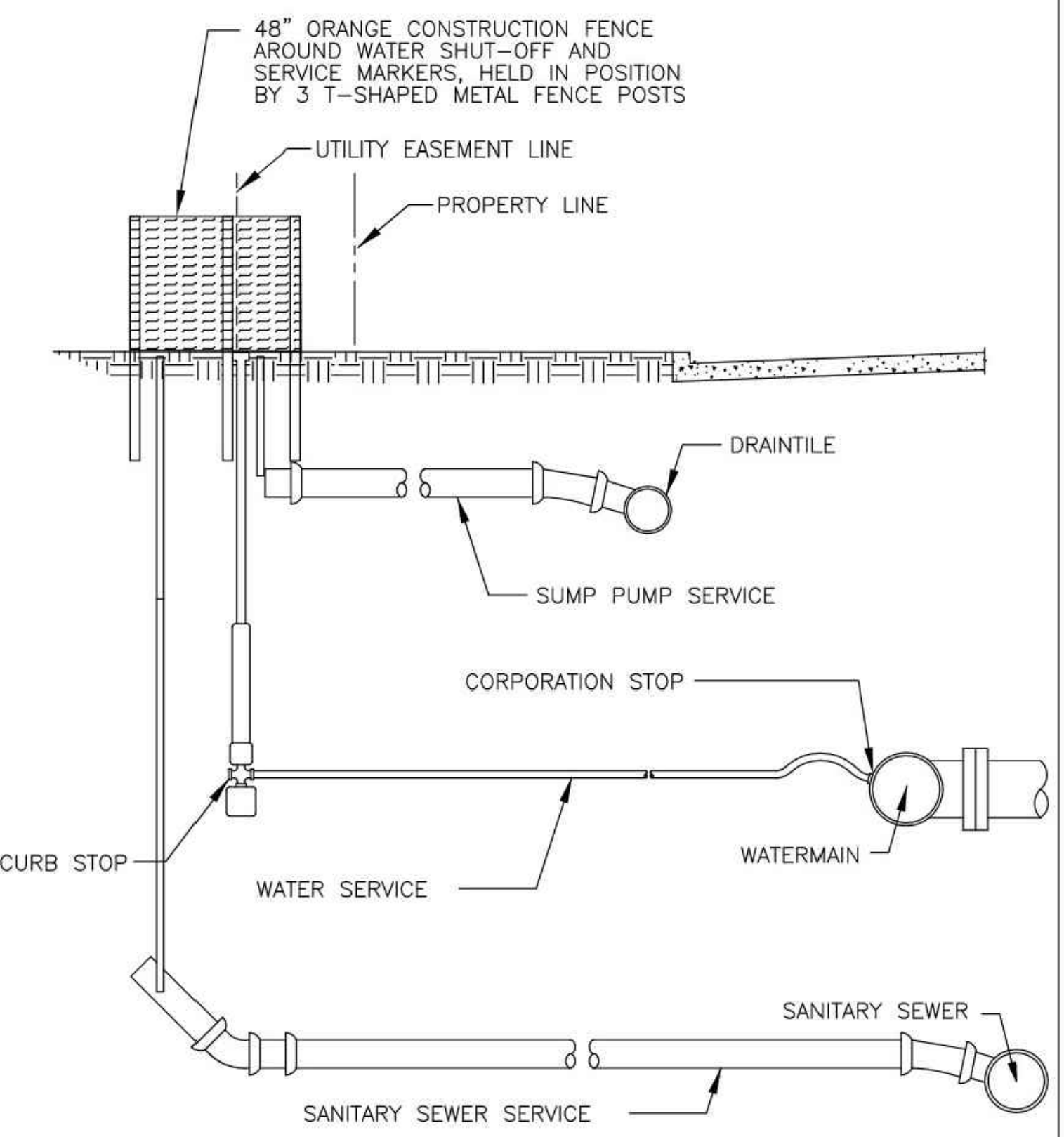

PROVIDE NOTCH OR ORFICE AS NEEDED, MIN. ORFICE ø=4" (NOTCH IS PREFERRED)
PROVIDE NON-SHRINK, WATER PROOF GROUT AT ALL SEAMS (FRONT & BACK)
NO. 4 COATED REBAR 8"-12" O.C.
WEIR WALL
NOTE: NO. 4 REBAR TO BE DRILLED INTO WALL 3", OR USE PRECAST KEYWAY TO KEY IN WEIR 2" MIN.
VARIES
4:1 SLOPE
9" MIN
5"
HWL
6" RC WEIR WALL FOR RATE CONTROL (IF NECESSARY)
5"
NWL
1' MIN
6" MIN
4:1 SLOPE
OUTLET PIPE
10:1
ø = 15" MIN. RCP INLET PIPE WITH TIED JOINTS
POND
ELEVATION
5/8" SMOOTH BAR @ 4" O.C. EACH WAY
1/4"X1.5" FLAT BAR RING
1/4"X4"X4" CLIPS 4-1/2"SS ANCHOR BOLTS
1/4"X1.5" FLAT BARS
1" TO OUTSIDE OF MH FROM FLAT BAR (TYP.)
2-PIECE WINGED GRATE TO BE HOT-DIP GALVANIZED.
GRATE

OUTLET CONTROL STRUCTURE

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
417
Victoria

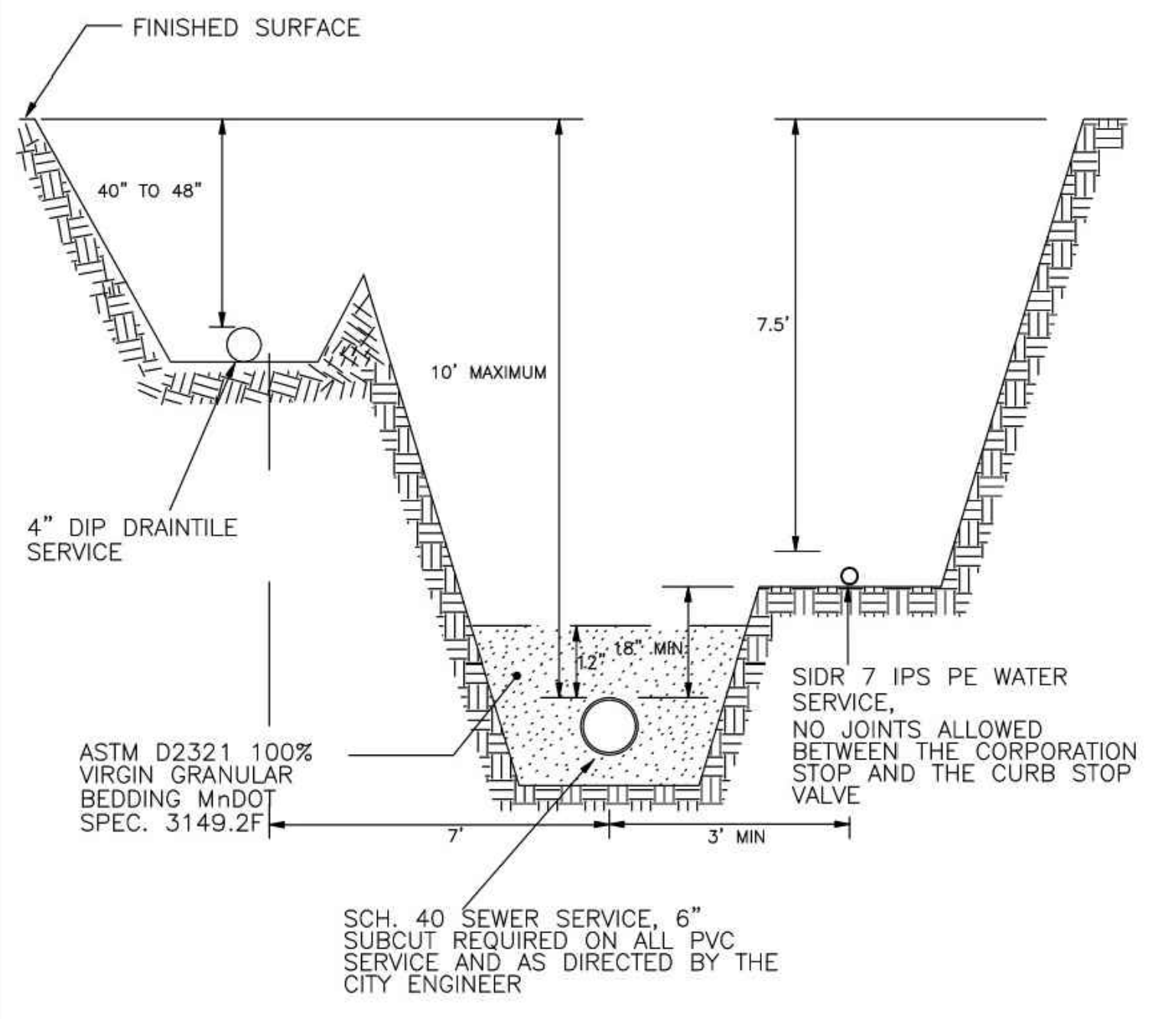

48" ORANGE CONSTRUCTION FENCE AROUND WATER SHUT-OFF AND SERVICE MARKERS, HELD IN POSITION BY 3 T-SHAPED METAL FENCE POSTS
UTILITY EASEMENT LINE
PROPERTY LINE
DRAINTILE
SUMP PUMP SERVICE
CORPORATION STOP
CURB STOP
WATERMAIN
WATER SERVICE
SANITARY SEWER
SANITARY SEWER SERVICE

TYPICAL SERVICE PROTECTION

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
713
Victoria


FINISHED SURFACE
40" TO 48"
10' MAXIMUM
7.5'
4" DIP DRAINTILE SERVICE
12"
18" MIN
ASTM D2321 100% VIRGIN GRANULAR BEDDING MnDOT SPEC. 3149.2F
SIDR 7 IPS PE WATER SERVICE, NO JOINTS ALLOWED BETWEEN THE CORPORATION STOP AND THE CURB STOP VALVE
7'
3' MIN
SCH. 40 SEWER SERVICE, 6" SUBCUT REQUIRED ON ALL PVC SERVICE AND AS DIRECTED BY THE CITY ENGINEER

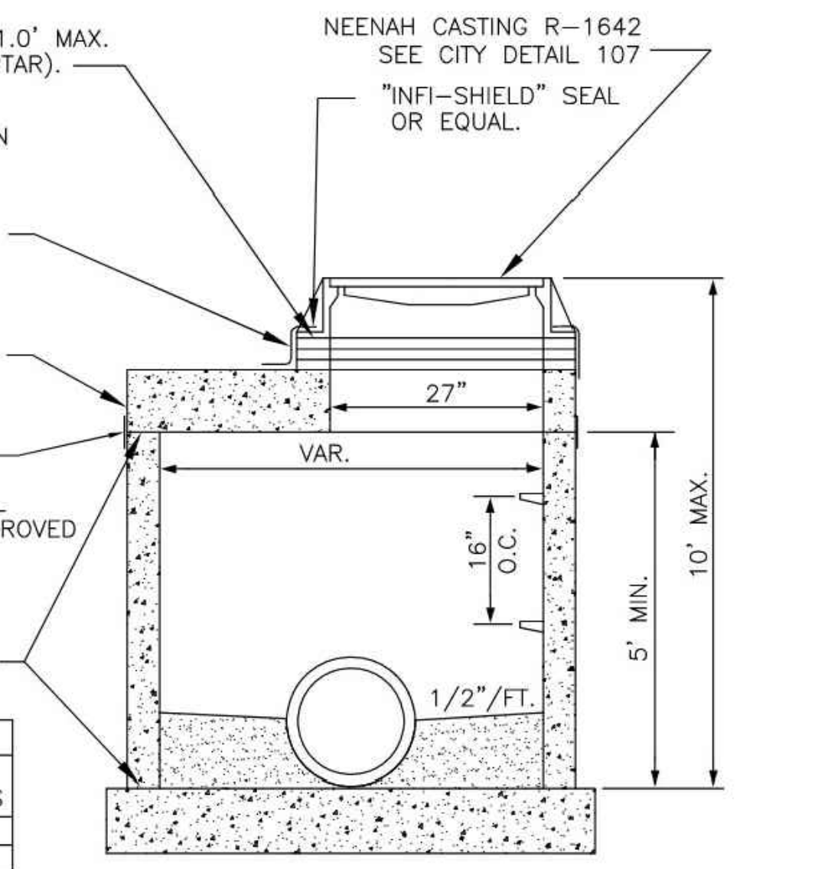
NOTE: IF 18" OF VERTICAL SEPARATION BETWEEN THE SANITARY SERVICE AND WATER SERVICE CAN NOT BE MAINTAINED 10' OF HORIZONTAL SEPARATION IS REQUIRED.

SANITARY, WATER & DRAINTILE SERVICE INSTALLATION

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
712
Victoria


RINGS (4" MIN., 1.0' MAX. OF RINGS & MORTAR).
NEENAH CASTING R-1642 SEE CITY DETAIL 107
"INFI-SHIELD" SEAL OR EQUAL.
1/2" MORTAR BETWEEN RINGS, CASTING & MANHOLE. FINISH SMOOTH ON INSIDE AND OUTSIDE.
PRECAST COVER SLAB (TYPE 2)
27"
VAR.
"INFI-SHIELD" 12" WIDE EXTERNAL SEAL WRAP, OR APPROVED EQUAL.
16" O.C.
5' MIN.
10' MAX.
2 STRIPS BITUMASTIC SEAL ON SLAB JOINTS, NO CEMENT.
1/2"/FT.

PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"–102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

A 12" OR 18" BARREL SECTION SHALL BE INSTALLED UNDER TOP SLAB WHENEVER POSSIBLE

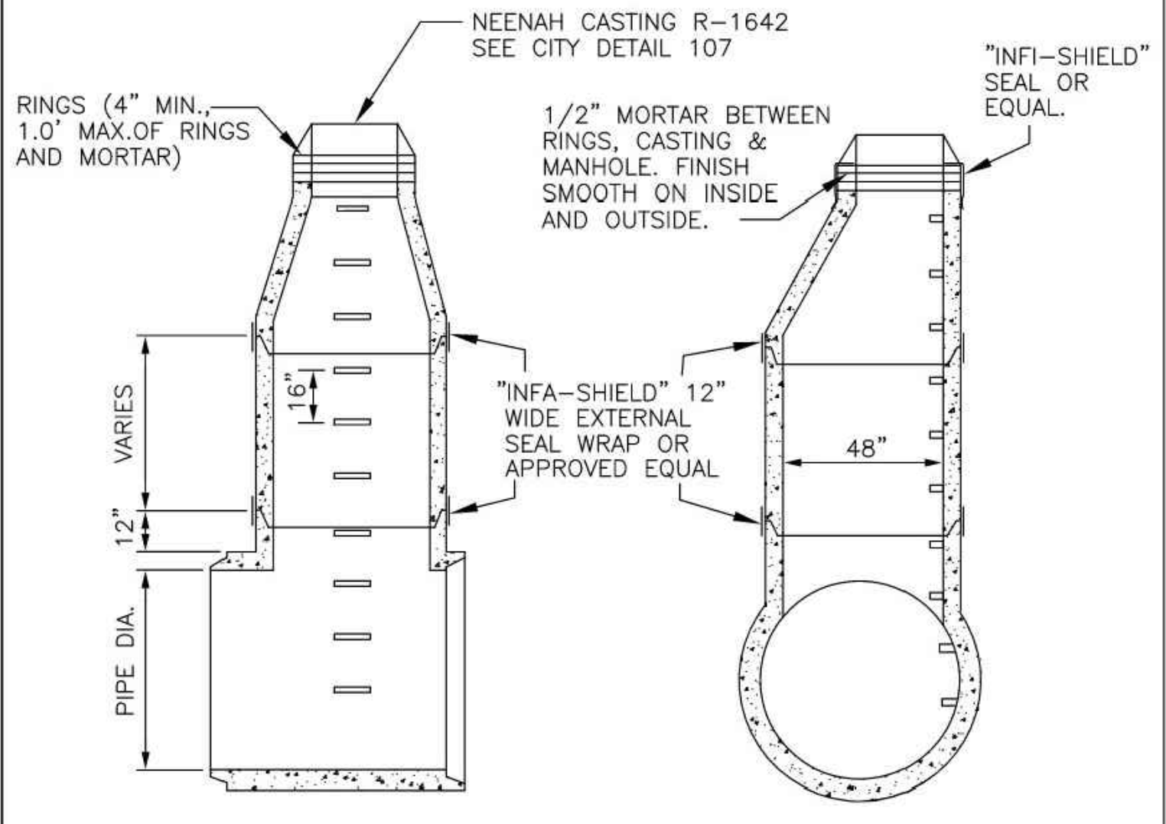
ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

STORM SEWER MANHOLE, TYPE 409

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
409
Victoria


NEENAH CASTING R-1642 SEE CITY DETAIL 107
RINGS (4" MIN., 1.0' MAX.OF RINGS AND MORTAR)
1/2" MORTAR BETWEEN RINGS, CASTING & MANHOLE. FINISH SMOOTH ON INSIDE AND OUTSIDE.
"INFI-SHIELD" SEAL OR EQUAL.
VARIES
16"
12"
PIPE DIA.
"INFA-SHIELD" 12" WIDE EXTERNAL SEAL WRAP OR APPROVED EQUAL
48"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

A 12" OR 18" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

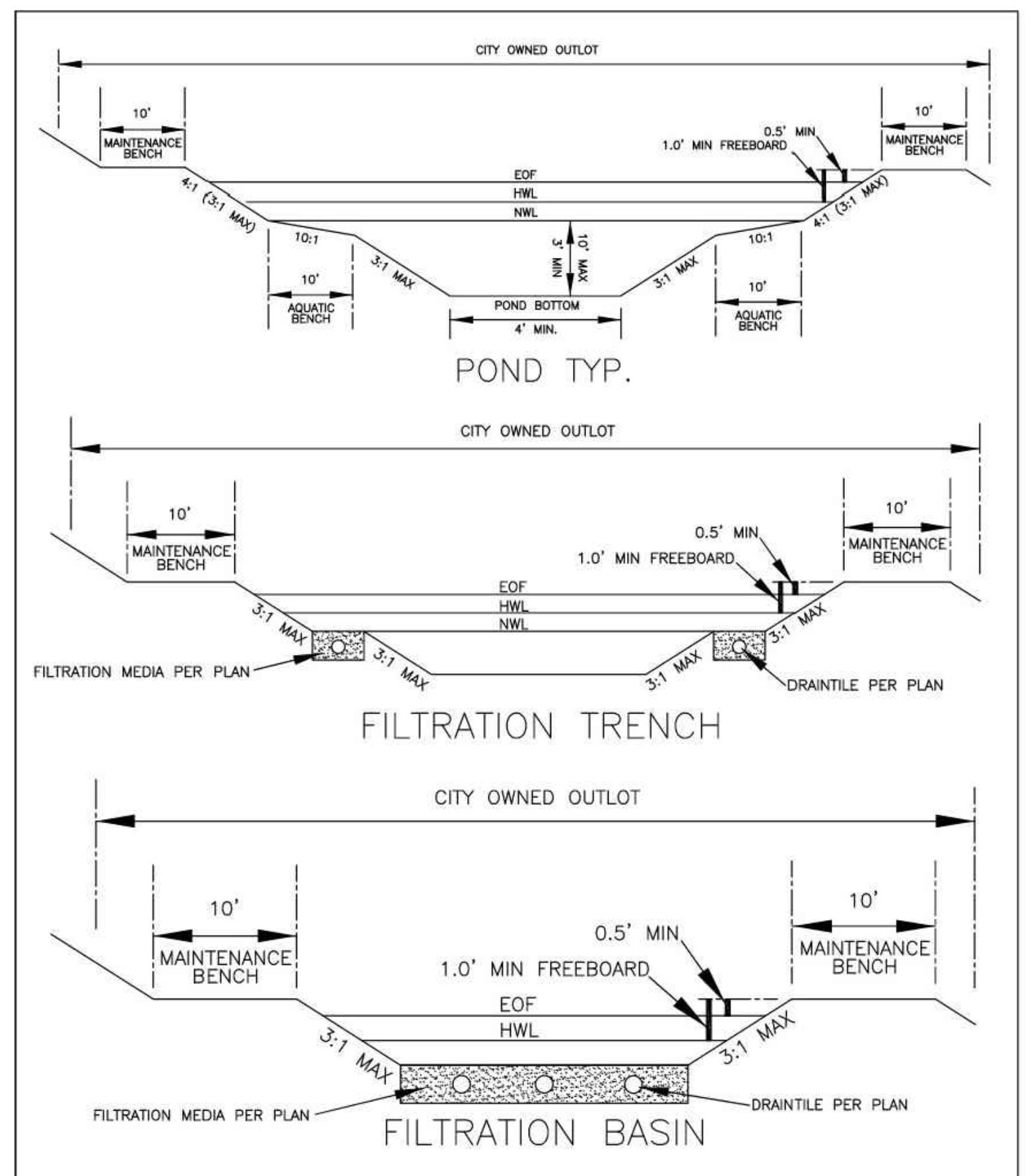
ANY UTILITY MORTAR SHALL MEET ASTM C270 AND C1714. SPEC MIX UNDERGROUND UTILITY MORTAR OR APPROVED EQUAL

"T" SECTION STORM SEWER MANHOLE, TYPE 410

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
410
Victoria


CITY OWNED OUTLOT
10'
MAINTENANCE BENCH
0.5' MIN
1.0' MIN FREEBOARD
EOF
HWL
NWL
4:1 (3:1 MAX)
10:1
3:1 MAX
10' MAX
3' MIN
10'
AQUATIC BENCH
POND BOTTOM
4' MIN.
POND TYP.
CITY OWNED OUTLOT
10'
MAINTENANCE BENCH
0.5' MIN
1.0' MIN FREEBOARD
EOF
HWL
NWL
3:1 MAX
FILTRATION MEDIA PER PLAN
DRAINTILE PER PLAN
FILTRATION TRENCH
CITY OWNED OUTLOT
10'
MAINTENANCE BENCH
0.5' MIN
1.0' MIN FREEBOARD
EOF
HWL
3:1 MAX
FILTRATION MEDIA PER PLAN
DRAINTILE PER PLAN
FILTRATION BASIN

TYPICAL POND SECTIONS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
416
Victoria

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST
MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

