



- GENERAL NOTES**
- For construction staking and surveying services contact Landform at 612.252.9070.
- SITE PLAN NOTES**
- Obtain all necessary permits for construction within, or use of, public right-of-way.
  - The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
  - Building layout angles are parallel with or perpendicular to the property line at the location indicated.
  - Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
  - Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
  - Trash / Recycling areas: See Architectural drawings.
  - Reserved.
  - Reserved.
  - Reserved.
  - Install new block retaining wall designed by Others. Refer to Grading Plan for height and additional information.
  - Paint white informational text. Letters shall be 1" in height. Refer to plan for locations.
  - Paint white 2" wide stop bar.
  - Reserved.
  - Pavement directional arrow. Refer to Detail C7.2/1.
  - Reserved.
  - Monument pylon sign. Refer to architectural.
  - Reserved.
  - Install Ameristar Montage steel fence. Refer to Detail C7.2/5.
  - Install bollard per Detail C7.2/3.
  - Shared parking and access between Lot 1 and Lot 2.
  - Approximate future MnDOT roundabout.
  - 2" x 5" painted white crosswalk bars per MnDOT specifications.

**ZONING AND SETBACK SUMMARY**

The Property is Currently Zoned Low Density Residential, (R-1)  
 The Proposed Zoning is Central Business District (CBD)  
 The Central Business District Does Not Have Any Setback Requirements  
 Building Setback Information is as follows:  
 Front Yard = 0 ft.  
 Rear = 0 ft.  
 Side = 0 ft.  
 Interior Side = 0 ft.

Parking Setback Information is as follows:  
 Front Yard Minimum = N/A  
 Rear = 0 ft.  
 Side = 0 ft.  
 Interior Side = 0 ft.

Lot Coverage Information is as follows:  
 Lot Area Minimum = N/A  
 Lot Width Minimum = N/A  
 Total Site Area (Lot 1) = 42,292 s.f. = 0.97 ac.  
 Total Site Area (Lot 2) = 80,936 s.f. = 1.86 ac.

**WETLAND BUFFER SUMMARY**

- Existing on site wetlands are Manage 2, as classified by the Minnehaha Creek Watershed District.
- Manage 2 wetlands require a 30 ft. buffer, or equivalent buffer area with a minimum buffer width of 15 ft. and maximum buffer width of 60 ft.

TOTAL REQUIRED BUFFER AREA = 17,521 S.F.  
 PROVIDED BUFFER AREA = 17,528 S.F.

**LEGEND**

- Green Space (Landscape Area)
- Proposed Wetland Buffer
- Proposed Easement
- Proposed Wetland Buffer Area
- Additional Right-of-Way
- State Trunk Highway 5 Construction Limits

**AREA SUMMARY**

Existing	Lot 1	Existing	Lot 2
PerVIOUS	42,292 s.f. 0.97 ac. 100.0%	PerVIOUS	80,936 s.f. 1.86 ac. 100.0%
Impervious	0 s.f. 0.00 ac. 0.0%	Impervious	0 s.f. 0.00 ac. 0.0%
Total	42,292 s.f. 0.97 ac. 100.0%	Total	80,936 s.f. 1.86 ac. 100.0%

Proposed	Lot 1	Proposed	Lot 2
PerVIOUS	6,276 s.f. 0.14 ac. 14.8%	PerVIOUS	29,399 s.f. 0.67 ac. 36.3%
Impervious	36,016 s.f. 0.83 ac. 85.2%	Impervious	51,537 s.f. 1.19 ac. 63.7%
Total	42,292 s.f. 0.97 ac. 100.0%	Total	80,936 s.f. 1.86 ac. 100.0%

Existing (PerVIOUS)	Lot 1	Existing (PerVIOUS)	Lot 2
41,804 s.f. 0.96 ac. 100.0%	41,804 s.f. 0.96 ac. 100.0%	7,580 s.f. 0.17 ac. 100.0%	7,580 s.f. 0.17 ac. 100.0%

**PARKING SUMMARY**

A SHARED PARKING, ACCESS, AND UTILITY AGREEMENT WILL BE PROVIDED BETWEEN LOT 1 AND LOT 2

Required Parking (Bank and Coffee Shop):  
 1 Space per 200 s.f. Public, 1 Space per 250 s.f. Office, & 18 Spaces per 1,000 s.f. of Gross Leasable Area  
 5,070 s.f. Public, 3,900 s.f. Office & 896 s.f. Coffee Shop  
 = 57.1 Stalls

Total Parking Stalls Required = 57 ea.