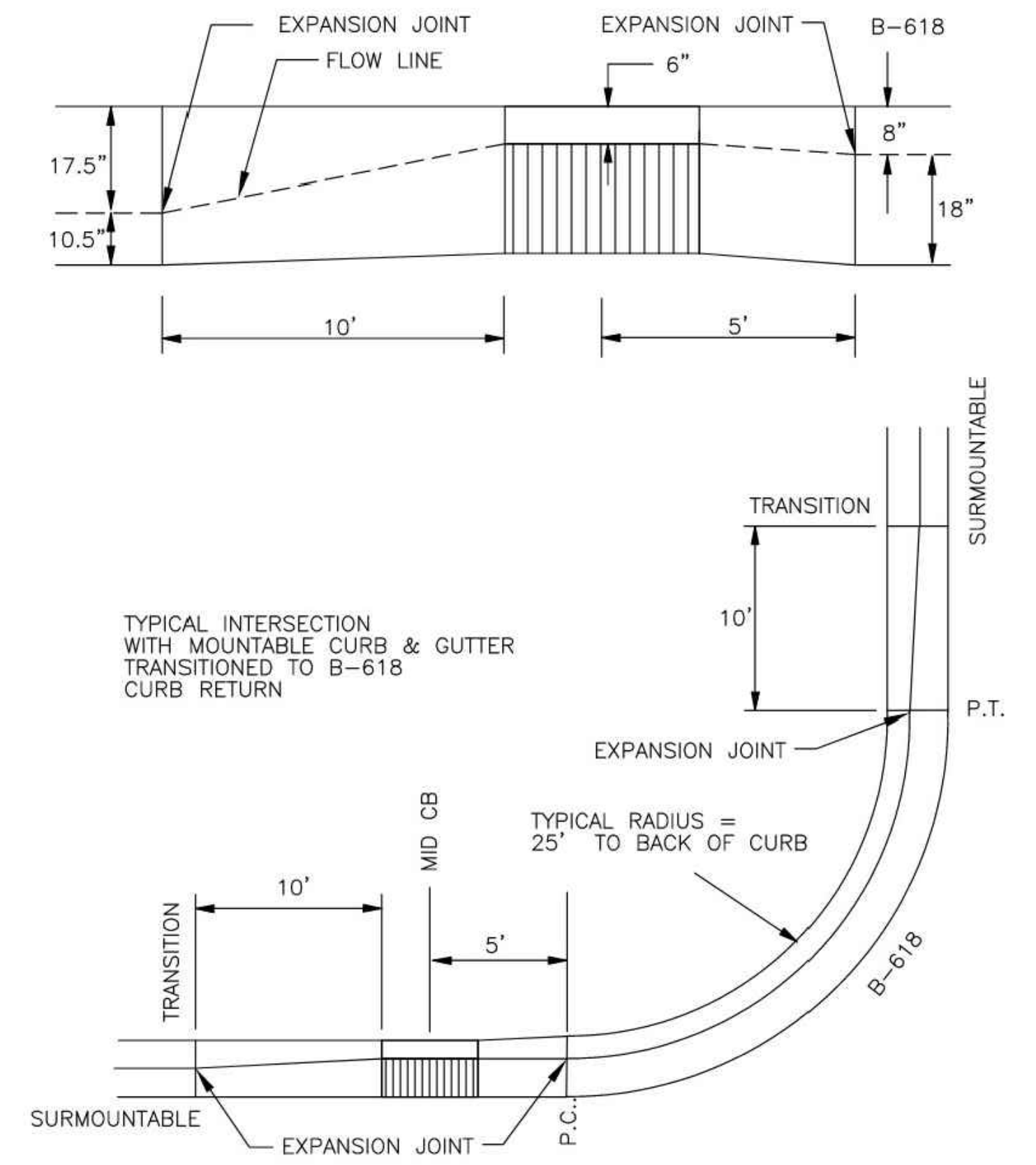
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

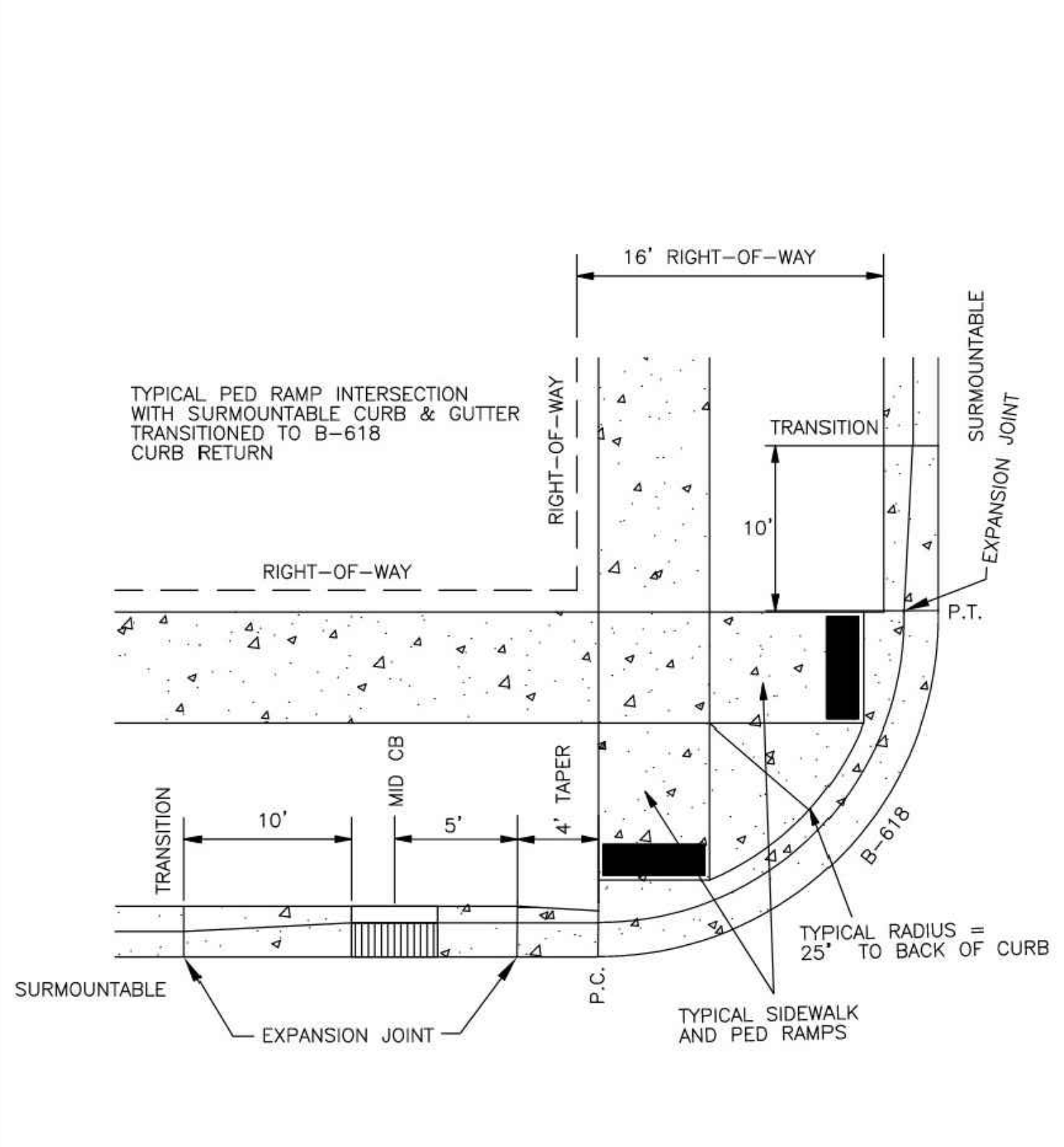

EXPANSION JOINT
FLOW LINE
EXPANSION JOINT
B-618
6"
8"
17.5"
10.5"
18"
10'
5'
TRANSITION
SURMOUNTABLE
TYPICAL INTERSECTION WITH MOUNTABLE CURB & GUTTER TRANSITIONED TO B-618 CURB RETURN
10'
P.T.
EXPANSION JOINT
MID CB
TYPICAL RADIUS = 25' TO BACK OF CURB
10'
5'
B-618
TRANSITION
SURMOUNTABLE
EXPANSION JOINT
P.C.

CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
507
Victoria

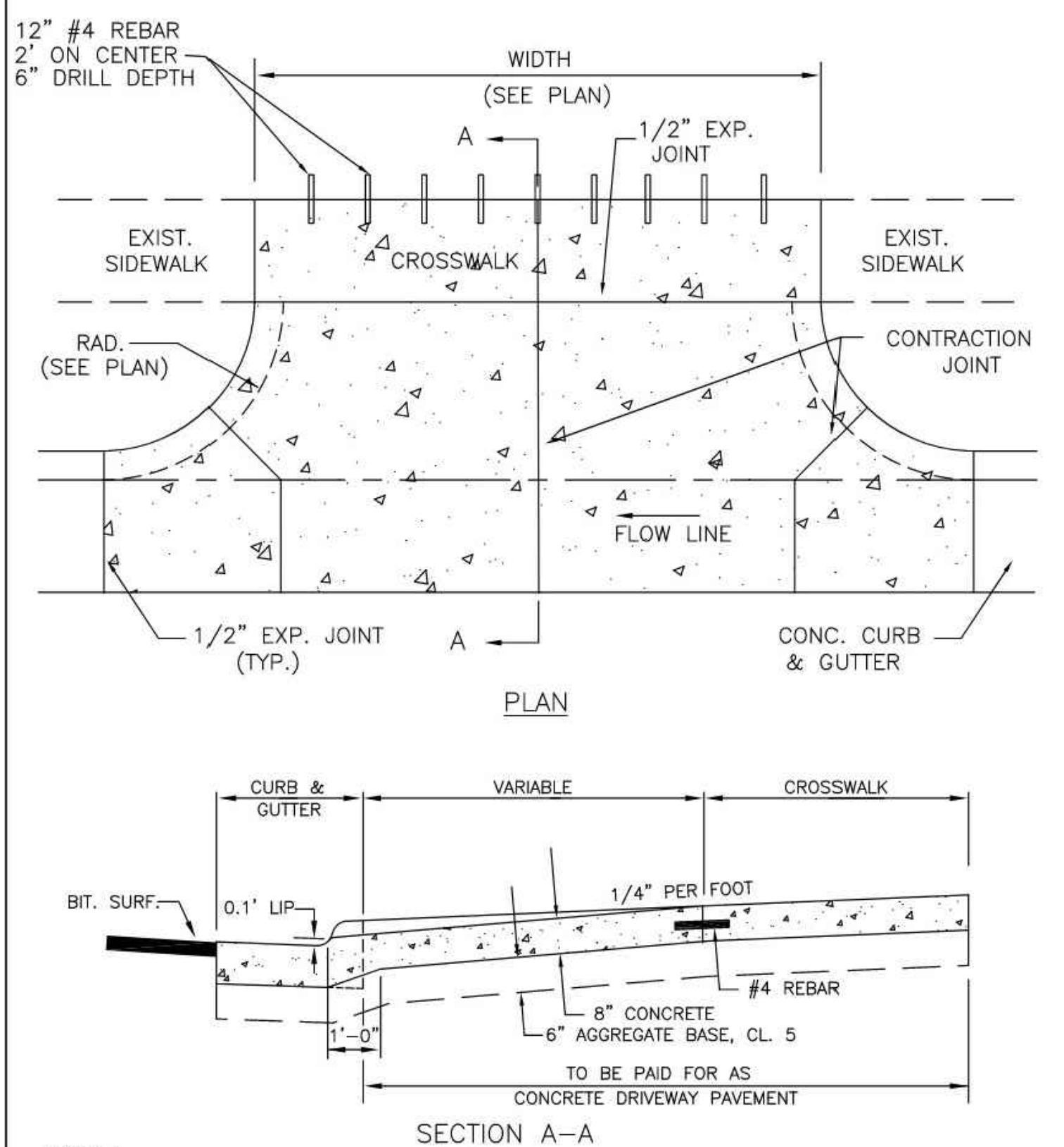

16' RIGHT-OF-WAY
TYPICAL PED RAMP INTERSECTION WITH SURMOUNTABLE CURB & GUTTER TRANSITIONED TO B-618 CURB RETURN
RIGHT-OF-WAY
RIGHT-OF-WAY
TRANSITION
SURMOUNTABLE
EXPANSION JOINT
10'
P.T.
MID CB
4' TAPER
TRANSITION
10'
5'
B-618
TYPICAL RADIUS = 25' TO BACK OF CURB
SURMOUNTABLE
P.C.
TYPICAL SIDEWALK AND PED RAMPS
EXPANSION JOINT

CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS WITH PEDESTRIAN RAMPS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
508
Victoria


12" #4 REBAR 2' ON CENTER 6" DRILL DEPTH
WIDTH (SEE PLAN)
A
1/2" EXP. JOINT
EXIST. SIDEWALK
CROSSWALK
EXIST. SIDEWALK
RAD. (SEE PLAN)
CONTRACTION JOINT
FLOW LINE
1/2" EXP. JOINT (TYP.)
A
CONC. CURB & GUTTER
PLAN
CURB & GUTTER
VARIABLE
CROSSWALK
BIT. SURF.
0.1' LIP
1/4" PER FOOT
#4 REBAR
8" CONCRETE
6" AGGREGATE BASE, CL. 5
1'-0"
TO BE PAID FOR AS CONCRETE DRIVEWAY PAVEMENT
SECTION A–A

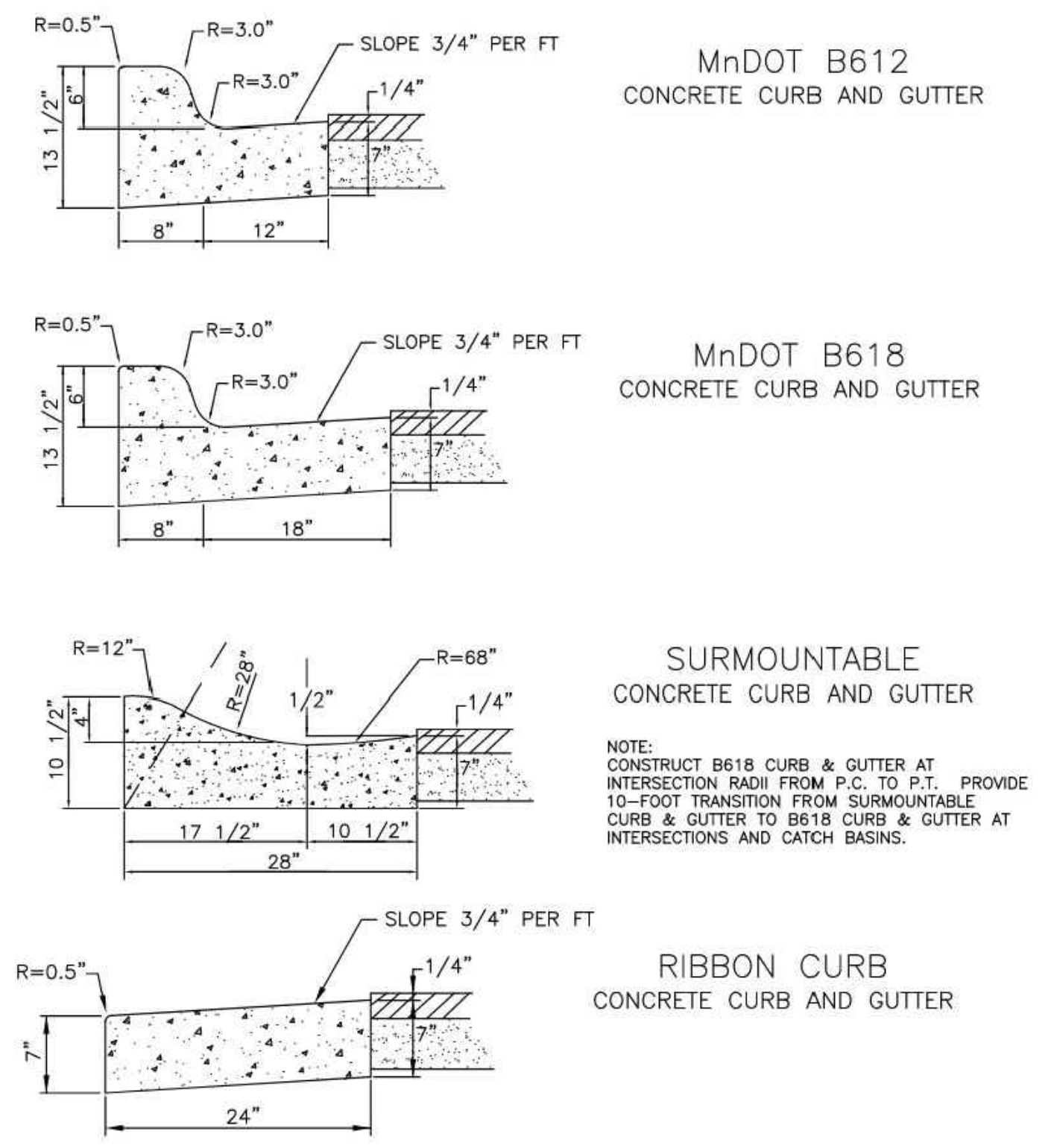
NOTES :
1. PANEL WIDTH SHALL NOT EXCEED 10' WITHOUT ℄ CONTR. JOINT.
2. WHERE SIDEWALK EXISTS OR IS PROPOSED, CROSSWALK SHALL BE SAME THICKNESS AS DRIVEWAY.
3. 12" #4 REBAR REQUIRED WITH CONNECTING TO EXISTING CONCRETE, 2' ON CENTER, 6" DRILL DEPTH

COMMERCIAL CONCRETE DRIVEWAY

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
502
Victoria


R=0.5"
R=3.0"
R=3.0"
SLOPE 3/4" PER FT
1/4"
13 1/2"
6"
7"
8"
12"
MnDOT B612
CONCRETE CURB AND GUTTER
R=0.5"
R=3.0"
R=3.0"
SLOPE 3/4" PER FT
1/4"
13 1/2"
6"
8"
18"
MnDOT B618
CONCRETE CURB AND GUTTER
R=12"
R=28"
1/2"
R=68"
1/4"
10 1/2"
4"
17 1/2"
10 1/2"
28"
SURMOUNTABLE
CONCRETE CURB AND GUTTER
SLOPE 3/4" PER FT
R=0.5"
1/4"
7"
24"
RIBBON CURB
CONCRETE CURB AND GUTTER

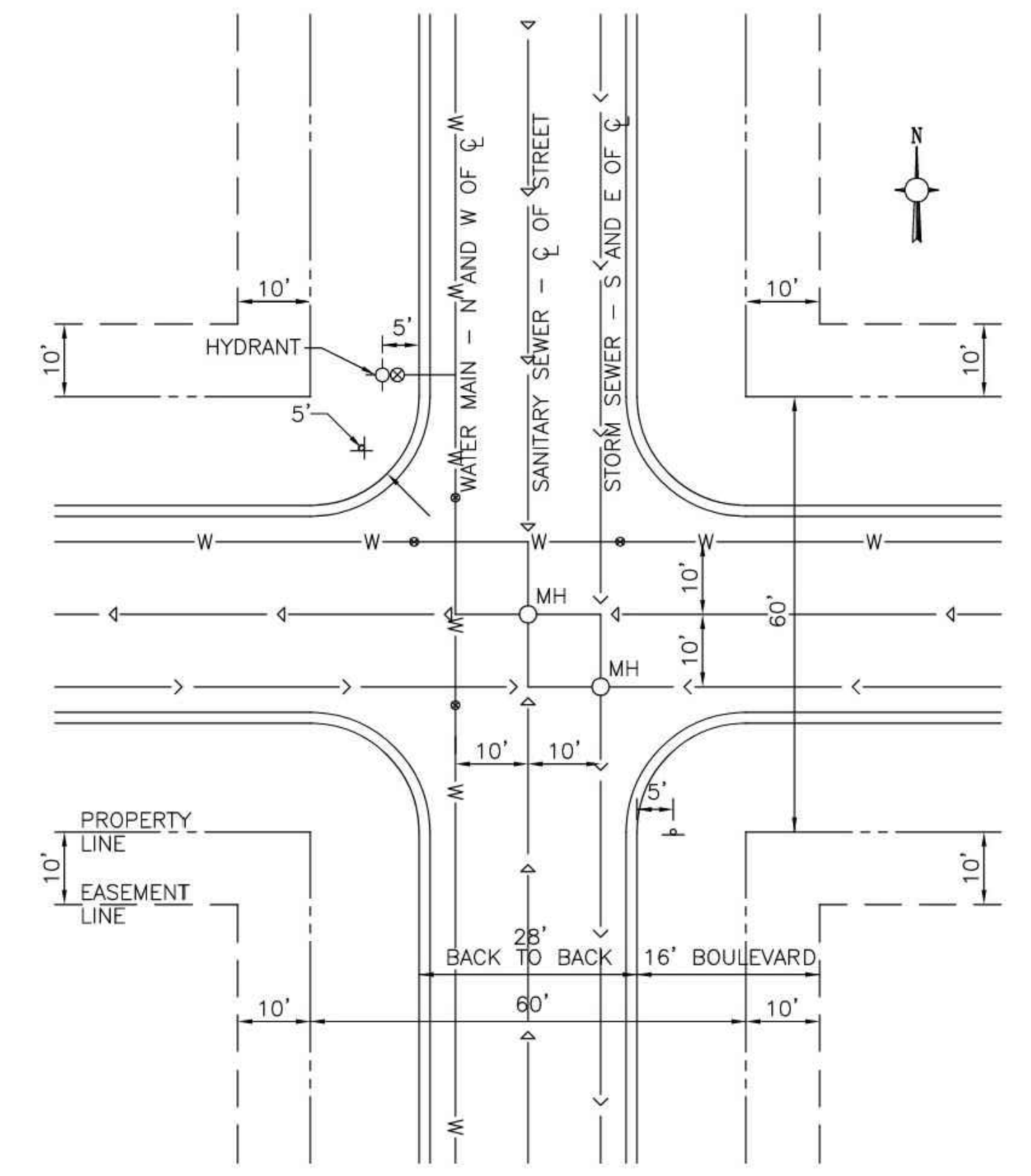
NOTE:
CONSTRUCT B618 CURB & GUTTER AT INTERSECTION RADII FROM P.C. TO P.T. PROVIDE 10-FOOT TRANSITION FROM SURMOUNTABLE CURB & GUTTER TO B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS.

CONCRETE CURB & GUTTER

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO.
501
Victoria

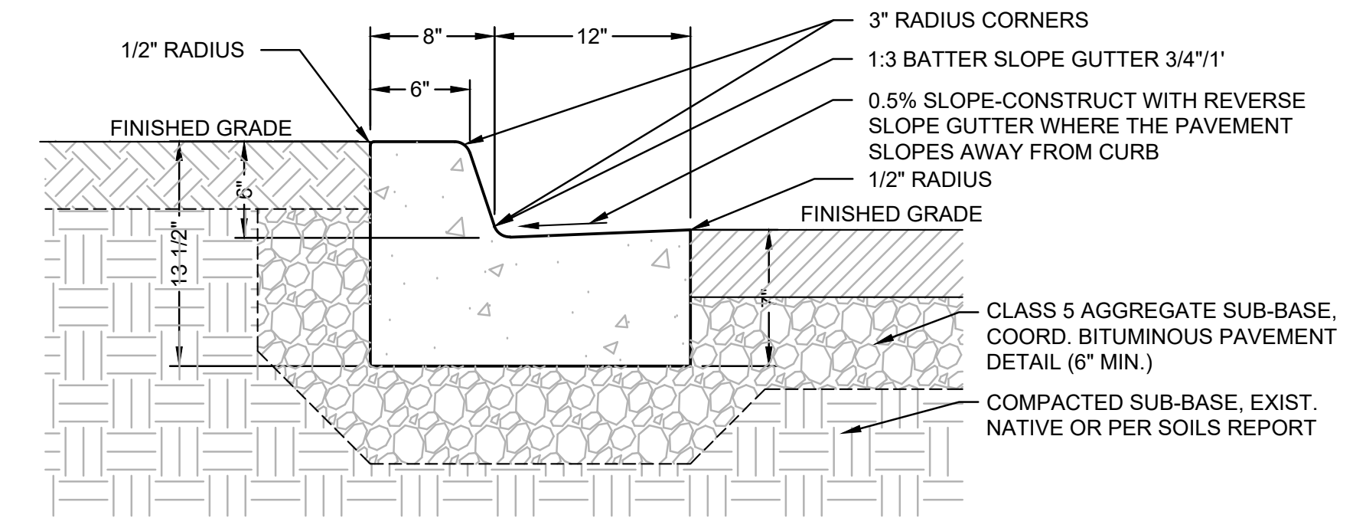

N
10'
10'
HYDRANT
5'
5'
WATER MAIN – N AND W OF ℄
SANITARY SEWER – ℄ OF STREET
STORM SEWER – S AND E OF ℄
10'
10'
W
MH
MH
10'
10'
60'
10'
10'
5'
PROPERTY LINE
EASEMENT LINE
10'
28' BACK TO BACK
16' BOULEVARD
10'
60'
10'

URBAN STREET UTILITY LOCATION

FEBRUARY 2022

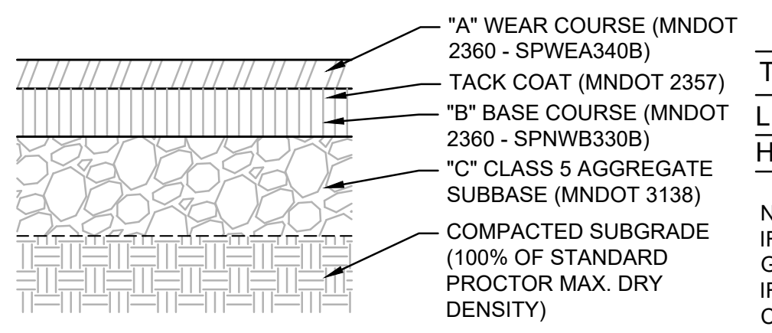
CITY OF VICTORIA

STANDARD DRAWING NO.
806
Victoria


1/2" RADIUS
8"
12"
6"
FINISHED GRADE
3" RADIUS CORNERS
1:3 BATTER SLOPE GUTTER 3/4"/1'
0.5% SLOPE-CONSTRUCT WITH REVERSE SLOPE GUTTER WHERE THE PAVEMENT SLOPES AWAY FROM CURB
1/2" RADIUS
FINISHED GRADE
6"
13 1/2"
7"
CLASS 5 AGGREGATE SUB-BASE, COORD. BITUMINOUS PAVEMENT DETAIL (6" MIN.)
COMPACTED SUB-BASE, EXIST. NATIVE OR PER SOILS REPORT

NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

1 B-612 CONCRETE CURB AND GUTTER
N T S

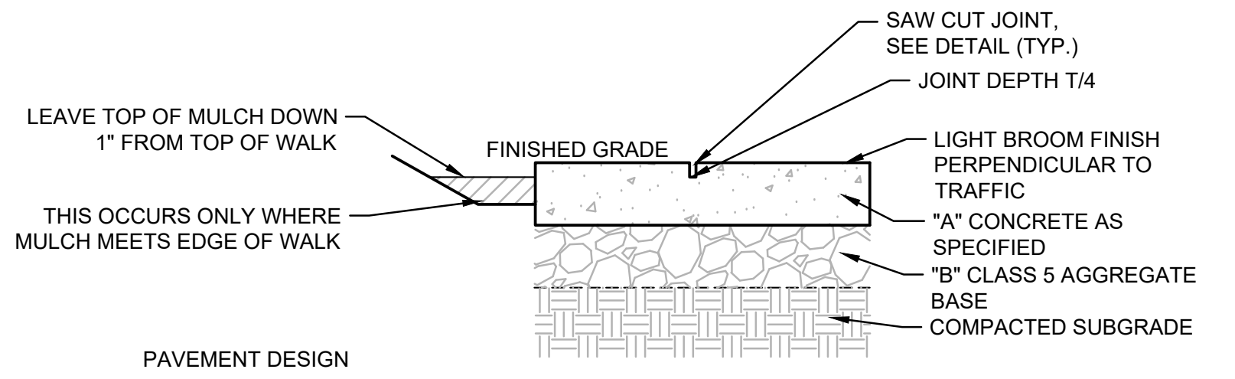

"A" WEAR COURSE (MNDOT 2360 - SPWEA340B)
TACK COAT (MNDOT 2357)
"B" BASE COURSE (MNDOT 2360 - SPNWB330B)
"C" CLASS 5 AGGREGATE SUBBASE (MNDOT 3138)
COMPACTED SUBGRADE (100% OF STANDARD PROCTOR MAX. DRY DENSITY)

PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	X"	X"	X"
HEAVY DUTY	X"	X"	X"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 BITUMINOUS PAVEMENT - ALL TYPES
N T S


SAW CUT JOINT, SEE DETAIL (TYP.)
JOINT DEPTH T/4
LEAVE TOP OF MULCH DOWN 1" FROM TOP OF WALK
FINISHED GRADE
LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC
THIS OCCURS ONLY WHERE MULCH MEETS EDGE OF WALK
"A" CONCRETE AS SPECIFIED
"B" CLASS 5 AGGREGATE BASE
COMPACTED SUBGRADE

PAVEMENT DESIGN

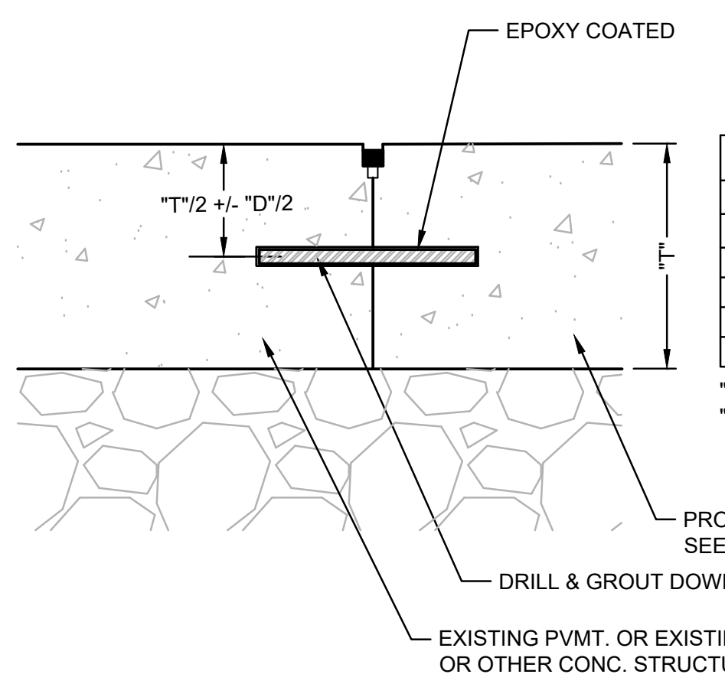
TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

3 CONCRETE PVMT./WALK/PAD- NO FIBER
N T S (PRIVATE PROPERTY)

NOTES:
1. EITHER ONE PIECE OR THREADED SPLIT-TYPE DOWEL MAY BE USED.
2. USE THICKENED EDGE ON NEW PAVEMENT WHEN EXISTING PAVEMENT HAS THICKENED EDGE.

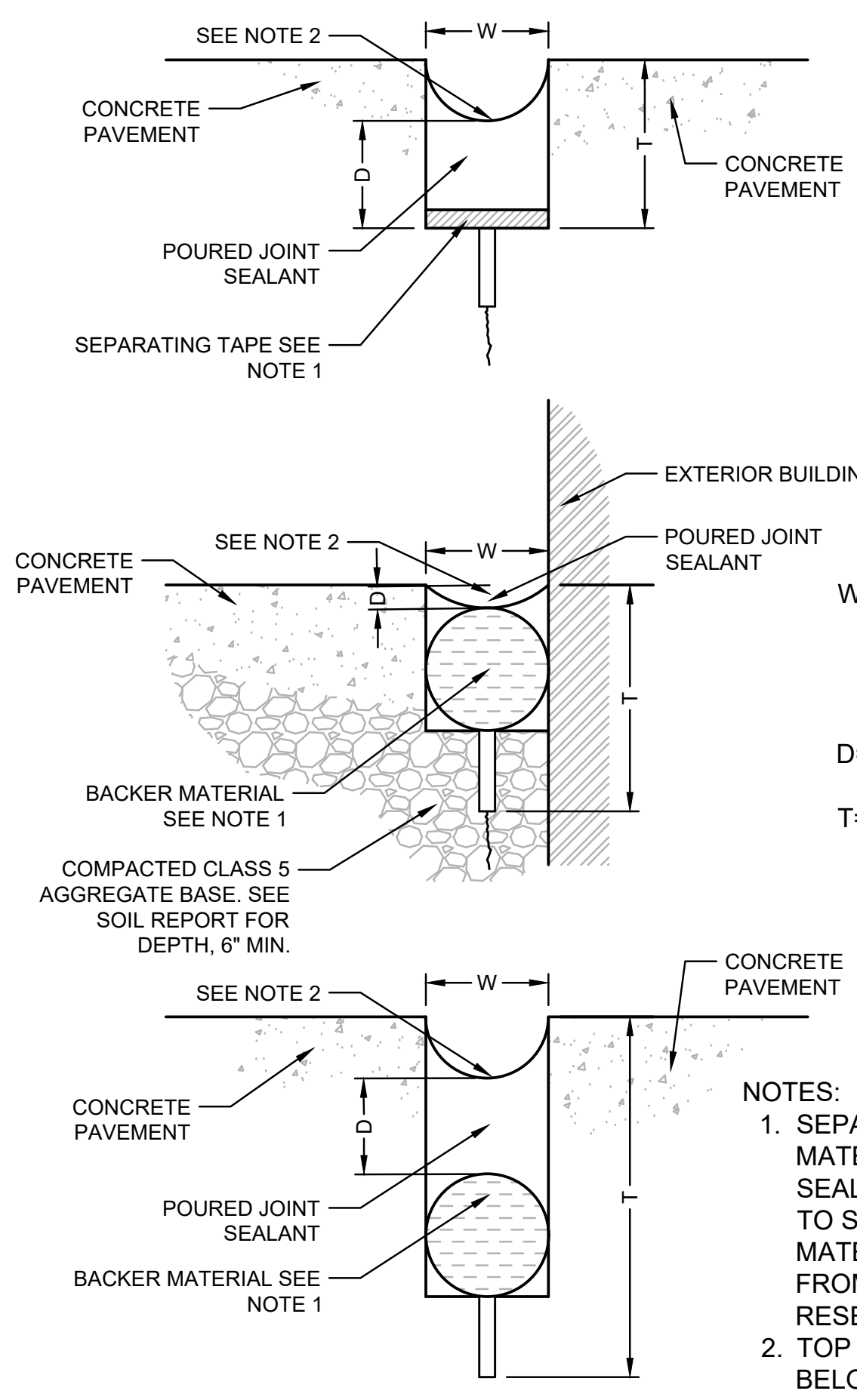

EPOXY COATED
"T"/2 +/- "D"/2
"T"
PROPOSED NEW PVMT/CURB OF OTHER CONC STRUCTURE, SEE PLAN
DRILL & GROUT DOWEL
EXISTING PVMT. OR EXISTING/PROPOSED NEW PVMT./CURB OR OTHER CONC. STRUCTURE, SEE PLAN

DOWEL SCHEDULE

DOWEL SIZE	DIA.	LENGTH	SPACING
8" OR LESS	¾"	16"	12" O.C.
9" - 11"	1"	16"	12" O.C.
12"-15"	1-1/4"	20"	15" O.C.
16" OR MORE	1-1/2"	20"	18" O.C.
16" OR MORE	1-1/2"	22"	24" O.C.

"D" - DENOTES DOWEL DIAMETER
"T" - DENOTES PAVEMENT THICKNESS

4 DOWELED JOINT BETWEEN TWO PAVEMENTS
N T S

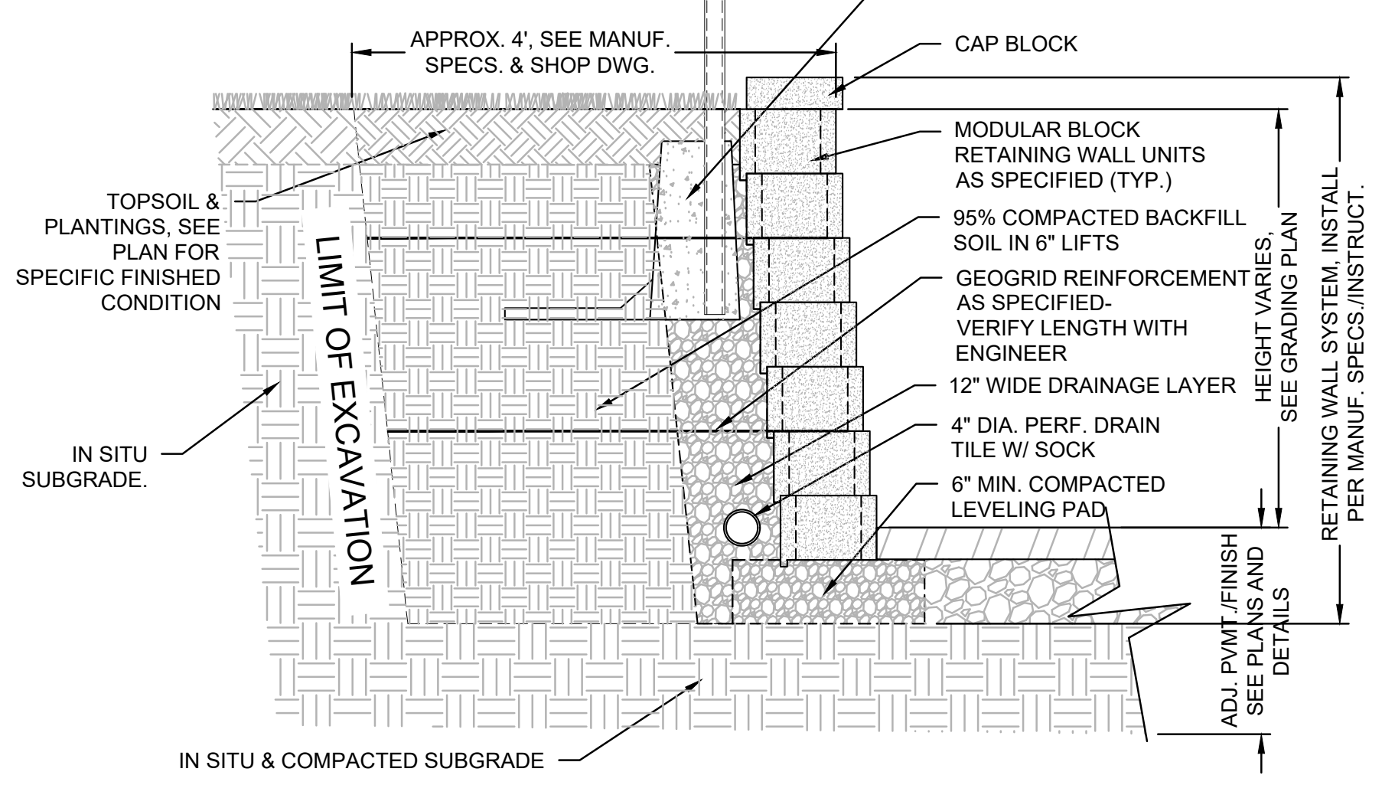

SEE NOTE 2
W
CONCRETE PAVEMENT
D
T
CONCRETE PAVEMENT
POURED JOINT SEALANT
SEPARATING TAPE SEE NOTE 1
EXTERIOR BUILDING WALL
SEE NOTE 2
W
CONCRETE PAVEMENT
POURED JOINT SEALANT
D
T
BACKER MATERIAL SEE NOTE 1
COMPACTED CLASS 5 AGGREGATE BASE. SEE SOIL REPORT FOR DEPTH, 6" MIN.
SEE NOTE 2
W
CONCRETE PAVEMENT
CONCRETE PAVEMENT
D
T
POURED JOINT SEALANT
BACKER MATERIAL SEE NOTE 1

W= WIDTH OF SEALANT RESERVOIR
1/2" MINIMUN
5/8" MAXIMUM
EXCEPT FOR 3/4" EXPANSION JOINTS
D= DEPTH OF SEALANT
1.0 TO 1.5 TIMES W
T= DEPTH OF INTIAL SAWCUT, 1/4 OF THE SLAB THINKNESS FOR PAVEMENT LESS THAN 12"

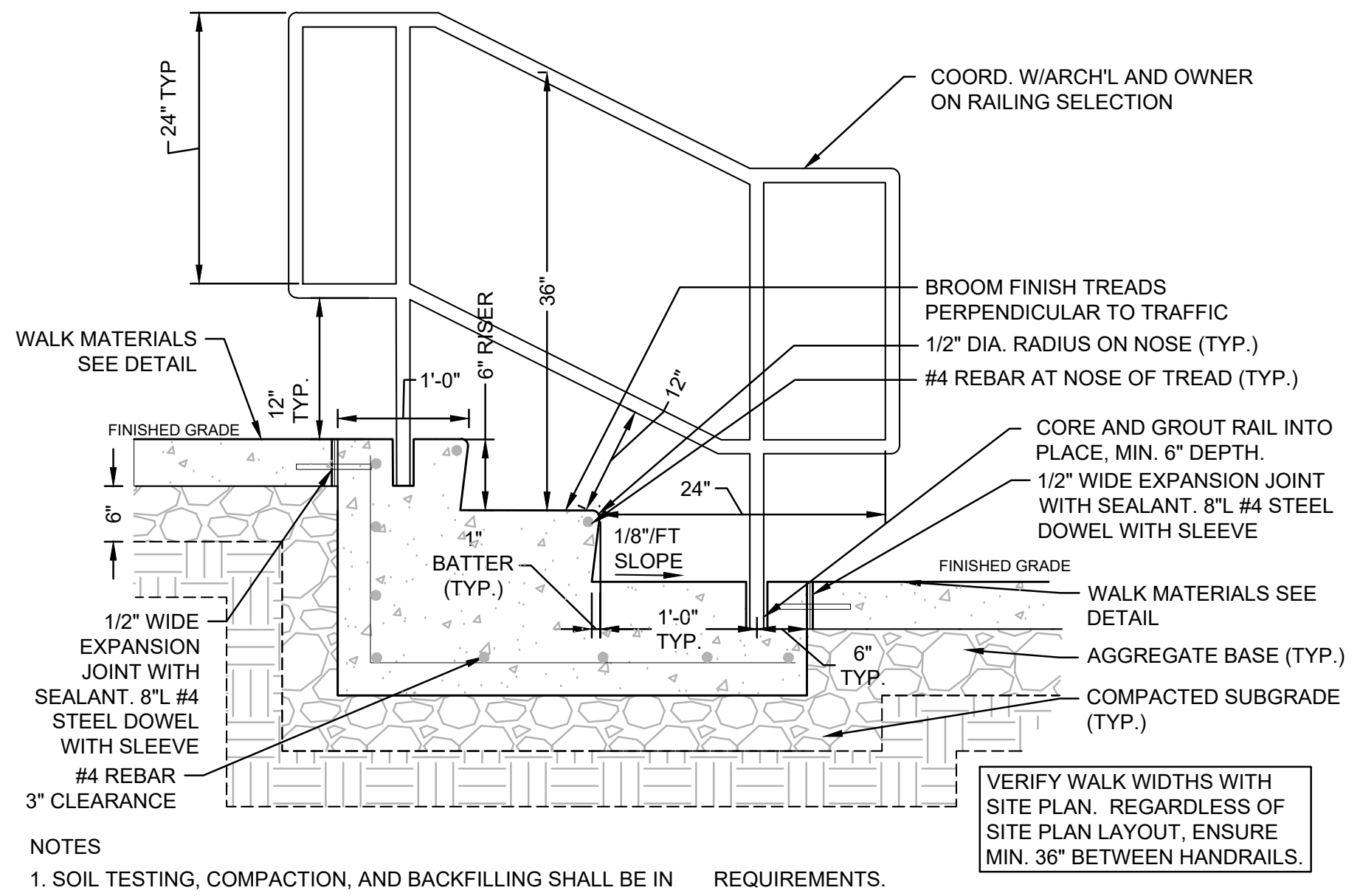
NOTES:
1. SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT, TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
2. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

5 EXPANSION JOINT SEALANT DETAILS
N T S

NOTES:
1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURER PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.


FENCE OR RAILING - INSTALL PER PER MANUF. SPECS. SHOP DRAWINGS REQUIRED
"SLEEVE-IT" POST ANCHOR SYSTEM, INSTALL PER MANUF. COORD. W/ RETAINING WALL CONTRACTOR.
APPROX. 4', SEE MANUF. SPECS. & SHOP DWG.
CAP BLOCK
MODULAR BLOCK RETAINING WALL UNITS AS SPECIFIED (TYP.)
TOPSOIL & PLANTINGS, SEE PLAN FOR SPECIFIC FINISHED CONDITION
95% COMPACTED BACKFILL SOIL IN 6" LIFTS
LIMIT OF EXCAVATION
GEOGRID REINFORCEMENT AS SPECIFIED- VERIFY LENGTH WITH ENGINEER
12" WIDE DRAINAGE LAYER
IN SITU SUBGRADE.
4" DIA. PERF. DRAIN TILE W/ SOCK
6" MIN. COMPACTED LEVELING PAD
HEIGHT VARIES, SEE GRADING PLAN
RETAINING WALL SYSTEM, INSTALL PER MANUF. SPECS./INSTRUCT.
ADJ. PVMT./FINISH SEE PLANS AND DETAILS
IN SITU & COMPACTED SUBGRADE

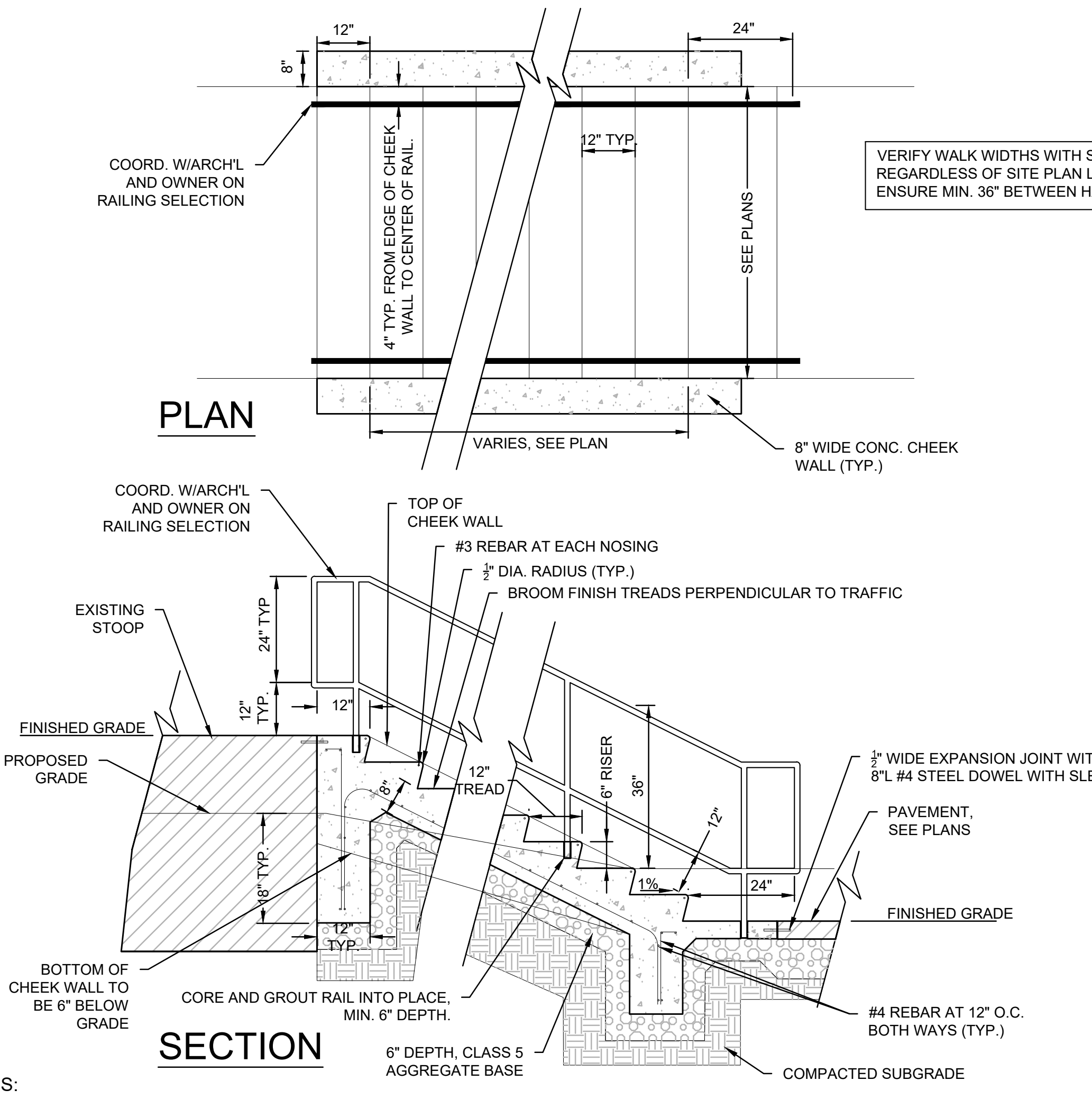
6 RETAINING WALL
N T S


24" TYP
COORD. W/ARCH'L AND OWNER ON RAILING SELECTION
36"
BROOM FINISH TREADS PERPENDICULAR TO TRAFFIC
1/2" DIA. RADIUS ON NOSE (TYP.)
#4 REBAR AT NOSE OF TREAD (TYP.)
WALK MATERIALS SEE DETAIL
12" TYP.
1'-0"
6" RISER
12"
FINISHED GRADE
CORE AND GROUT RAIL INTO PLACE, MIN. 6" DEPTH.
24"
1/2" WIDE EXPANSION JOINT WITH SEALANT. 8"L #4 STEEL DOWEL WITH SLEEVE
6"
1" BATTER (TYP.)
1/8"/FT SLOPE
FINISHED GRADE
WALK MATERIALS SEE DETAIL
1/2" WIDE EXPANSION JOINT WITH SEALANT. 8"L #4 STEEL DOWEL WITH SLEEVE
1'-0" TYP.
6" TYP.
AGGREGATE BASE (TYP.)
COMPACTED SUBGRADE (TYP.)
#4 REBAR 3" CLEARANCE

VERIFY WALK WIDTHS WITH SITE PLAN. REGARDLESS OF SITE PLAN LAYOUT, ENSURE MIN. 36" BETWEEN HANDRAILS.