Required Parking (Office, Medical, and Dental Offices or Clinic):  
 1 Space per 250 s.f. of Gross Floor Area  
 19,424 s.f. Total  
 = 77.7 Stalls

Total Parking Stalls Required = 78 ea.

Total Required Parking = 135 ea.

Total Parking Stalls Provided = 135 ea.

Provided Parking (Bank/Coffee Shop):  
 Standard Stalls (8x19) = 37 ea.  
 Accessible Stalls (8x19) = 2 ea.  
 Total Parking Stalls Provided = 39 ea.

Provided Parking (Office/Medical):  
 Standard Stalls (8x19) = 58 ea.  
 Standard Stalls (8.75x19) = 35 ea.  
 Accessible Stalls (8x19) = 4 ea.  
 Total Parking Stalls Provided = 97 ea.

Total Provided Parking = 136 ea.

Bank/Coffee Shop Stalls = 39 ea.  
 Office/Medical Stalls = 97 ea.  
 Total Parking Stalls Provided = 136 ea.

**DEVELOPER**

**HEADWATERS**  
 7807 CREEKRIDGE CIRCLE  
 SUITE 308  
 BLOOMINGTON, MN 55439  
 TEL 952-412-2775

**MUNICIPALITY**

**CITY OF VICTORIA**  
 VICTORIA, MINNESOTA

**PROJECT**

**VICTORIA GATEWAY EAST DEVELOPMENT**  
 VICTORIA, MN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
01 NOV 2023	SKETCH PLAN SUBMITTAL	CNC
23 FEB 2024	CITY SUBMITTAL - PRELIMINARY PLAN	AJA
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24 JUN 2024	CITY SUBMITTAL - COP	AJA
01 JUL 2025	CITY SUBMITTAL	SES
27 JUL 2025	CITY SUBMITTAL	SES
11 SEP 2025	PROCESS SET	SES
10 DEC 2025	WATERSHED RESUBMITTAL	SES
10 DEC 2025	FINAL PLAN SUBMITTAL	SES
08 FEB 2026	CITY AND WATERSHED RESUBMITTAL	SES

**CERTIFICATION**

I hereby certify that the plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

*SR Sull*

Steven E. Sull  
 License No. 47165 Date: 02/06/2026

Signature shown is a digital reproduction of original. Use signed copy of the plan on the file: Landform Professional Services, LLC office and is available upon request.

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**CITY AND WATERSHED RESUBMITTAL**

02.06.2026

**LANDFORM**

From Site to Finish

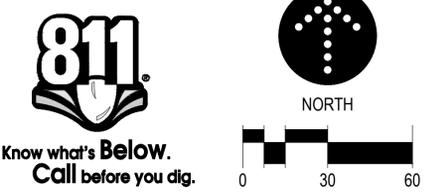
105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C201HDE002  
 PROJECT NO. HDE23002