NOTES
1. SOIL TESTING, COMPACTION, AND BACKFILLING SHALL BE IN ACCORDANCE TO THE GEO-TECHNICAL RECOMMENDATIONS OR AS SPECIFIED.
2. AS NECESSARY, SUBMIT RAILING SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COORDINATE FABRICATION OF RAILING WITH OTHER RAIL OR FENCE TYPES. SHOP DRAWINGS SHALL BE COMPLIANT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
3. COORDINATE INSTALLATION OF RETAINING WALL OR ADJACENT CURB PRIOR TO INSTALLATION OF STAIRS-SEE DETAIL.
4. NO SPACE SHALL BE ALLOWED BETWEEN STAIRS AND ADJACENT STRUCTURES UNLESS OTHERWISE SHOWN. CONCRETE SHALL DIRECTLY ABUT FACE OF ADJACENT STRUCTURE, SEE SITE PLAN

7 EXTERIOR SITE STEP - 2-3 STEP DESIGN
N T S USE ONLY WITH IBC BUILDING TYPES


12"
24"
8"
COORD. W/ARCH'L AND OWNER ON RAILING SELECTION
4" TYP. FROM EDGE OF CHEEK WALL TO CENTER OF RAIL.
12" TYP
SEE PLANS
PLAN
VARIES, SEE PLAN
8" WIDE CONC. CHEEK WALL (TYP.)
COORD. W/ARCH'L AND OWNER ON RAILING SELECTION
TOP OF CHEEK WALL
#3 REBAR AT EACH NOSING
½" DIA. RADIUS (TYP.)
BROOM FINISH TREADS PERPENDICULAR TO TRAFFIC
EXISTING STOOP
24" TYP
12" TYP.
12"
FINISHED GRADE
PROPOSED GRADE
8"
12" TREAD
6" RISER
36"
12"
18" TYP.
12" TYP.
1%
24"
½" WIDE EXPANSION JOINT WITH SEALANT. 8"L #4 STEEL DOWEL WITH SLEEVE (TYP.)
PAVEMENT, SEE PLANS
FINISHED GRADE
BOTTOM OF CHEEK WALL TO BE 6" BELOW GRADE
CORE AND GROUT RAIL INTO PLACE, MIN. 6" DEPTH.
#4 REBAR AT 12" O.C. BOTH WAYS (TYP.)
SECTION
6" DEPTH, CLASS 5 AGGREGATE BASE
COMPACTED SUBGRADE

VERIFY WALK WIDTHS WITH SITE PLAN. REGARDLESS OF SITE PLAN LAYOUT, ENSURE MIN. 36" BETWEEN HANDRAILS.

NOTES:
1. SOIL TESTING, COMPACTION, AND BACKFILLING SHALL BE IN ACCORDANCE TO THE GEO-TECHNICAL RECOMMENDATIONS OR AS SPECIFIED.
2. SUBMIT RAILING SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COORDINATE FABRICATION OF RAILING WITH OTHER RAIL OR FENCE TYPES. SHOP DRAWINGS SHALL BE COMPLIANT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
3. COORDINATE INSTALLATION OF RETAINING WALL PRIOR TO INSTALLATION OF STAIRS-SEE RETAINING WALL DETAIL.
4. NO SPACE SHALL BE ALLOWED BETWEEN STAIRS AND RETAINING WALL UNLESS OTHERWISE SHOWN. CONCRETE SHALL DIRECTLY ABUT FACE OF RETAINING WALL.

8 EXTERIOR SITE STAIR & HANDRAIL
N T S

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

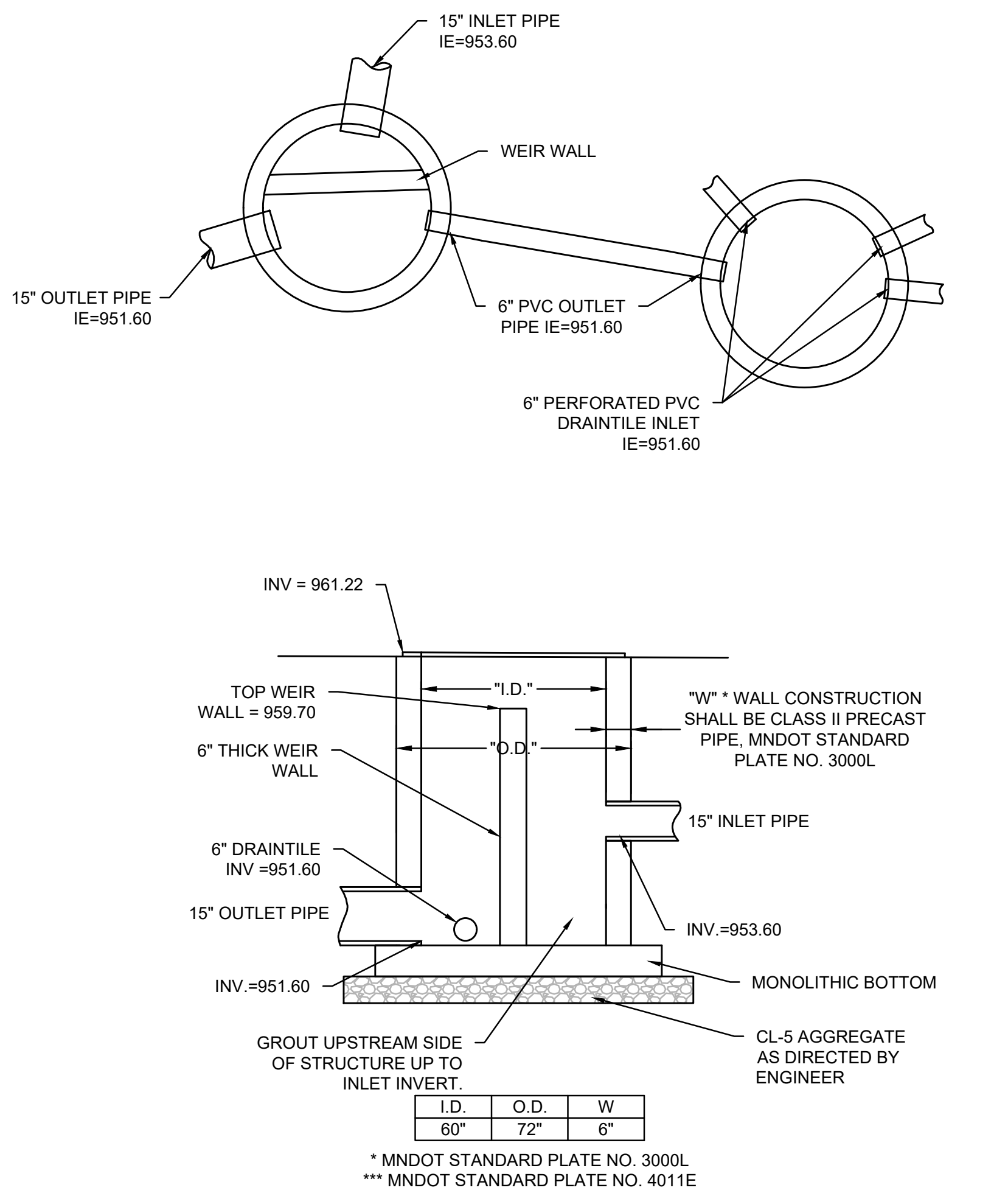
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

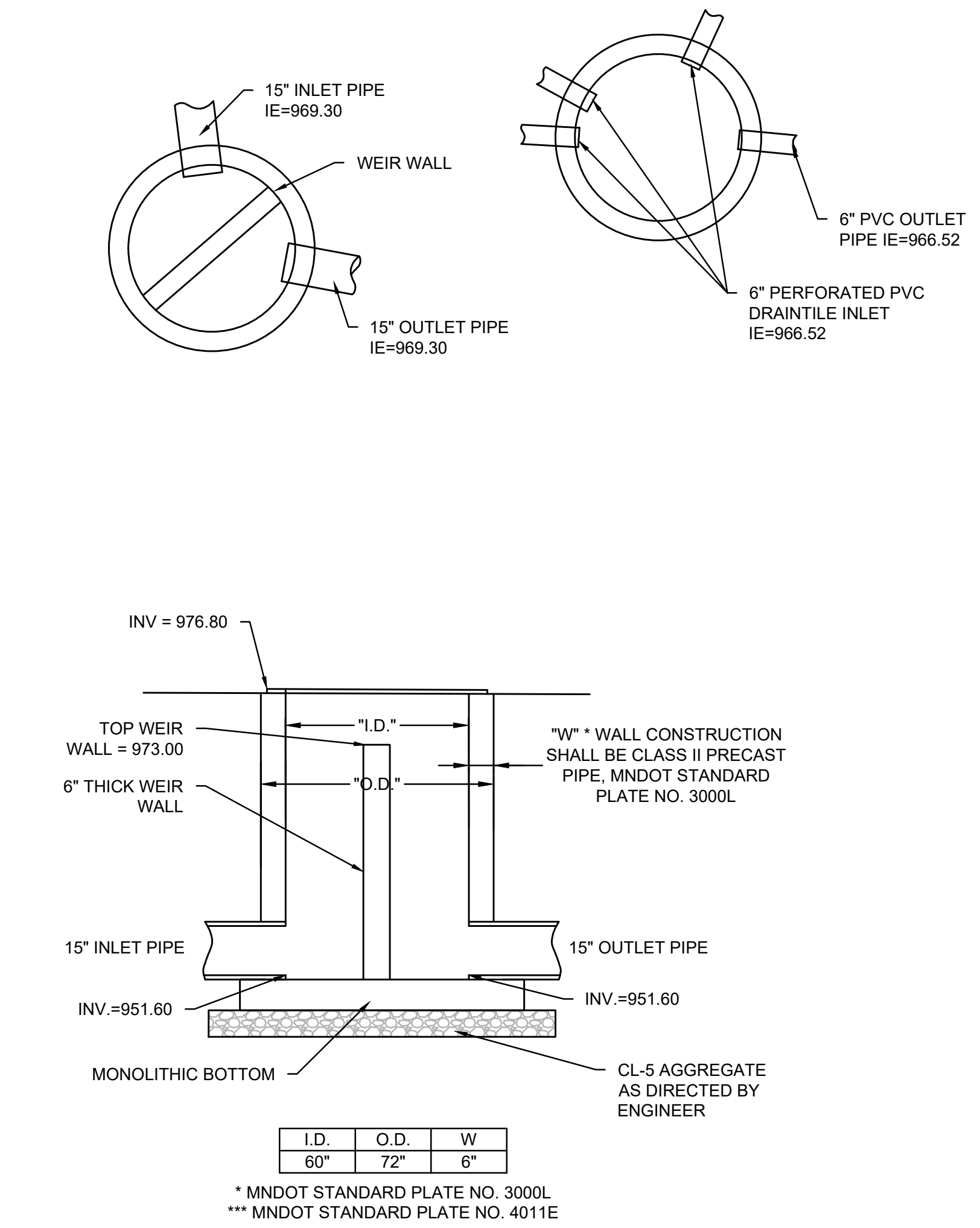
CIVIL DETAILS

C5.2


15" INLET PIPE
IE=953.60
WEIR WALL
15" OUTLET PIPE
IE=951.60
6" PVC OUTLET
PIPE IE=951.60
6" PERFORATED PVC
DRAINTILE INLET
IE=951.60
INV = 961.22
TOP WEIR
WALL = 959.70
"I.D."
"O.D."
"W" * WALL CONSTRUCTION
SHALL BE CLASS II PRECAST
PIPE, MNDOT STANDARD
PLATE NO. 3000L
6" THICK WEIR
WALL
15" INLET PIPE
6" DRAINTILE
INV =951.60
15" OUTLET PIPE
INV.=953.60
INV.=951.60
MONOLITHIC BOTTOM
GROUT UPSTREAM SIDE
OF STRUCTURE UP TO
INLET INVERT.
CL-5 AGGREGATE
AS DIRECTED BY
ENGINEER
I.D. 60"
O.D. 72"
W 6"
* MNDOT STANDARD PLATE NO. 3000L
*** MNDOT STANDARD PLATE NO. 4011E

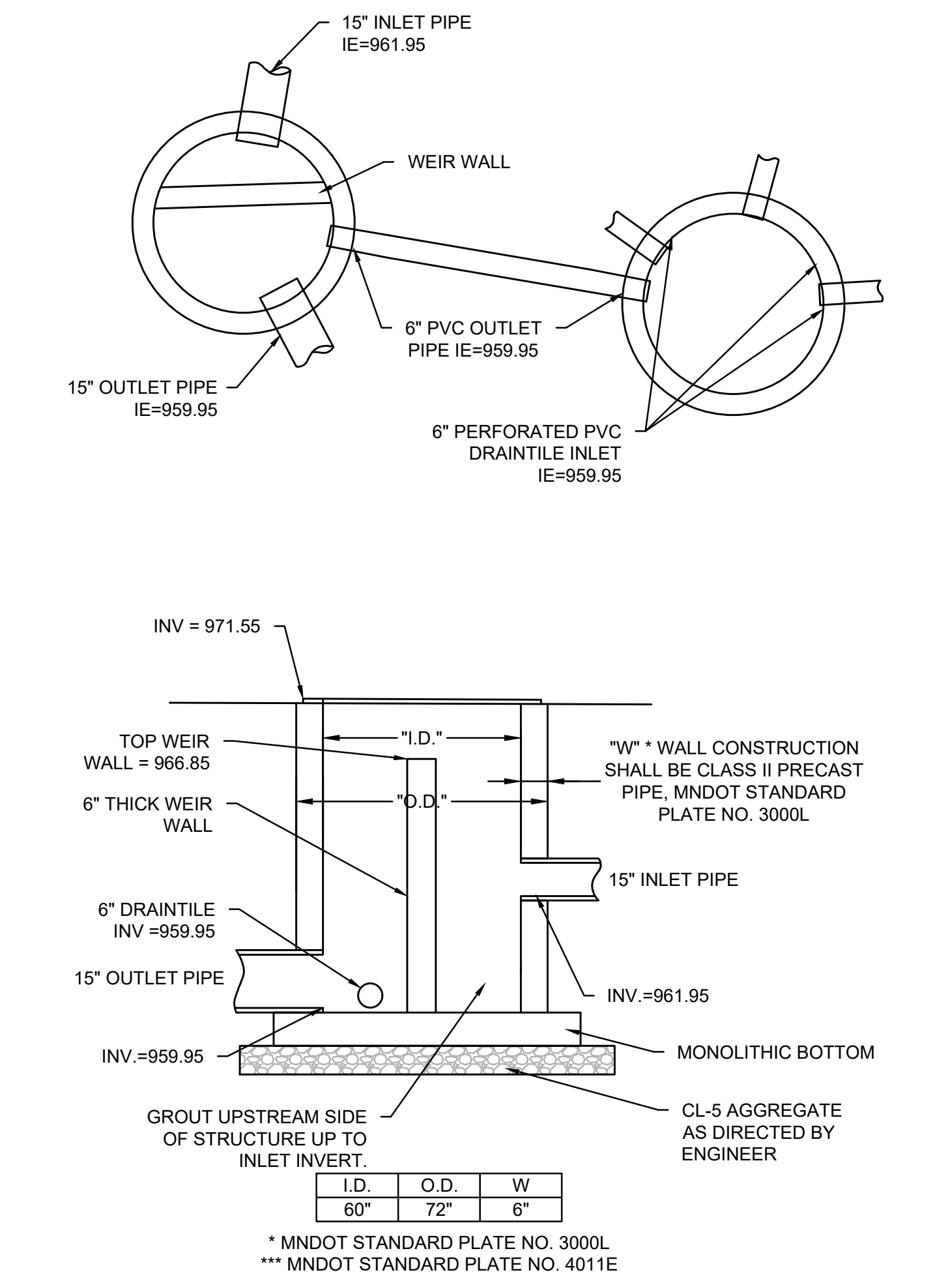
NOTES:
1. NO STRUCTURE SHALL BE ORDERED UNTIL THE ENGINEER APPROVES THE SHOP DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
3. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

1 CONC. OUTLET STRUCTURES (OCS 03 & STMH 04)
NTS


15" INLET PIPE
IE=969.30
WEIR WALL
15" OUTLET PIPE
IE=969.30
6" PVC OUTLET
PIPE IE=966.52
6" PERFORATED PVC
DRAINTILE INLET
IE=966.52
INV = 976.80
TOP WEIR
WALL = 973.00
"I.D."
"O.D."
"W" * WALL CONSTRUCTION
SHALL BE CLASS II PRECAST
PIPE, MNDOT STANDARD
PLATE NO. 3000L
6" THICK WEIR
WALL
15" INLET PIPE
15" OUTLET PIPE
INV.=951.60
INV.=951.60
MONOLITHIC BOTTOM
CL-5 AGGREGATE
AS DIRECTED BY
ENGINEER
I.D. 60"
O.D. 72"
W 6"
* MNDOT STANDARD PLATE NO. 3000L
*** MNDOT STANDARD PLATE NO. 4011E

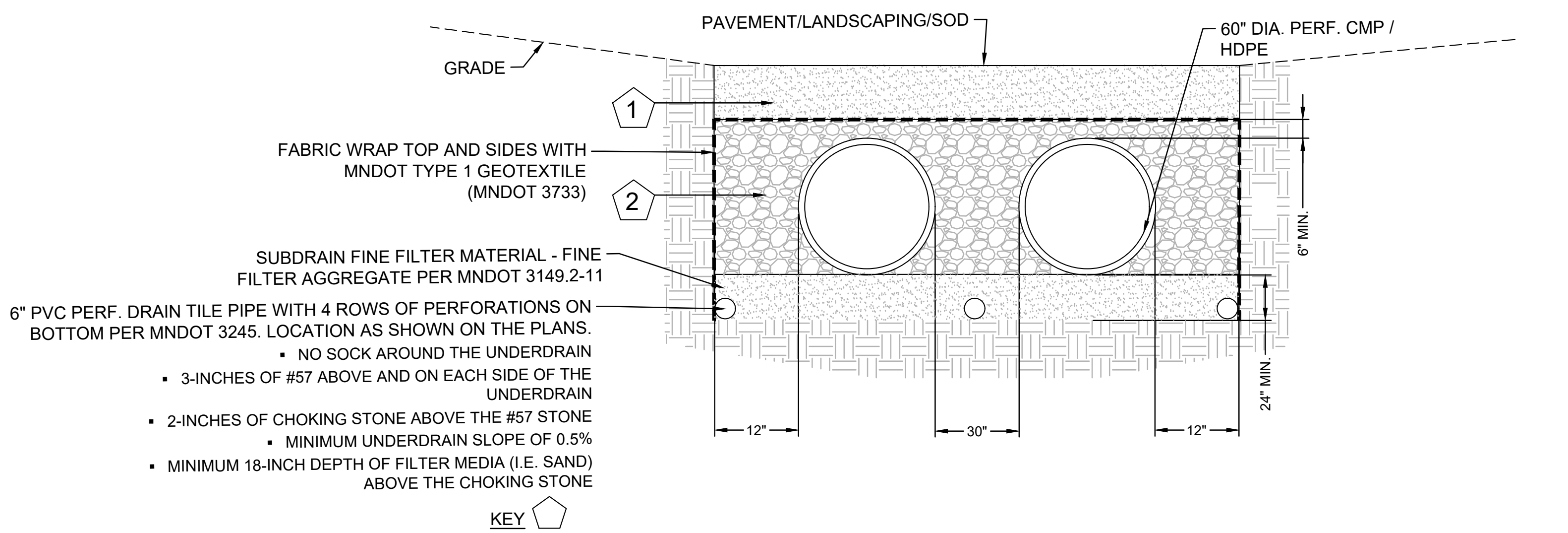
NOTES:
1. NO STRUCTURE SHALL BE ORDERED UNTIL THE ENGINEER APPROVES THE SHOP DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
3. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

2 CONC. OUTLET STRUCTURES (OCS 61 & STMH 62)
NTS


15" INLET PIPE
IE=961.95
WEIR WALL
15" OUTLET PIPE
IE=959.95
6" PVC OUTLET
PIPE IE=959.95
6" PERFORATED PVC
DRAINTILE INLET
IE=959.95
INV = 971.55
TOP WEIR
WALL = 966.85
"I.D."
"O.D."
"W" * WALL CONSTRUCTION
SHALL BE CLASS II PRECAST
PIPE, MNDOT STANDARD
PLATE NO. 3000L
6" THICK WEIR
WALL
15" INLET PIPE
6" DRAINTILE
INV =959.95
15" OUTLET PIPE
INV.=961.95
INV.=959.95
MONOLITHIC BOTTOM
GROUT UPSTREAM SIDE
OF STRUCTURE UP TO
INLET INVERT.
CL-5 AGGREGATE
AS DIRECTED BY
ENGINEER
I.D. 60"
O.D. 72"
W 6"
* MNDOT STANDARD PLATE NO. 3000L
*** MNDOT STANDARD PLATE NO. 4011E

NOTES:
1. NO STRUCTURE SHALL BE ORDERED UNTIL THE ENGINEER APPROVES THE SHOP DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
3. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

3 CONC. OUTLET STRUCTURES (OCS 43 & STMH 42)
NTS


PAVEMENT/LANDSCAPING/SOD
60" DIA. PERF. CMP /
HDPE
GRADE
1
2
FABRIC WRAP TOP AND SIDES WITH
MNDOT TYPE 1 GEOTEXTILE
(MNDOT 3733)
SUBDRAIN FINE FILTER MATERIAL - FINE
FILTER AGGREGATE PER MNDOT 3149.2-11
6" PVC PERF. DRAIN TILE PIPE WITH 4 ROWS OF PERFORATIONS ON
BOTTOM PER MNDOT 3245. LOCATION AS SHOWN ON THE PLANS.
▪ NO SOCK AROUND THE UNDERDRAIN
▪ 3-INCHES OF #57 ABOVE AND ON EACH SIDE OF THE UNDERDRAIN
▪ 2-INCHES OF CHOKING STONE ABOVE THE #57 STONE
▪ MINIMUM UNDERDRAIN SLOPE OF 0.5%
▪ MINIMUM 18-INCH DEPTH OF FILTER MEDIA (I.E. SAND) ABOVE THE CHOKING STONE
6" MIN.
24" MIN.
12"
30"
12"

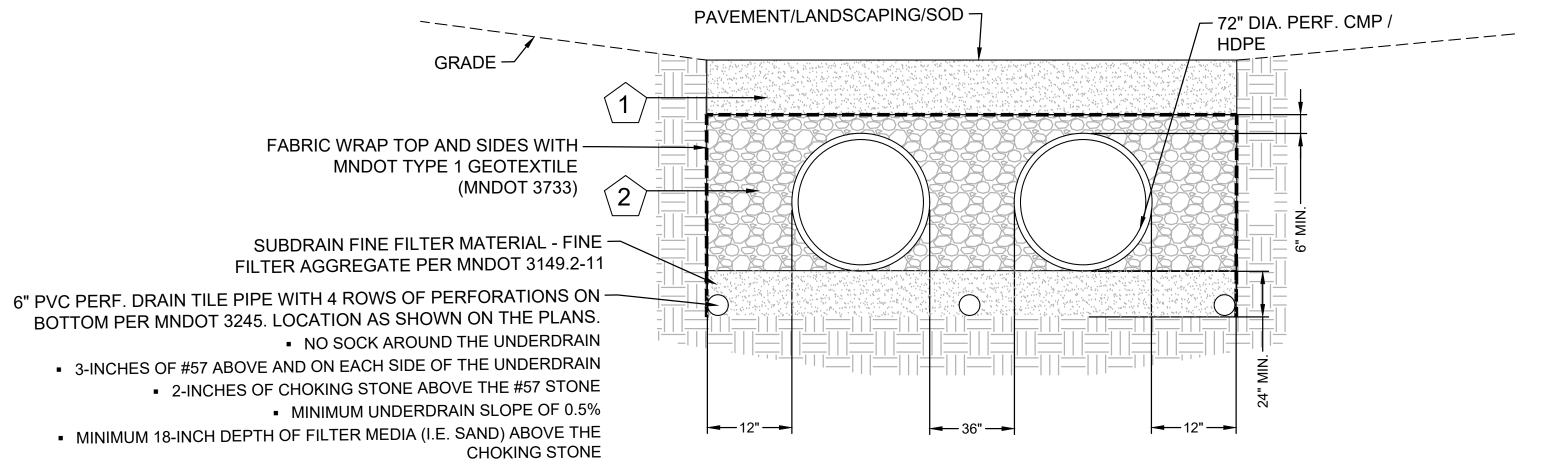
KEY
1. TOPSOIL
2. FREE DRAINING ANGULAR DOUBLE WASHED STONE 3/4" - 2" PARTICLE SIZE - NON CARBONATE (LIMESTONE) AND NON CONCRETE. COORDINATE MATERIAL / PARTICLE SIZE W/ MANUFACTURER. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
5. PERFORM ALL OTHER SITE IMPROVEMENTS.
6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
7. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
9. PLANT AND MULCH SITE.
10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
5. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

4 UNDERGROUND FILTRATION SYSTEM 1
NTS


PAVEMENT/LANDSCAPING/SOD
72" DIA. PERF. CMP /
HDPE
GRADE
1
2
FABRIC WRAP TOP AND SIDES WITH
MNDOT TYPE 1 GEOTEXTILE
(MNDOT 3733)
SUBDRAIN FINE FILTER MATERIAL - FINE
FILTER AGGREGATE PER MNDOT 3149.2-11
6" PVC PERF. DRAIN TILE PIPE WITH 4 ROWS OF PERFORATIONS ON
BOTTOM PER MNDOT 3245. LOCATION AS SHOWN ON THE PLANS.
▪ NO SOCK AROUND THE UNDERDRAIN
▪ 3-INCHES OF #57 ABOVE AND ON EACH SIDE OF THE UNDERDRAIN
▪ 2-INCHES OF CHOKING STONE ABOVE THE #57 STONE
▪ MINIMUM UNDERDRAIN SLOPE OF 0.5%
▪ MINIMUM 18-INCH DEPTH OF FILTER MEDIA (I.E. SAND) ABOVE THE CHOKING STONE
6" MIN.
24" MIN.
12"
36"
12"

KEY
1. TOPSOIL
2. FREE DRAINING ANGULAR DOUBLE WASHED STONE 3/4" - 2" PARTICLE SIZE - NON CARBONATE (LIMESTONE) AND NON CONCRETE. COORDINATE MATERIAL / PARTICLE SIZE W/ MANUFACTURER. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
5. PERFORM ALL OTHER SITE IMPROVEMENTS.
6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
7. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
9. PLANT AND MULCH SITE.
10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

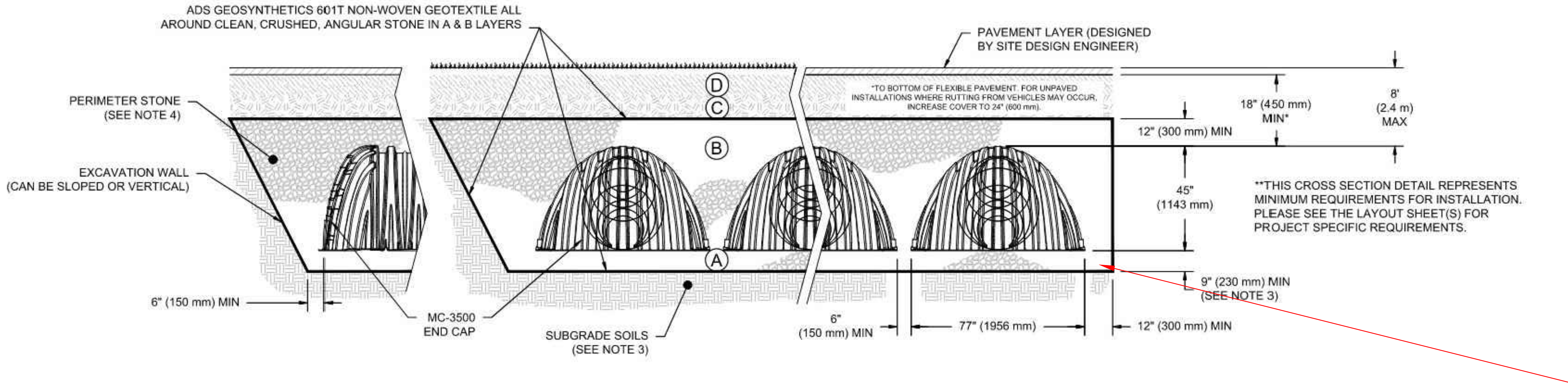
GENERAL NOTES
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
5. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

5 UNDERGROUND FILTRATION SYSTEM 2
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".


ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS
PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)
PERIMETER STONE (SEE NOTE 4)
EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
D
C
B
A
*TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).
18" (450 mm) MIN*
8' (2.4 m) MAX
12" (300 mm) MIN
45" (1143 mm)
9" (230 mm) MIN (SEE NOTE 3)
6" (150 mm) MIN
MC-3500 END CAP
SUBGRADE SOILS (SEE NOTE 3)
6" (150 mm) MIN
77" (1956 mm)
12" (300 mm) MIN

**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STANDARD CROSS SECTION
MC-3500 CHAMBER

DATE:	08/04/25	DRAWN:	SMW
DRAWING #:	724-320	CHECKED:	JLM

DATE	DRWN	CHKD	DESCRIPTION

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech®
Chamber System

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET
1 OF 1

6 MC-3500 UNDERGROUND FILTRATION SYSTEM CROSS SECTION
NTS

INSTALL DRAINTILE BENEATH BASE STONE SAME AS IN OTHER PROPOSED UNDERGROUND FILTRATION SYSTEMS.
6" PVC PERF. DRAIN TILE PIPE WITH 4 ROWS OF PERFORATIONS ON BOTTOM PER MNDOT 3245. LOCATION AS SHOWN ON THE PLANS.
- NO SOCK AROUND THE UNDERDRAIN
- 3-INCHES OF #57 ABOVE AND ON EACH SIDE OF THE UNDERDRAIN
- 2-INCHES OF CHOKING STONE ABOVE THE #57 STONE
- MINIMUM UNDERDRAIN SLOPE OF 0.5%
- MINIMUM 18-INCH DEPTH OF FILTER MEDIA (I.E. SAND) ABOVE THE CHOKING STONE

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST
MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

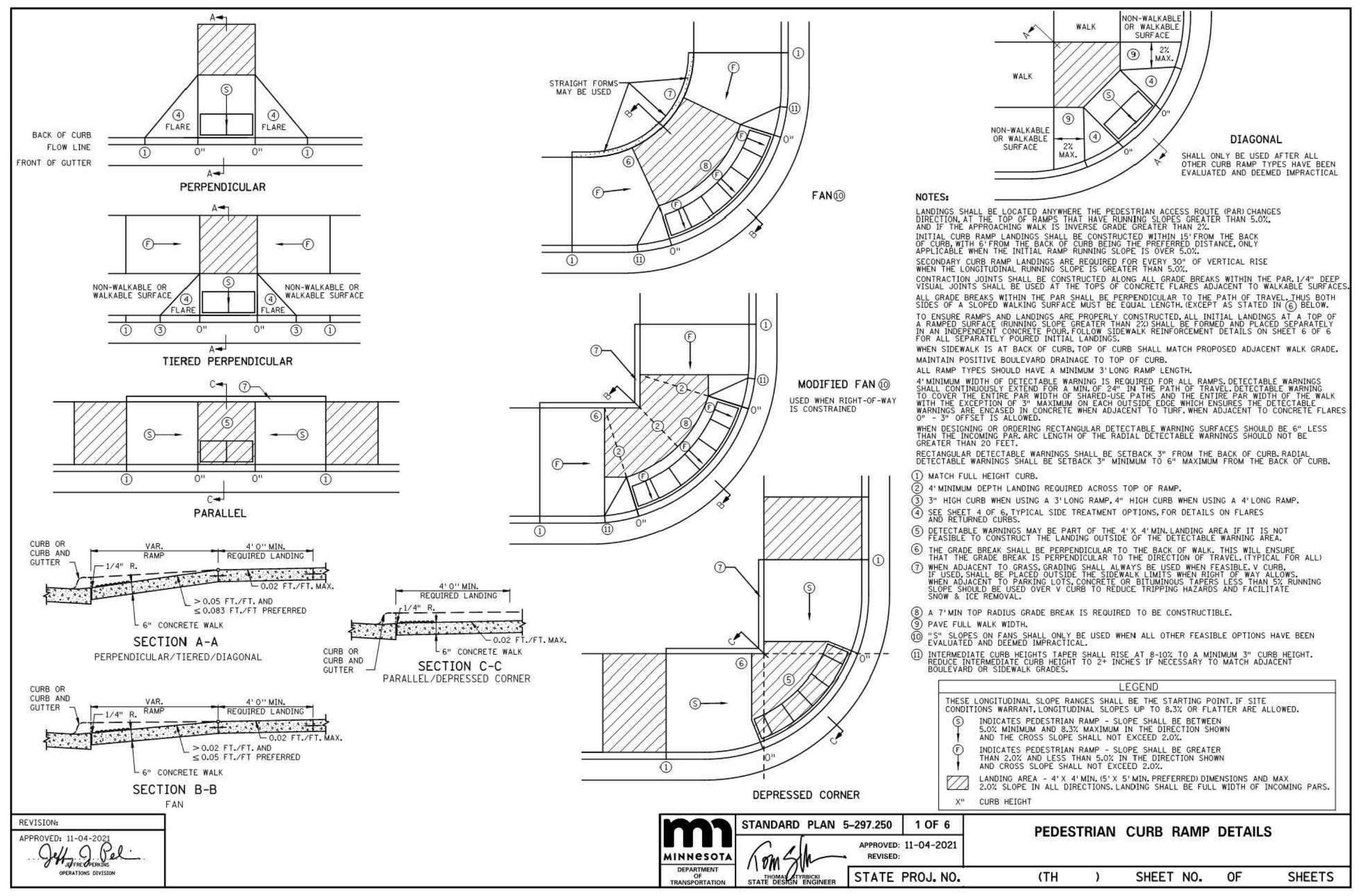
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