**SITE PLAN**

**C2.1**

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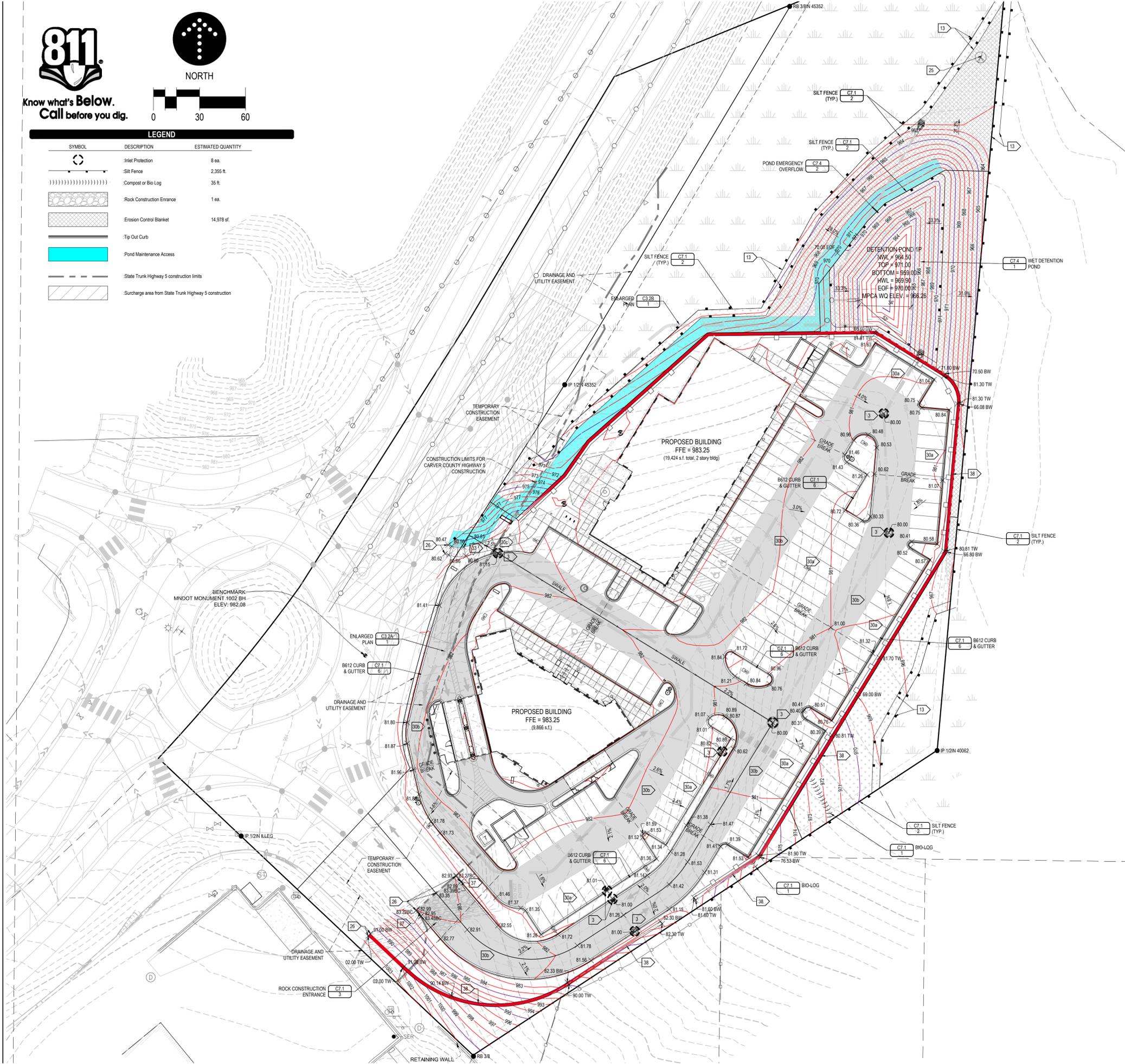


NORTH



LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	8 ea.
	Silt Fence	2,355 ft.
	Compost or Bio Log	35 ft.
	Rock Construction Entrance	1 ea.
	Erosion Control Blanket	14,978 sq. ft.
	Tip Out Curb	
	Pond Maintenance Access	
	State Trunk Highway 5 construction limits	
	Surcharge area from State Trunk Highway 5 construction	



GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
- Install inlet protection. Winco RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.
- Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
- Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
- Refer to SWPPP Notes on Sheet C3.3 for additional requirements.
- Excavate ponds early in the construction sequence. Remove sediment from ponds periodically and after areas contributing runoff are permanently stabilized.
- Contractor shall prevent sediment laden water from entering the ponds until the site is completely stabilized.
  - Contractor shall furnish and install floating head skimmers at each pond outlet until the site is completely stabilized.
- Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.
- Seed, Sod, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified. Seeded areas without erosion control blanket shall be disc mulched.
 