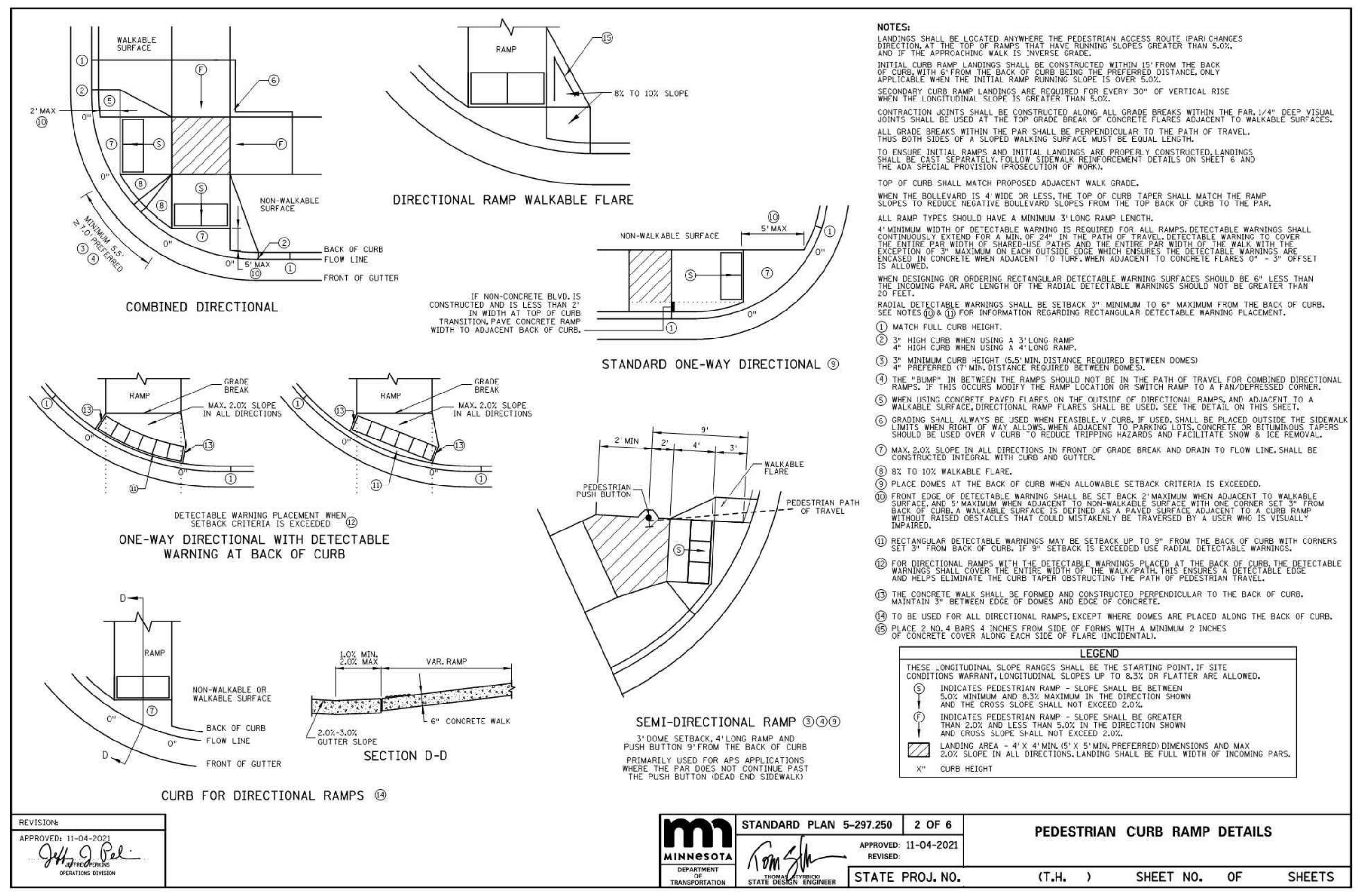
REVISION SUMMARY

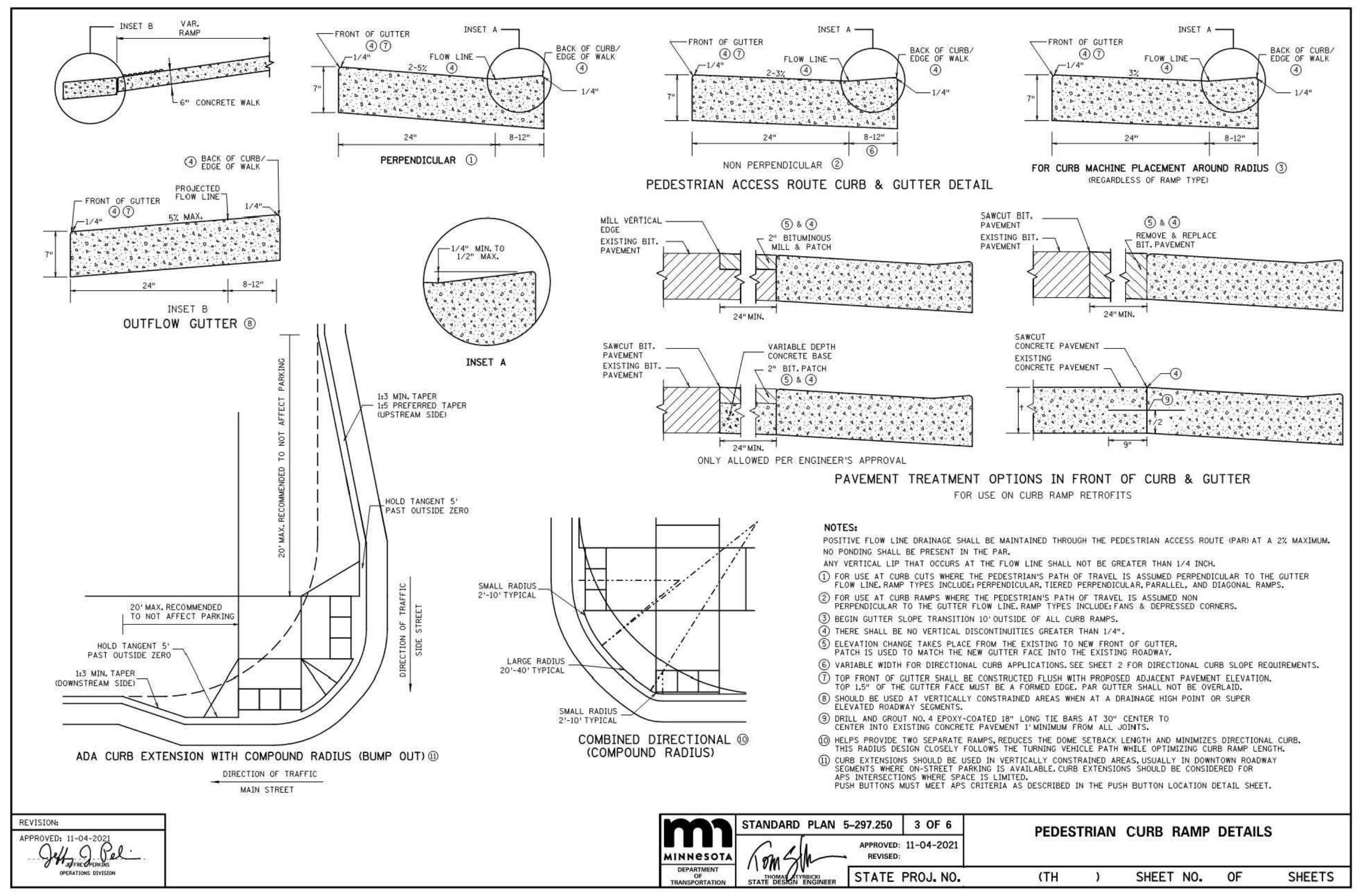
DATE	DESCRIPTION

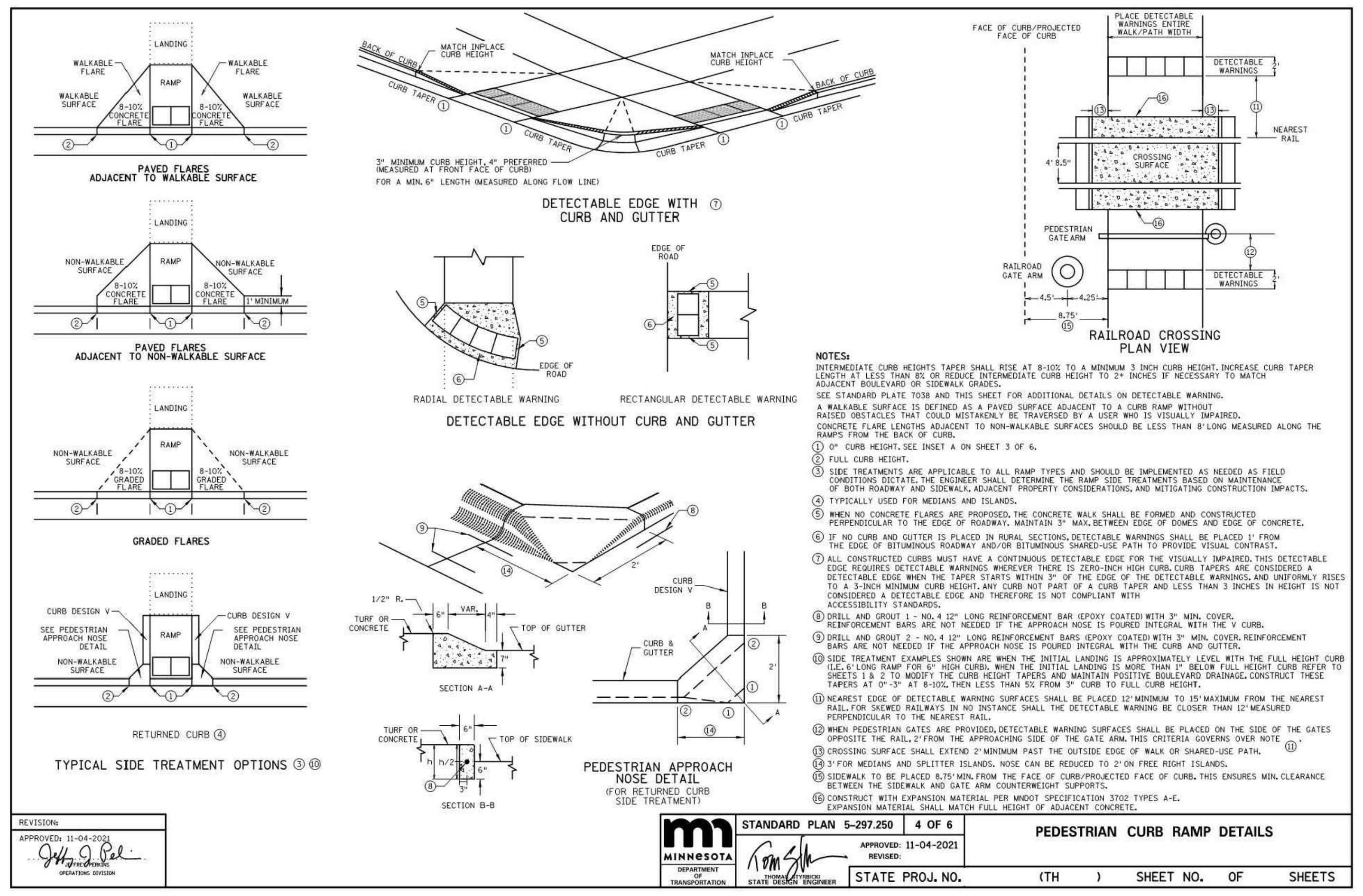
CIVIL DETAILS

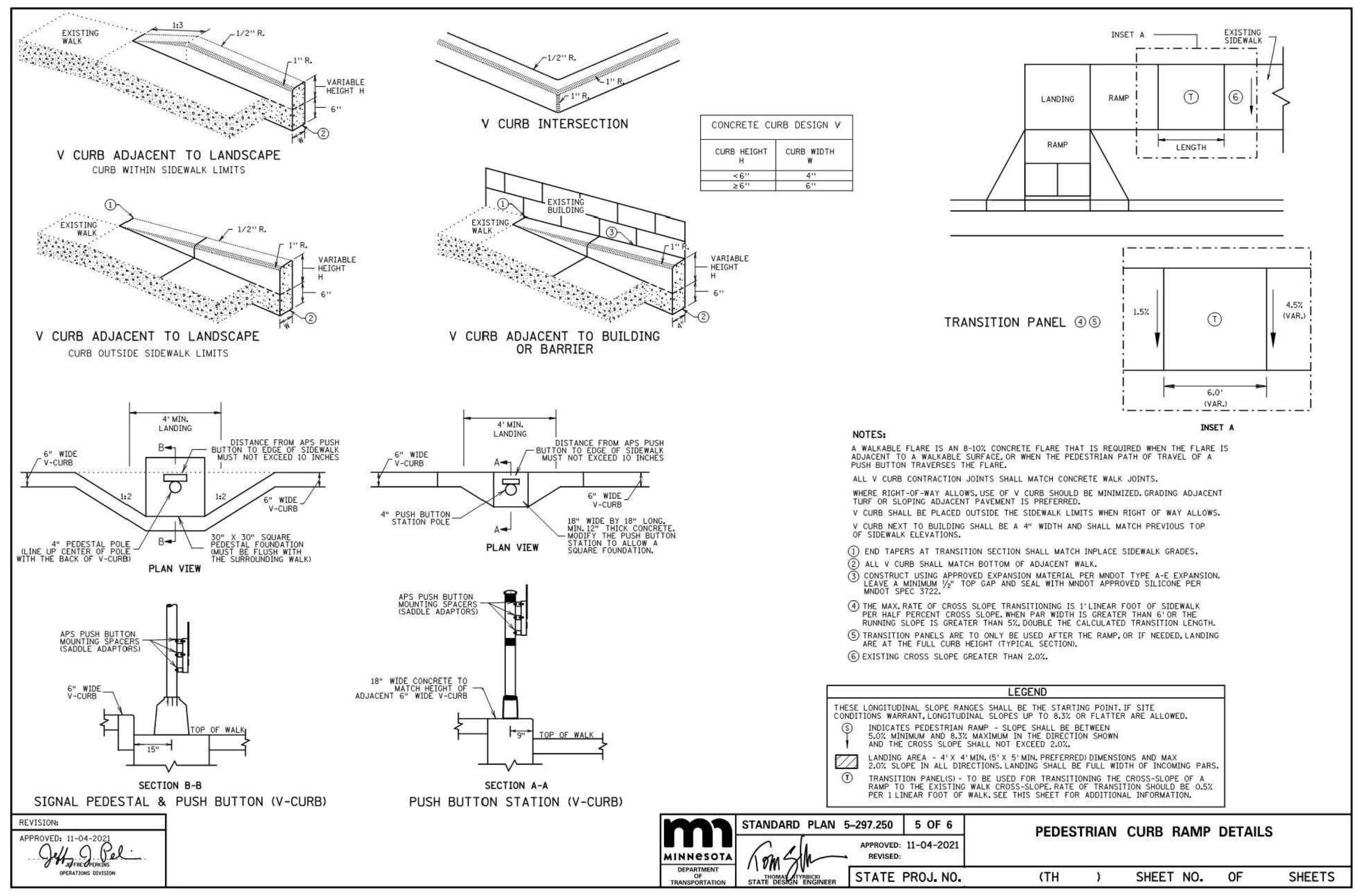
C5.3

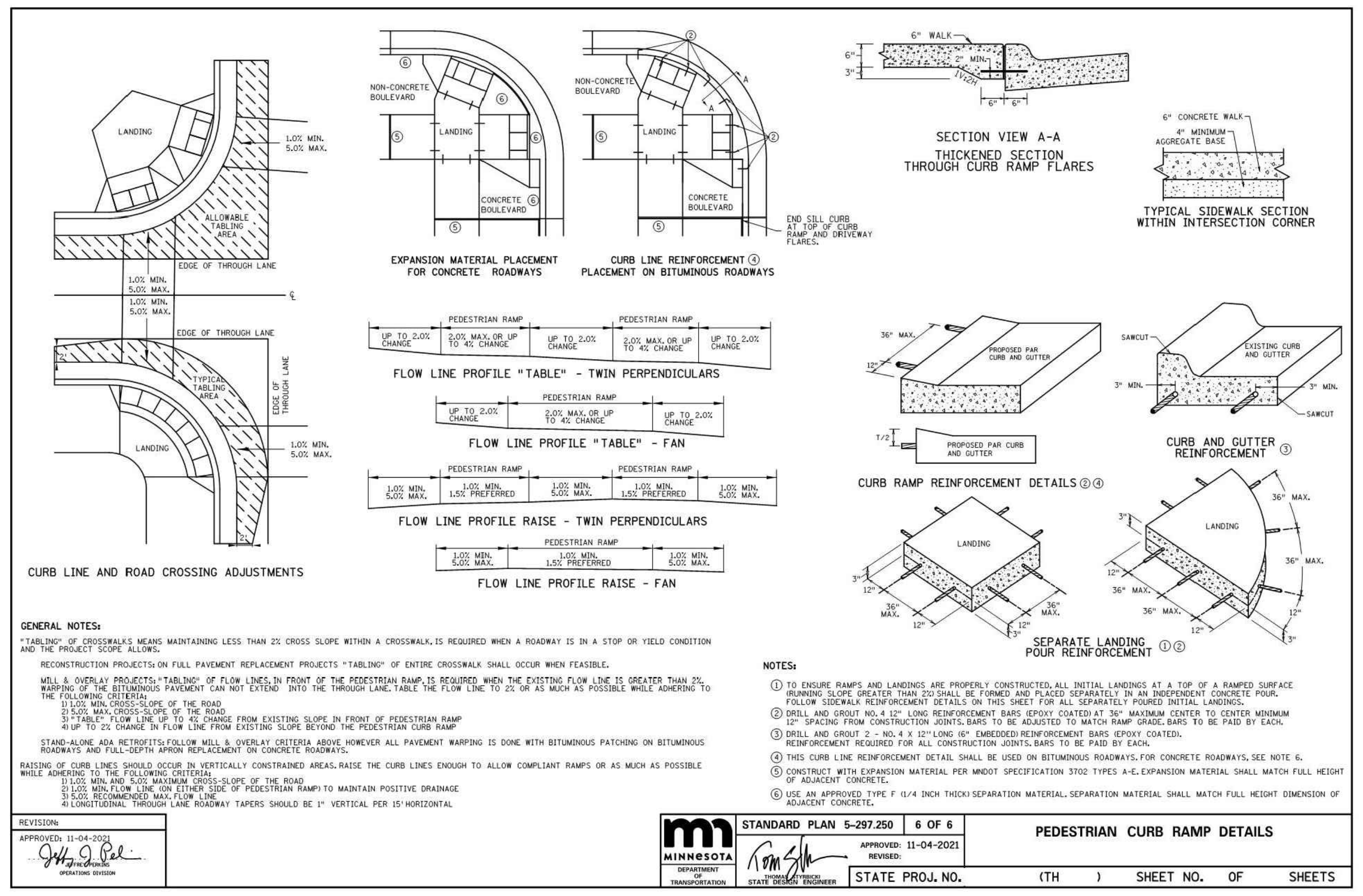

PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
FAN
MODIFIED FAN
DIAGONAL
DEPRESSED CORNER
SECTION A-A
SECTION B-B
SECTION C-C
STANDARD PLAN 5-297.250 1 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


COMBINED DIRECTIONAL
DIRECTIONAL RAMP WALKABLE FLARE
STANDARD ONE-WAY DIRECTIONAL
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB
SEMI-DIRECTIONAL RAMP
CURB FOR DIRECTIONAL RAMPS
SECTION D-D
STANDARD PLAN 5-297.250 2 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS


PERPENDICULAR
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL
FOR CURB MACHINE PLACEMENT AROUND RADIUS
OUTFLOW GUTTER
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT)
COMBINED DIRECTIONAL (COMPOUND RADIUS)
STANDARD PLAN 5-297.250 3 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


PAVED FLARES ADJACENT TO WALKABLE SURFACE
PAVED FLARES ADJACENT TO NON-WALKABLE SURFACE
GRADED FLARES
TYPICAL SIDE TREATMENT OPTIONS
DETECTABLE EDGE WITH CURB AND GUTTER
RADIAL DETECTABLE WARNING
RECTANGULAR DETECTABLE WARNING
DETECTABLE EDGE WITHOUT CURB AND GUTTER
RAILROAD CROSSING PLAN VIEW
PEDESTRIAN APPROACH NOSE DETAIL
STANDARD PLAN 5-297.250 4 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


V CURB ADJACENT TO LANDSCAPE
V CURB INTERSECTION
V CURB ADJACENT TO LANDSCAPE
V CURB ADJACENT TO BUILDING OR BARRIER
TRANSITION PANEL
SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)
PUSH BUTTON STATION (V-CURB)
STANDARD PLAN 5-297.250 5 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


CURB LINE AND ROAD CROSSING ADJUSTMENTS
EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADWAYS
CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS
SECTION VIEW A-A THICKENED SECTION THROUGH CURB RAMP FLARES
TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS
FLOW LINE PROFILE "TABLE" - FAN
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS
FLOW LINE PROFILE RAISE - FAN
CURB RAMP REINFORCEMENT DETAILS
CURB AND GUTTER REINFORCEMENT
SEPARATE LANDING POUR REINFORCEMENT
STANDARD PLAN 5-297.250 6 OF 6
APPROVED: 11-04-2021
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

CivilSite
GROUP
Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

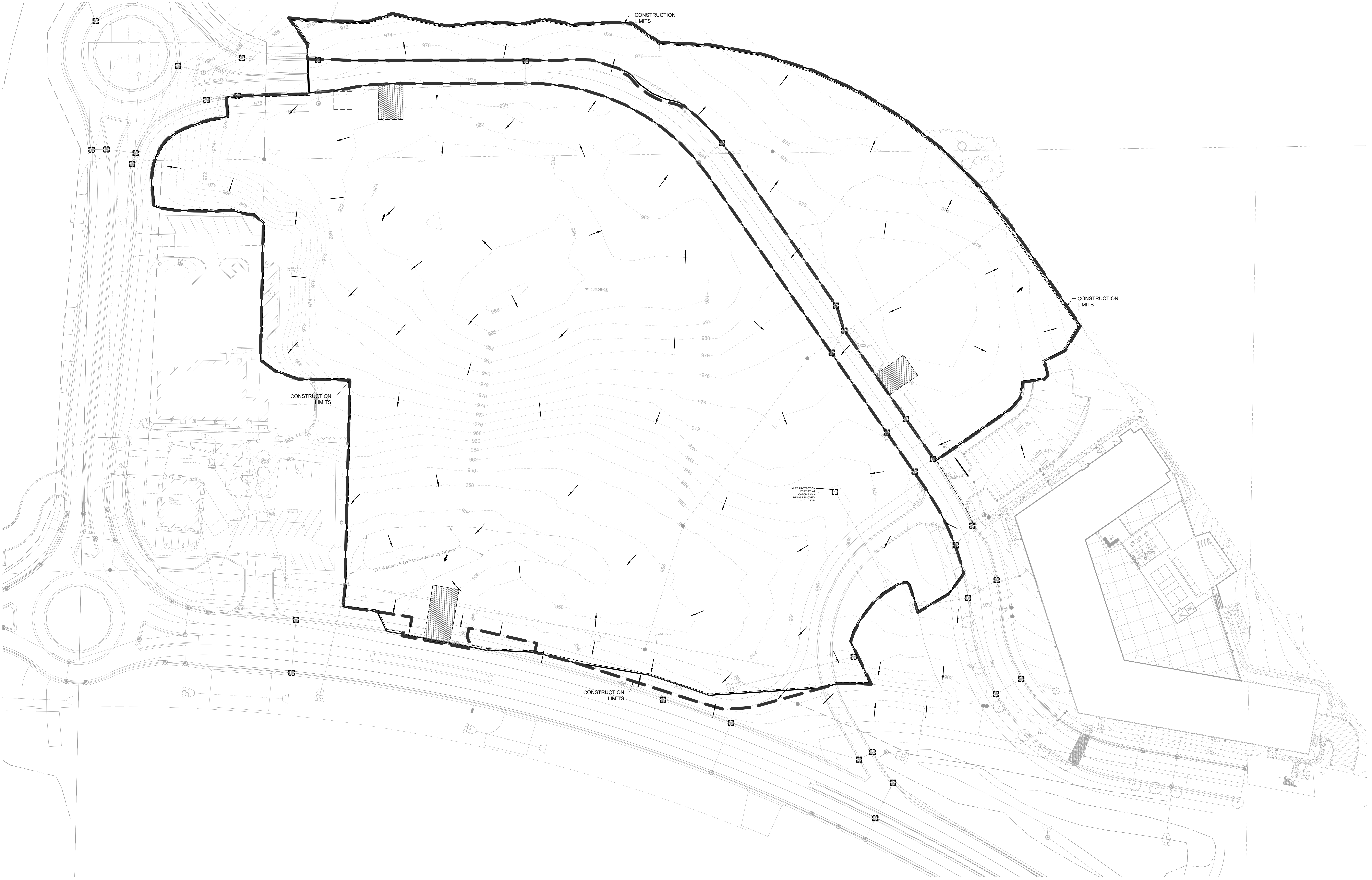
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.4


CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
INLET PROTECTION AT EXISTING CATCH BASIN BEING REMOVED, TYP.
[7] Wetland 5 (Per Delineation By Others)
PRELIMINARY: NOT FOR CONSTRUCTION

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.11 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF VICTORIA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND (SHEETS SW1.0-SW1.4):

- - - - 1125 - - - -	EX. 1' CONTOUR ELEVATION INTERVAL
→	DRAINAGE ARROW
▬ ▬ ▬ ▬	SILT FENCE / BIOROLL - GRADING LIMIT
⬚	INLET PROTECTION
▨	STABILIZED CONSTRUCTION ENTRANCE

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

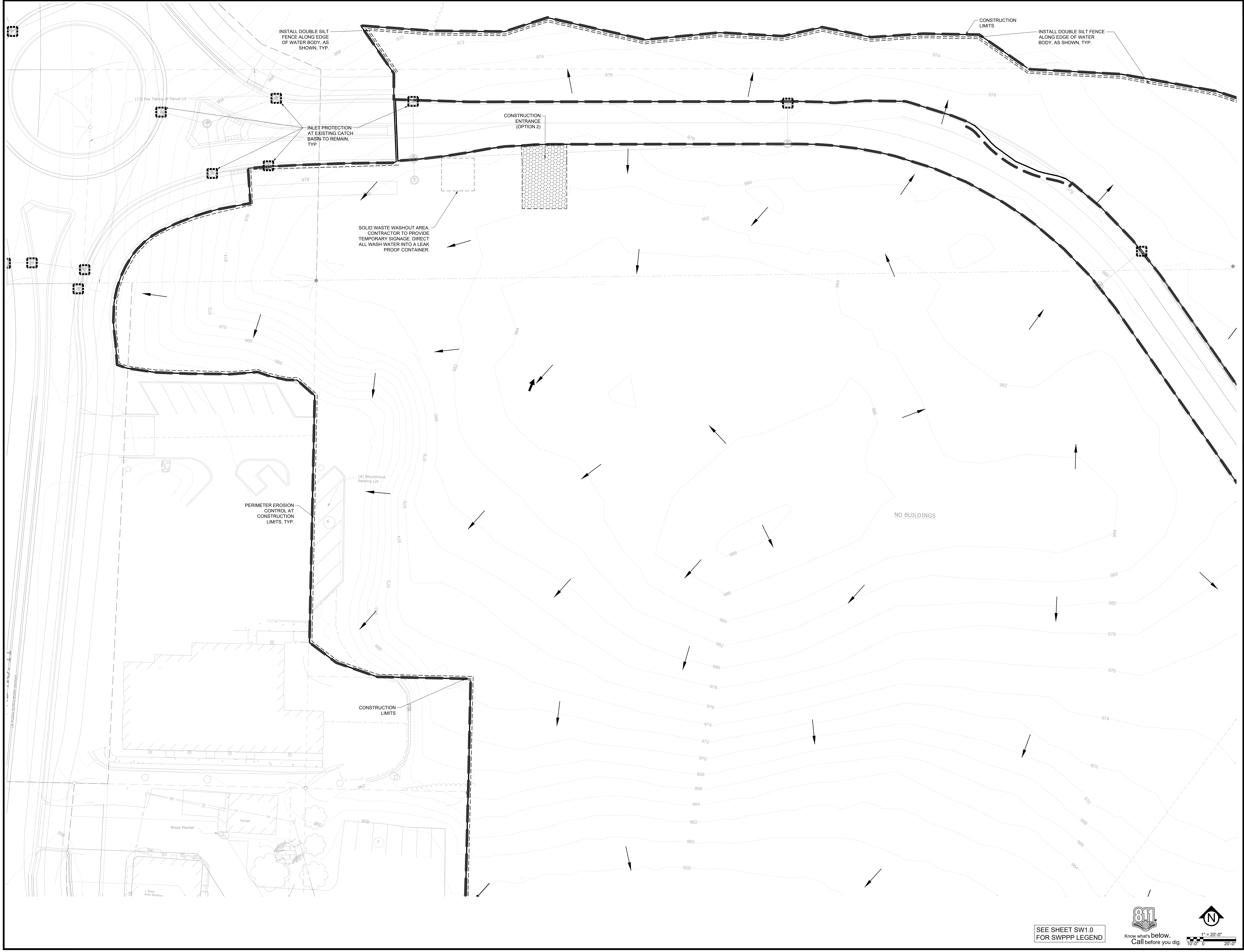
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - OVERALL

SW1.0


INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
CONSTRUCTION LIMITS
INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
[13] Fee Taking of Parcel 15
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 2)
SOLID WASTE WASHOUT AREA. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE. DIRECT ALL WASH WATER INTO A LEAK PROOF CONTAINER.
[A] Bituminous Parking Lot
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
NO BUILDINGS
CONSTRUCTION LIMITS
Wood Planter
Garage
1 Story Brick Building
1" = 20'-0"
10'-0"
0
20'-0"
N

SEE SHEET SW1.0
FOR SWPPP LEGEND

Know what's below.
Call before you dig.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

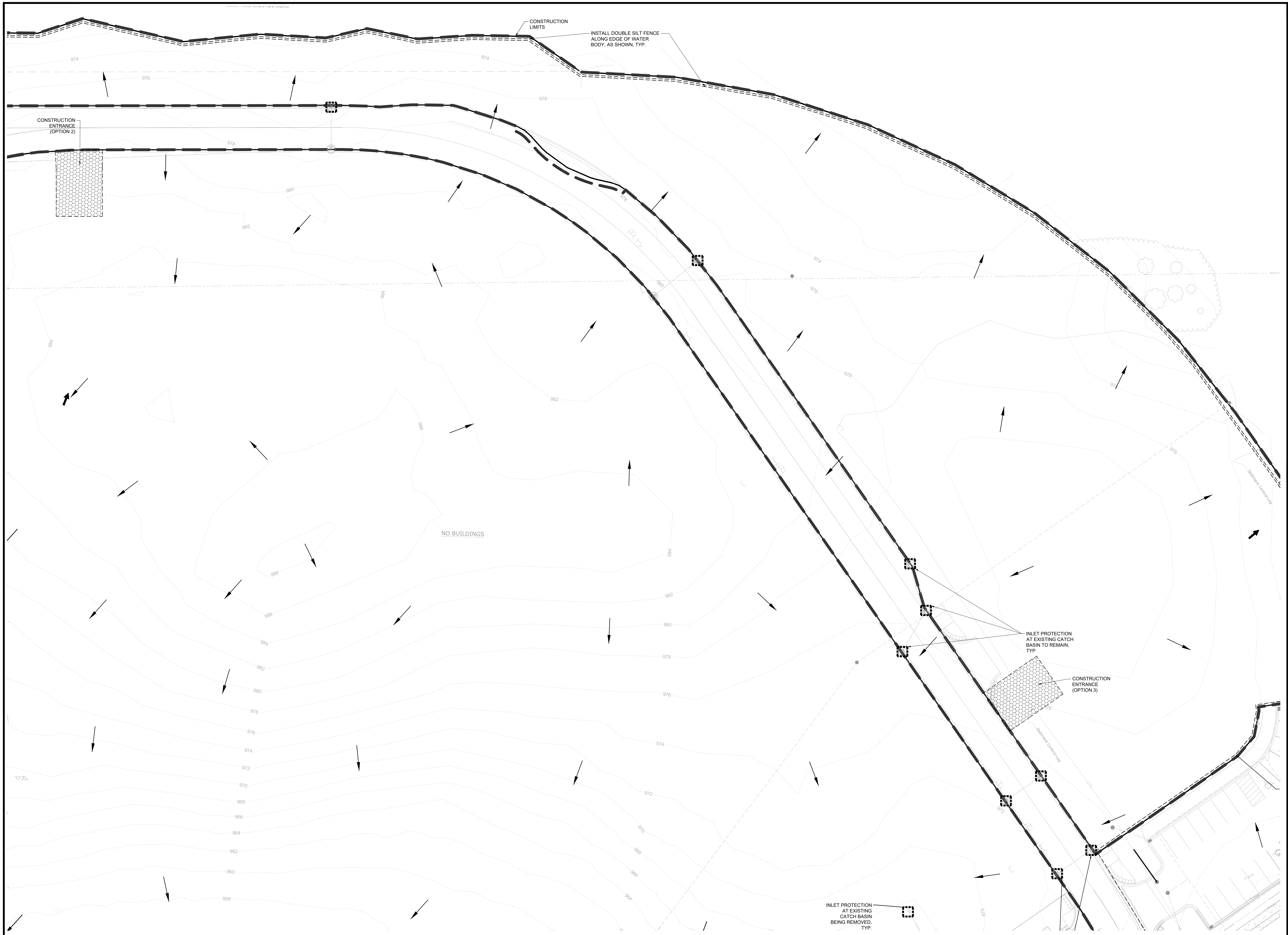
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - NW

SW1.1


CONSTRUCTION LIMITS
INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
CONSTRUCTION ENTRANCE (OPTION 2)
NO BUILDINGS
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 3)
Sediment Control Log
Sediment Control Log
INLET PROTECTION AT EXISTING CATCH BASIN BEING REMOVED, TYP.
974
976
978
980
982
984
986
988
972
970
968
966
964
962
960
958

SEE SHEET SW1.0
FOR SWPPP LEGEND

Know what's below.
Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

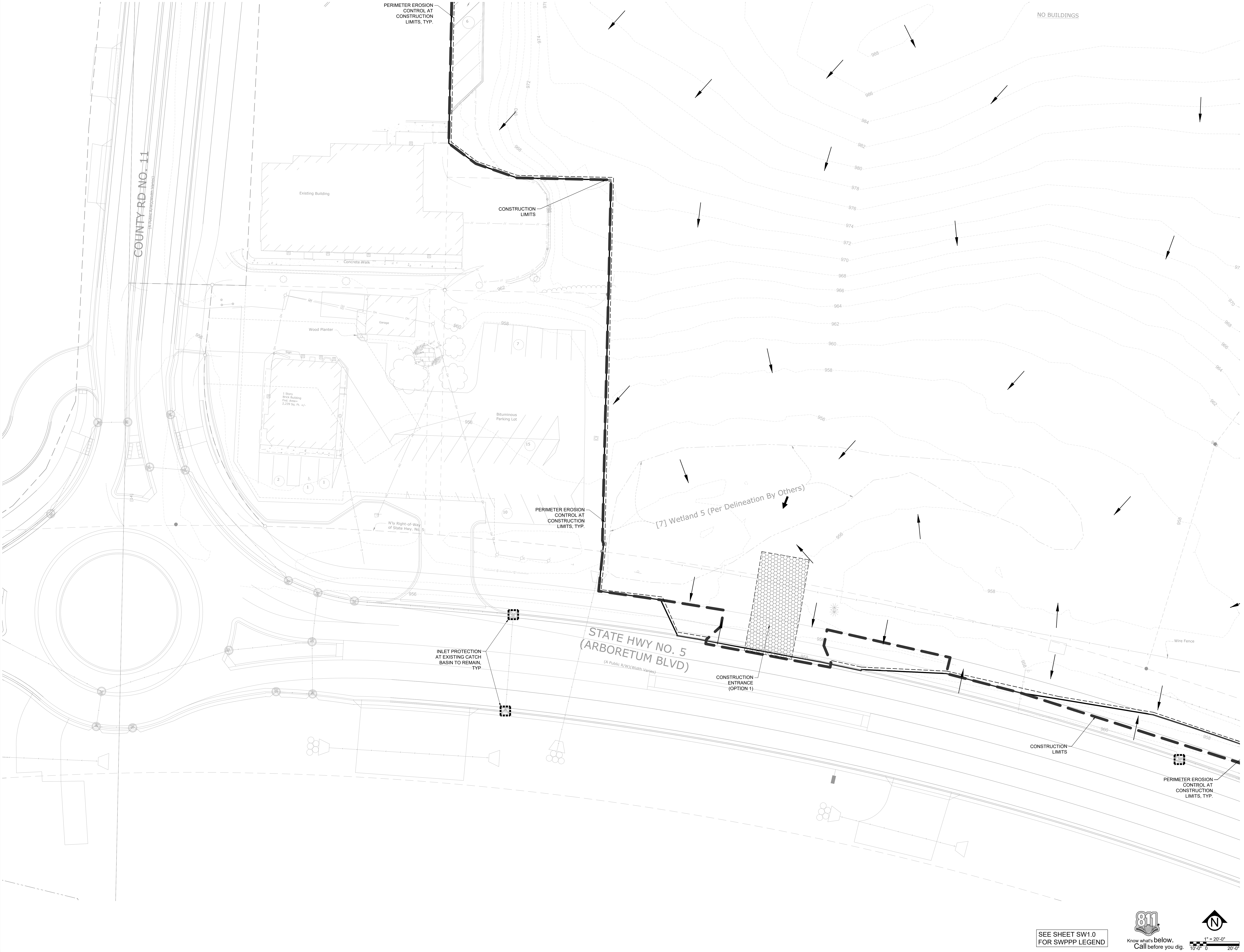
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - NE

SW1.2


PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
NO BUILDINGS
COUNTY RD NO. 11
(A Public R/W)(Width Varies)
Existing Building
CONSTRUCTION LIMITS
Concrete Walk
Garage
Wood Planter
1 Story Brick Building
Bituminous Parking Lot
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
N'ly Right-of-Way of State Hwy. No. 5
[7] Wetland 5 (Per Delineation By Others)
STATE HWY NO. 5 (ARBORETUM BLVD)
(A Public R/W)(Width Varies)
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 1)
Wire Fence
CONSTRUCTION LIMITS
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
988
986
984
982
980
978
976
974
972
970
968
966
964
962
960
958
956
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET SW1.0
FOR SWPPP LEGEND

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

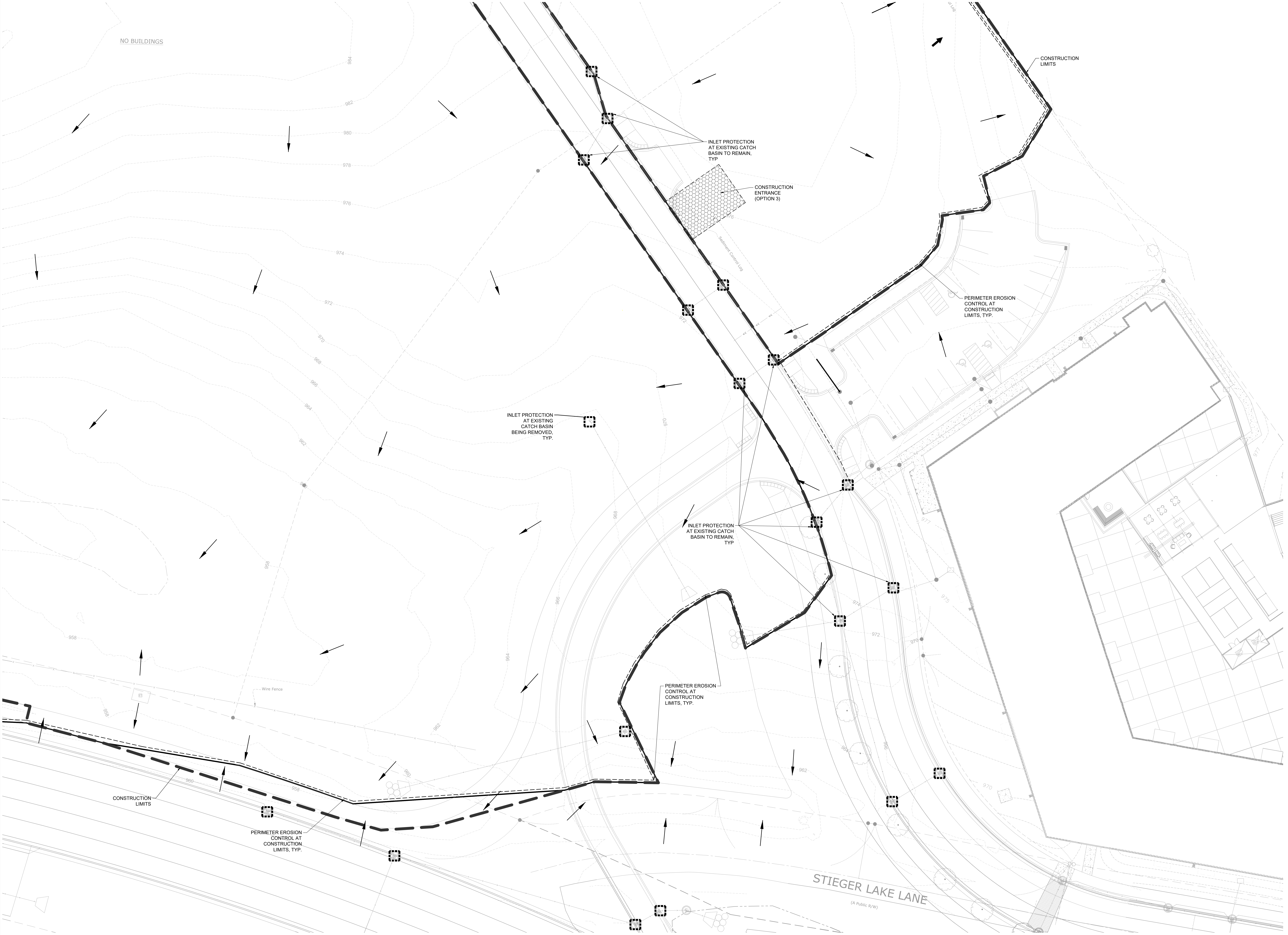
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - SW

SW1.3


NO BUILDINGS
CONSTRUCTION LIMITS
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 3)
Sediment Control Log
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
INLET PROTECTION AT EXISTING CATCH BASIN BEING REMOVED, TYP.
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
Wire Fence
CONSTRUCTION LIMITS
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
STIEGER LAKE LANE
(A Public R/W)
984
982
980
978
976
974
972
970
968
966
964
962
958
956

Civil Site GROUP

Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SEE SHEET SW1.0
FOR SWPPP LEGEND

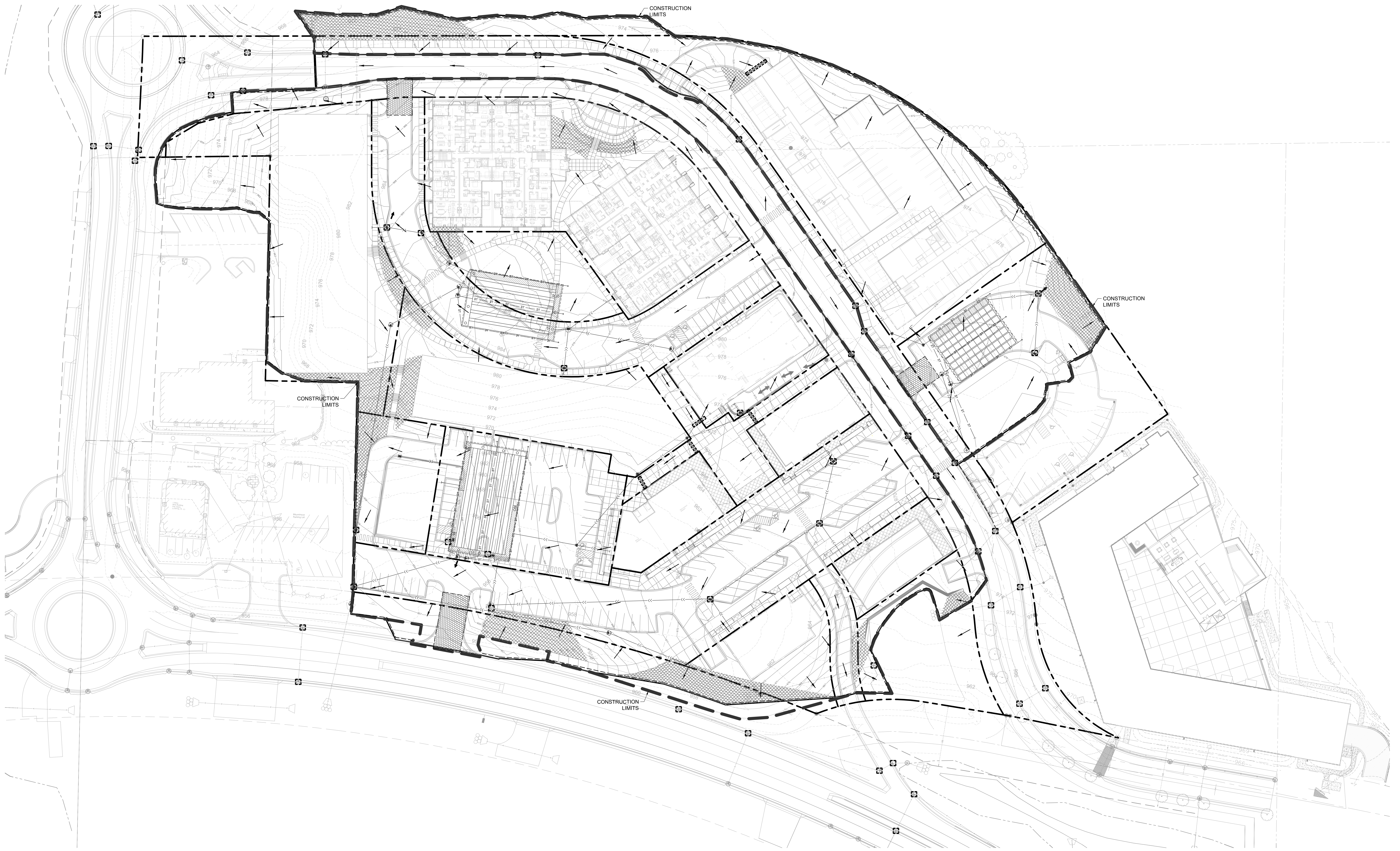
811
Know what's below.
Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

SWPPP - EXISTING CONDITIONS - SE

SW1.4



PRELIMINARY: NOT FOR CONSTRUCTION

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.11 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF VICTORIA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND (SHEETS SW1.5-SW1.9):

- - - 1125 - - -	EX. 1' CONTOUR ELEVATION INTERVAL
——1137——	1.0' CONTOUR ELEVATION INTERVAL
→	DRAINAGE ARROW
■■■■■■	SILT FENCE / BIOROLL - GRADING LIMIT
⬚	INLET PROTECTION
▨	STABILIZED CONSTRUCTION ENTRANCE
▨	EROSION CONTROL BLANKET

Know what's below. Call before you dig.

N

1" = 40'-0"

20'-0" 0 40'-0"

CivilSite GROUP

Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PROJECT

VICTORIA DOWNTOWN WEST MASTERPLAN

VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER

MONARCH DEVELOPMENT PARTNERS, LLC

441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

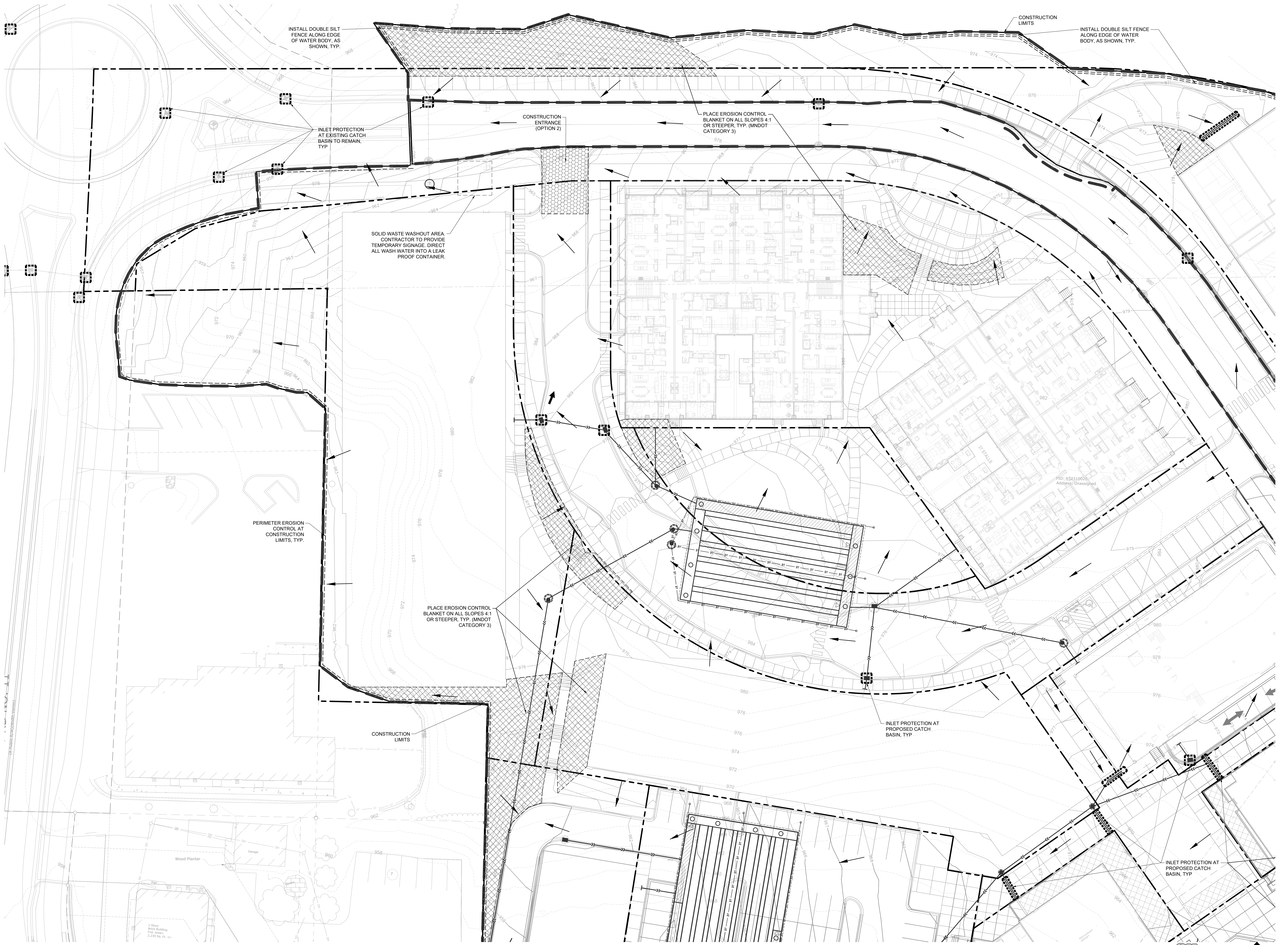
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - OVERALL

SW1.5


INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 2)
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
CONSTRUCTION LIMITS
INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
SOLID WASTE WASHOUT AREA. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE. DIRECT ALL WASH WATER INTO A LEAK PROOF CONTAINER.
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
CONSTRUCTION LIMITS
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
1" = 20'-0"
10'-0" 0 20'-0"
N

SEE SHEET SW1.5
FOR SWPPP LEGEND

Know what's below.
Call before you dig.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

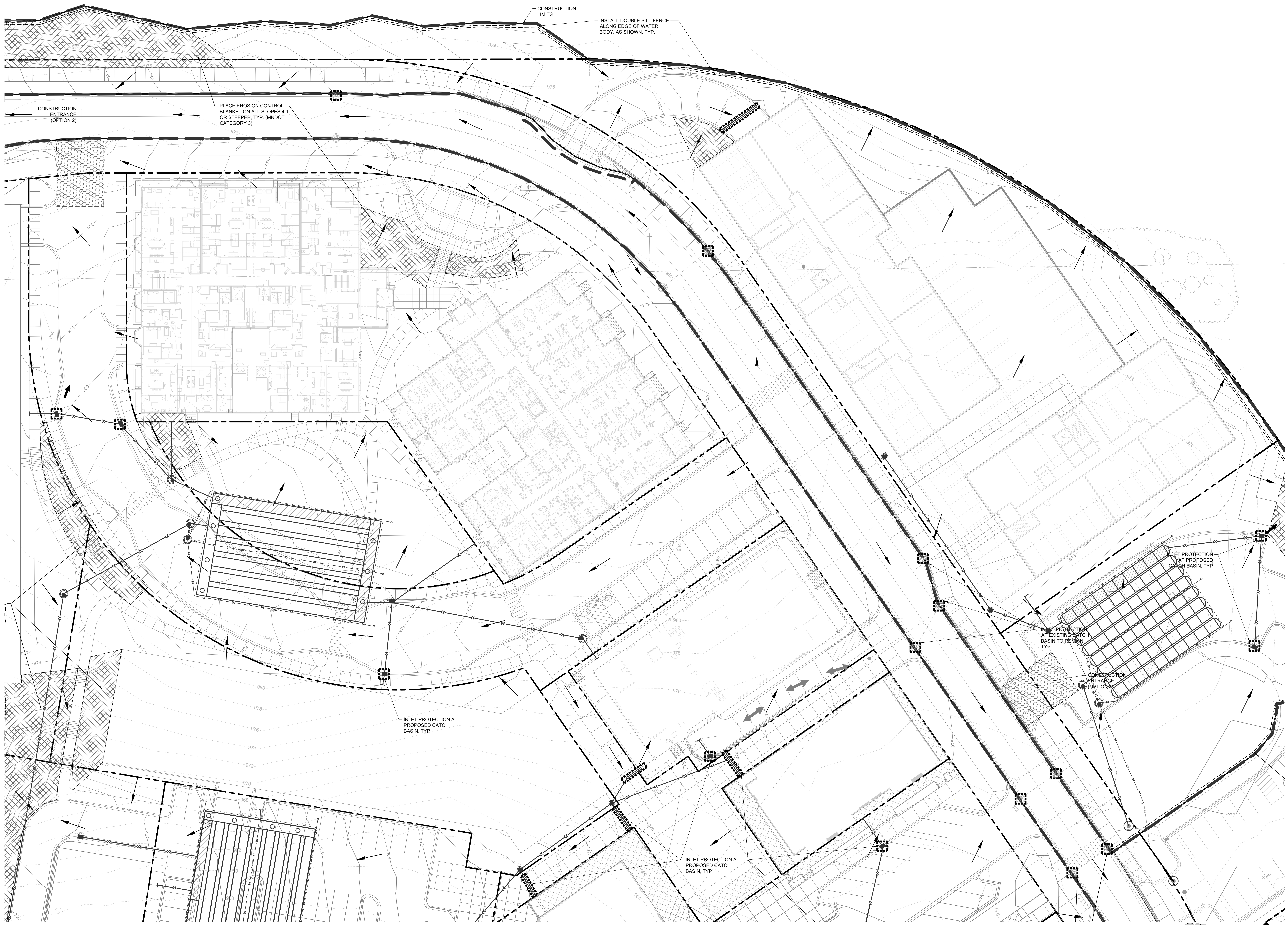
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - NW

SW1.6


CONSTRUCTION LIMITS
INSTALL DOUBLE SILT FENCE ALONG EDGE OF WATER BODY, AS SHOWN, TYP.
CONSTRUCTION ENTRANCE (OPTION 2)
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 3)
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
PRELIMINARY: NOT FOR CONSTRUCTION

SEE SHEET SW1.5
FOR SWPPP LEGEND

Know what's below.
Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

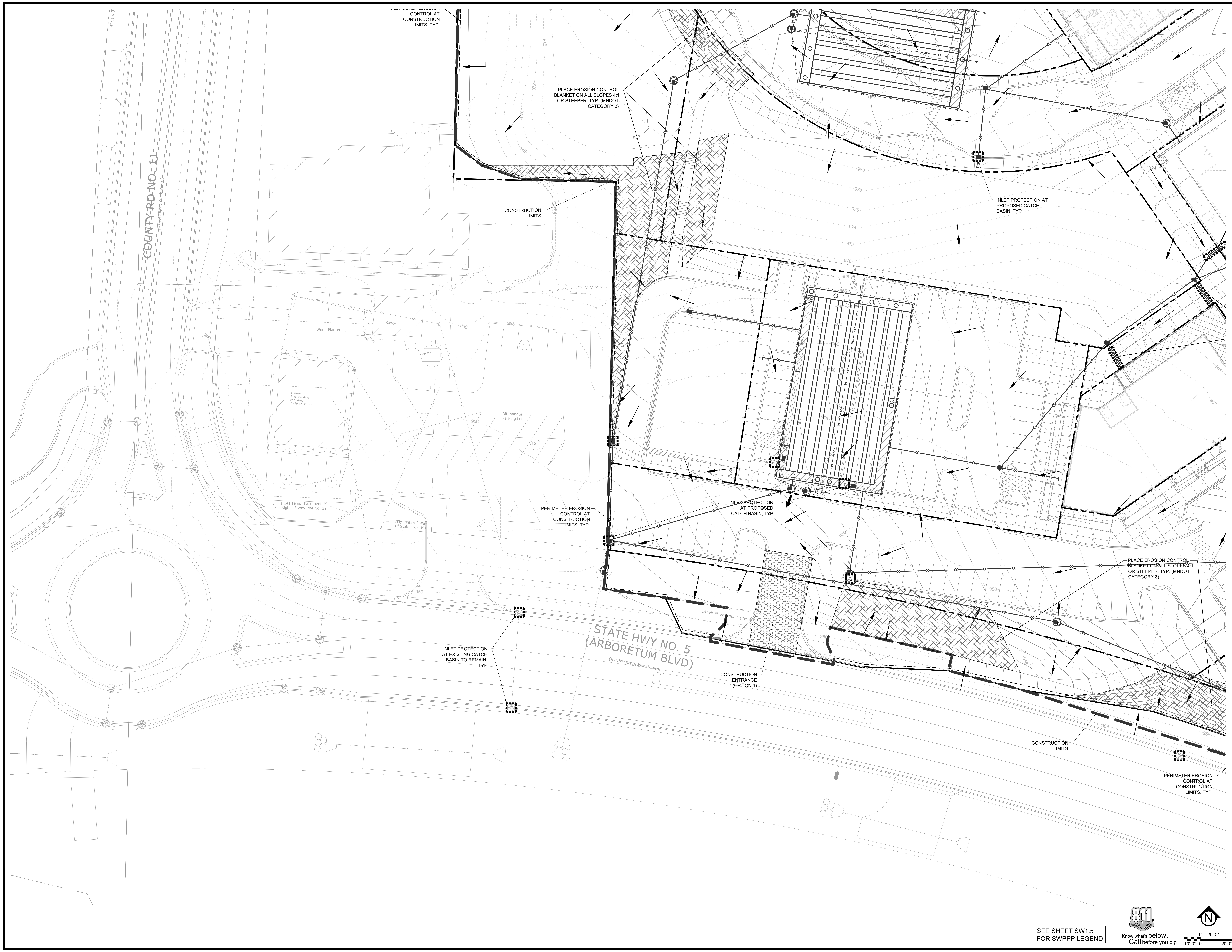
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - NE