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
	MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31
	MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31
	MN Type 25-141 @ 50 lb./ac. for General Roadside, 25-151 @ 120 lb./ac. for Residential Turf - Permanent Turf
Mulch	MNDOT 3882
	(MNDOT Type 1 @ 2 ton/ac., Disc Anchored)
Erosion Control Blanket (MNDOT Type 3N)	MNDOT 3885
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.
- Install double row of silt fence spaced 5' apart around wetlands.
- Reserved.

GRADING NOTES

- Contact utility service providers for field location of services 72 hours prior to beginning grading.
- Refer to the Geotechnical Report prepared by American Engineering Testing, Dated 03/07/23, for additional information on backfill material and groundwater conditions.
- Remove topsoil from grading areas and stockpile sufficient quantity for reuse.
- Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
- Rough grade Building Pad to 12 inches below Finished Floor Elevation (FFE).
- Refer to Structural Specifications for earthwork requirements for building pads.
- An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
- Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
- Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 96% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
- Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.
- Contractor shall protect all parts of existing trees that are to remain throughout the entirety of construction including but not limited to roots, branches, and foliage.
- Tie-in locations to future MNDOT roundabout driveway access and trail. Grades provided by Bolton & Menk on 01/09/2024.

PAVING NOTES

- Spot Elevations at curbs indicate flowlines unless noted otherwise. See Sheet C4-1 for rim elevations of catch basins.
- Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.
- Meet and Match existing curb. Transition as needed.
- Paving Sections (Refer to Geotechnical Report by American Engineering Testing, Dated 03-07-2023)
  - Bituminous Paving (Light Duty)
  - Bituminous Paving (Heavy Duty)
  - Concrete Walkways
    - 4-inch Concrete Walk, 4000 PSL 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
    - 4-inch Aggregate Base (MNDOT 3138, CLASS 5)
    - Compacted Subsoil
  - Concrete Drives, Aprons, and Exterior Slabs
    - 5-inch Concrete, 4000 PSL 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
    - 6-inch Aggregate Base (MNDOT 3138, CLASS 5)
    - 12-inch Granular Sub-Base (MNDOT 3149 B2B)
    - Compacted Subsoil
- Concrete Joints
  - Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
    - Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
    - Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
    - Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.
- Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.
- Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.
- Adjust all structure rims to match pavement elevations.
- Transition from B612 Curb and Gutter to Ribbon Curb per Detail C7.17. Refer to plan for length and type.
- Install 3' Nose Down Curb per Detail C7.111.
- 5' transition from B424 Curb and Gutter to B612 Curb and Gutter.

DRY CAST RETAINING WALL NOTES

- Dry Cast Concrete Segmental Retaining Wall. Color to be determined by Owner or Architect.
- Provide structural design of retaining walls, following MNDOT Retaining Wall specifications for minimum design and performance. Provide construction of walls in accordance with approved design.
- Confirm architectural requirements for wall units with owner.
- Submit design to City for approval prior to Building Permit issuance.
- Provide coordination and assurance that related work constructed within the reinforced earth zone, including fences, underground utilities, guard rails, etc., is in accordance with approved design and does no damage to reinforcing elements of the retaining wall.
- Retaining wall design shall be by others. Spot elevations represent grade at top/bottom of wall. Coordinate design, materials, and specifications with designer and owner.

DEVELOPER

**HEADWATERS**  
 7807 CREEKRIDGE CIRCLE  
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CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

*SR Sull*  
 Steven E. Sabass  
 License No. 47165 Date: 02/06/2026

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**CITY AND WATERSHED RESUBMITTAL**  
 02.06.2026



From Site to Finish  
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 Minneapolis, MN 55401 Web: landform.net

FILE NAME C301HDE002  
 PROJECT NO. HDE23002

**GRADING, DRAINAGE, PAVING,  
 & EROSION CONTROL**

C3.1