SW1.7


PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
CONSTRUCTION LIMITS
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
COUNTY RD NO. 11
(A Public R/W)(Width Varies)
Wood Planter
Garage
1 Story Brick Building
Bituminous Parking Lot
[13][14] Temp. Easement 19 Per Right-of-Way Plat No. 39
N'ly Right-of-Way of State Hwy. No. 5
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
STATE HWY NO. 5 (ARBORETUM BLVD)
(A Public R/W)(Width Varies)
14" HDPE Forcemain (Per M
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 1)
CONSTRUCTION LIMITS
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
811
Know what's below. Call before you dig.
N
1" = 20'-0"
10'-0" 0 20'-0"

SEE SHEET SW1.5
FOR SWPPP LEGEND

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

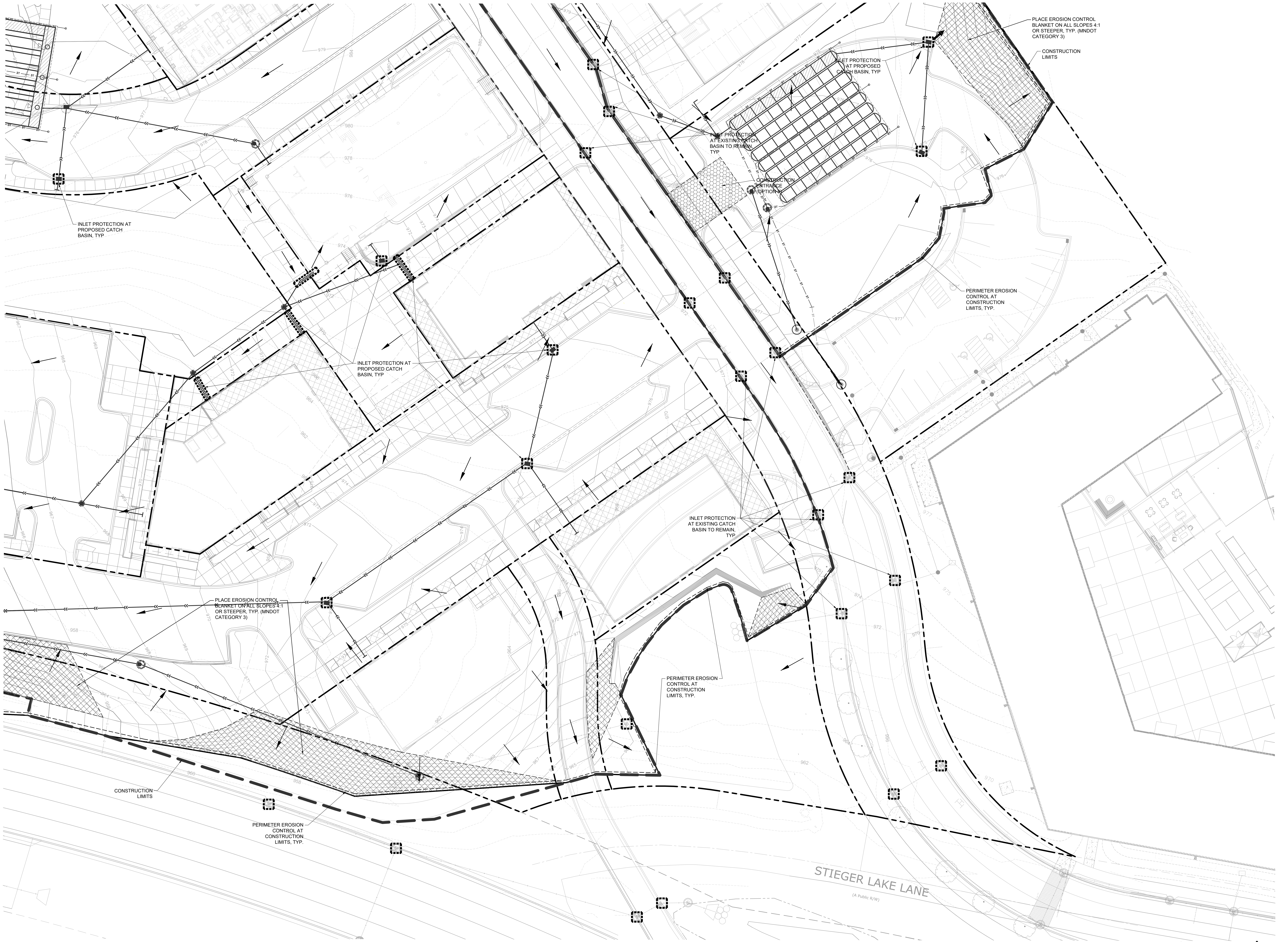
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SW

SW1.8


PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
CONSTRUCTION LIMITS
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONSTRUCTION ENTRANCE (OPTION 3)
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
INLET PROTECTION AT PROPOSED CATCH BASIN, TYP
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP.
PLACE EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER, TYP. (MNDOT CATEGORY 3)
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
STIEGER LAKE LANE
(A Public R/W)
1" = 20'-0"
10'-0" 0 20'-0"
N

SEE SHEET SW1.5
FOR SWPPP LEGEND

Know what's below.
Call before you dig.

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

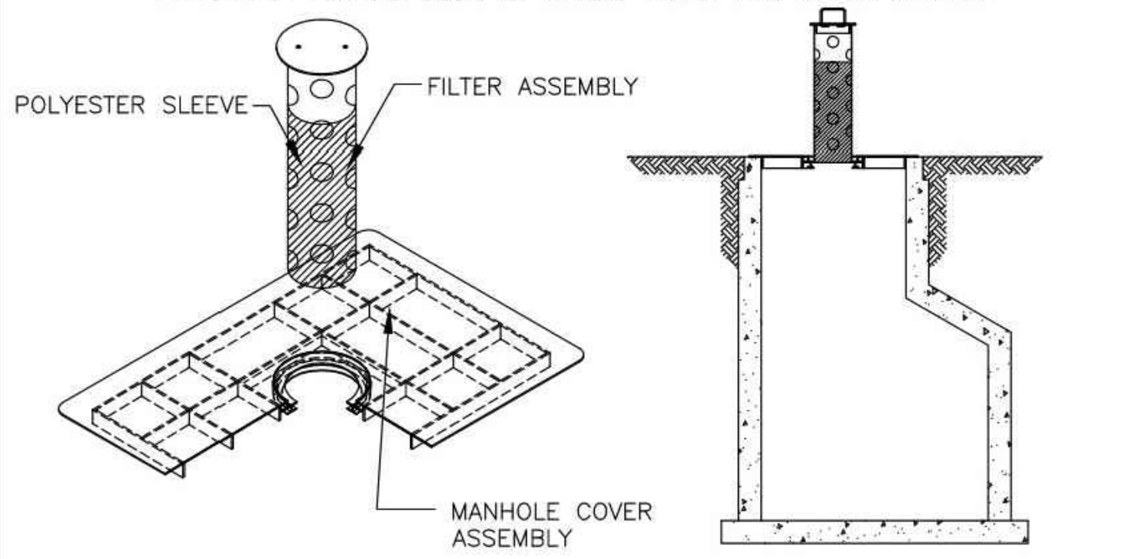
REVISION SUMMARY

DATE	DESCRIPTION

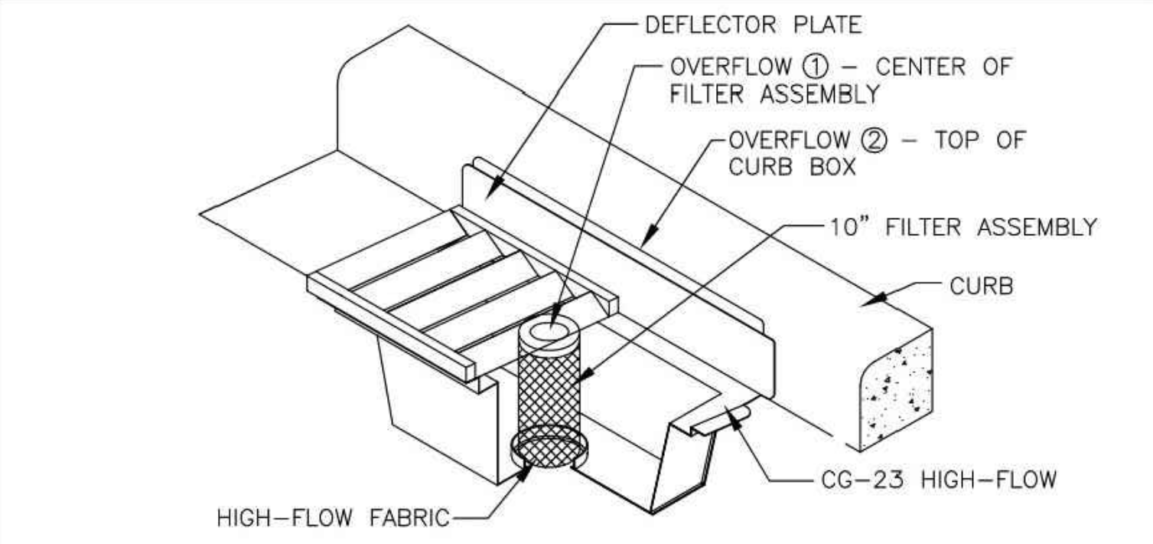
SWPPP - PROPOSED CONDITIONS - SE

SW1.9

NOTE: MAINTAIN AND CLEAN OUT DEVICES AS NECESSARY TO ACHIEVE PROPER FLOW OF STORM WATER INTO STORM SYSTEM.



WIMCO RD-23 OR APPROVED EQUAL



WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 604
Victoria

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 600A
Victoria

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

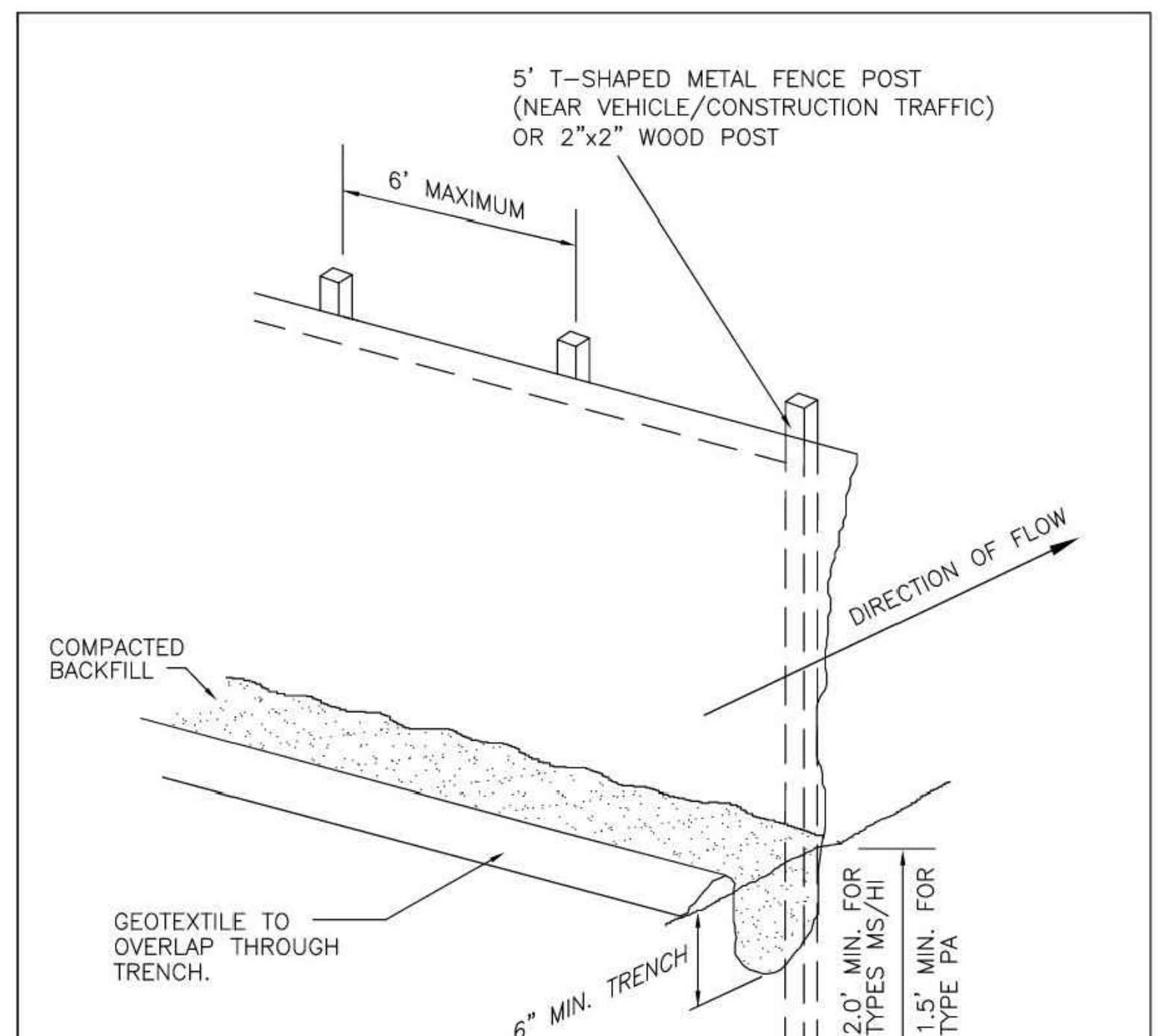
STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 600C
Victoria


5' T-SHAPED METAL FENCE POST (NEAR VEHICLE/CONSTRUCTION TRAFFIC) OR 2"x2" WOOD POST
6' MAXIMUM
DIRECTION OF FLOW
COMPACTED BACKFILL
GEOTEXTILE TO OVERLAP THROUGH TRENCH.
6" MIN. TRENCH
2.0' MIN. FOR TYPES MS/HI
1.5' MIN. FOR TYPE PA

NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/HI NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

SILT FENCE

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 601
Victoria

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOTATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH, IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.
10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

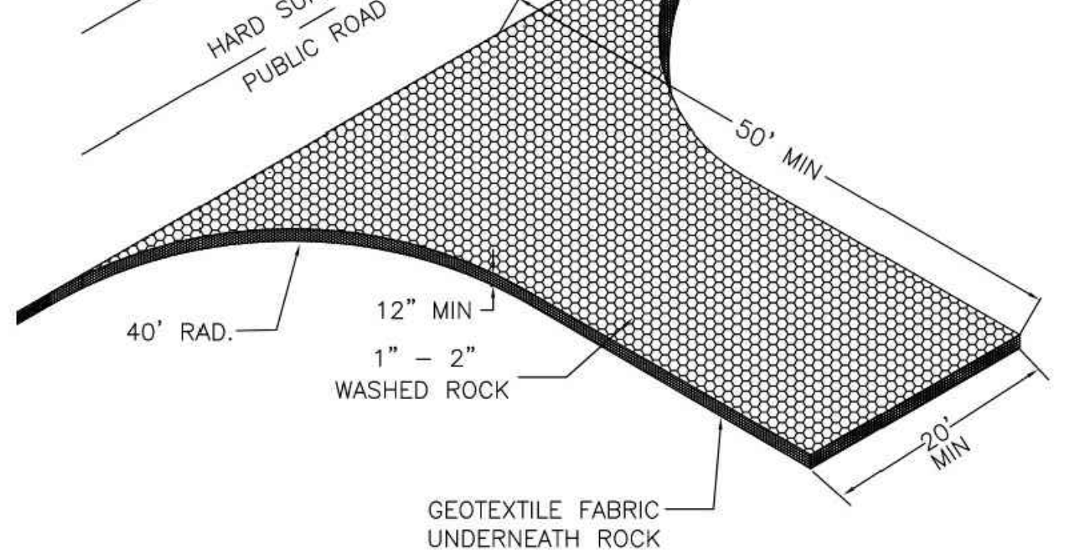
STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 600B
Victoria



NOTES:

1. MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
2. A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
3. CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
5. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2022

CITY OF VICTORIA

STANDARD DRAWING NO. 605
Victoria

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 4/22/22
EXPIRATION: 5/31/2025

OWNER INFORMATION

CITY OF VICTORIA

CARL RUNCK
612-209-6688
CARL@MONARCHDEVELOPMENTPARTNERS.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		134,787 SF	29.9%	
PAVEMENT	0 SF	0.0%		185,187 SF	41.1%	
TOTAL	0 SF	0.0%	0.0 AC	319,974 SF	71.0%	7.3 AC
PERVIOUS SURFACES						
TOTAL	450,663 SF	100.0%	10.3 AC	130,689 SF	29.0%	3.0 AC
TOTAL SITE AREA	450,663 SF	100.0%	10.3 AC	450,663 SF	100.0%	10.3 AC
DIFFERENCE (EX. VS PROP.)	319,974 SF	71.0%				
DISTURBED AREA	376,108 SF	8.6 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	376,108 SF
SILT FENCE/BIO-ROLL	±5,000 LF
EROSION CONTROL BLANKET	±28,000 SF
INLET PROTECTION DEVICES	±51 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING EMPTY PARCEL OF LAND INTO SINGLE FAMILY APARTMENTS & TOWNHOMES AND RETAIL BUSINESSES. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO STEIGER LAKE - STEIGER LAKE IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. STEIGER LAKE IS IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

PRELIMINARY: NOT FOR CONSTRUCTION

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
VICTORIA DOWNTOWN WEST MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY

DATE	DESCRIPTION

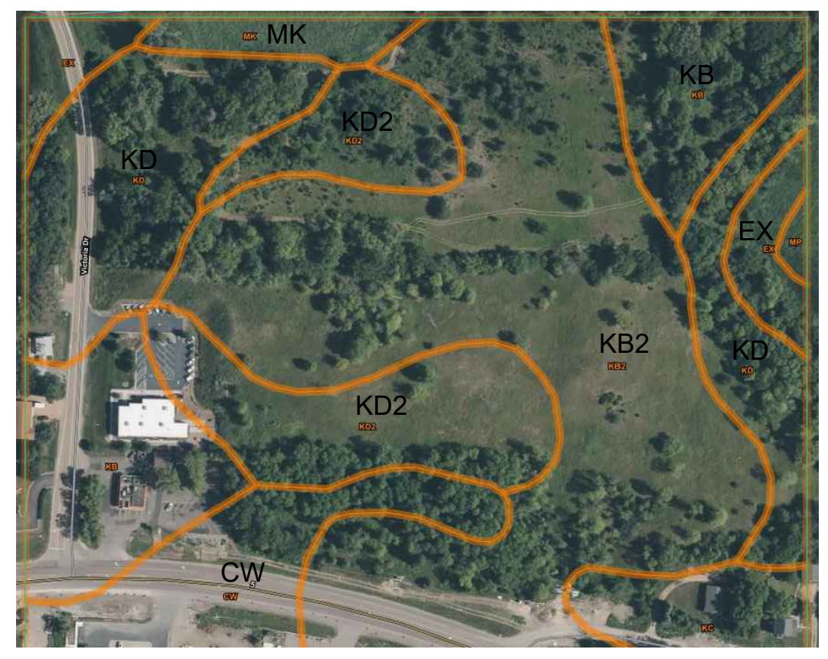
SWPPP - DETAILS & NARRATIVE

SW1.10

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	VICTORIA DR / ARBORETUM BLVD	CITY/TOWNSHIP	VICTORIA
STATE	MN	COUNTY	CARVER
ZIP CODE	55386	PROJECT SIZE	8.6 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		44.8628 N, 93.669942 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL AND ROAD CONSTRUCTION	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.0	
PROPOSED		7.3	
DIFFERENCE		7.3	
ESTIMATED CONSTRUCTION TIMELINE			
START	06/2026	END	11/2027
CONSTRUCTION ACTIVITY		APARTMENT AND ROAD CONSTRUCTION	
SOIL TYPES		TOPSOIL, SANDY LEAN CLAY, LEAN CLAY, W/ SAND AND CLAYEY SAND GLACIAL TILL	

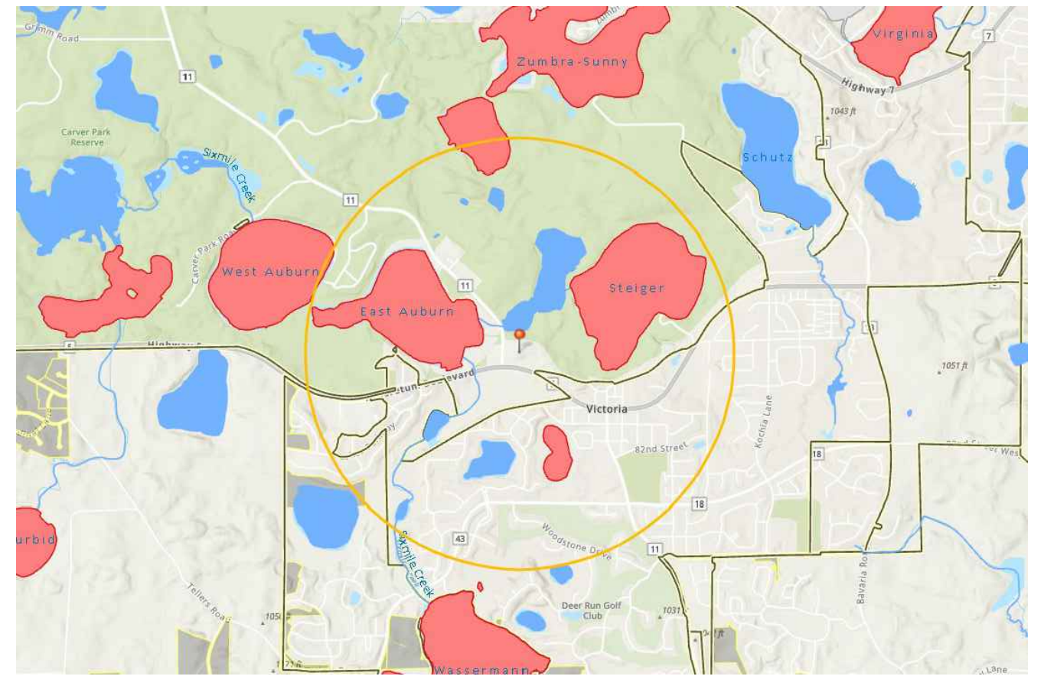
SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
CW	CORDOVA-WEBSTER COMPLEX
EX	ESSEXVILLE SANDY LOAM
KB	KILKENNY-LESTER LOAMS, 2 TO 6 PERCENT SLOPES
KB2	LESTER-KILKENNY LOAMS, 2 TO 6 PERCENT SLOPES, ERODED
KD	LESTER-KILKENNY LOAMS, 12 TO 18 PERCENT SLOPES
KD2	LESTER-KILKENNY COMPLEX, 10 TO 16 PERCENT SLOPES, MODERATELY ERODED
MK	MUSKEGO AND HOUGHTON SOILS, 0 TO 1 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	10-0045-00	STEIGER	LAKE	N	Y
2	10-0044-02	EAST AUBURN	LAKE	N	Y
3	10-0046-00	CHURCH	LAKE	N	Y
4					

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
YES
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
YES
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.

IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

N/A

8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES

N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?

YES

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)

IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
YES
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: ______________________ PHONE NUMBER: ________________________
ORGANIZATION/COMPANY MAN: ____
DATE (MM/DD/YYYY): _____________________ TIME: ___________ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

RAINFALL AMOUNT (IF APPLICABLE): ____________

	Y	N
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐

IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF	☐	☐	☐
EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION	☐	☐	☐
SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:
- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - CHAMBER
FACILITY MANAGEMENT SCHEDULE

1. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORM WATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORM WATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
2. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
3. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

CivilSite
GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
VICTORIA DOWNTOWN WEST
MASTERPLAN
VICTORIA DRIVE & ARBORETUM BLVD, VICTORIA, MN 55386

OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 10/24/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/17/2025	50% SD SET
07/25/2025	SKETCH PLAN SUBMITTAL
10/01/2025	PRELIMINARY PLAT / SITE PLAN REVIEW
10/01/2025	WATERSHED SUBMITTAL
10/24/2025	INTERIM GRADING PLAN
10/24/2025	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	KB, AM
REVIEWED BY	MP
PROJECT NUMBER	24618

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - ATTACHMENTS