



**AGENDA
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
December 04, 2025
6:00 PM**

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. NEW BUSINESS**
 - A. 5380 and 5480 Pioneer Creek Drive**
- 4. OTHER BUSINESS**
- 5. ADJOURNMENT**

City of Maple Plain

Request by North Shore Gymnastics for Site Plan Review, Preliminary and Final Plat to Allow a New Building and Associated Site Plan Improvements for the Properties Located at 5380 and 5480 Pioneer Creek Drive

To:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	December 4, 2025
Applicant:	North Shore Gymnastics
Owner:	North Shore Gymnastics
Location:	5380 and 5480 Pioneer Creek Drive

Request:

Ryan Rolhoff (Applicant) and North Shore Gymnastics (Owner) request that the City consider the following actions for the properties located at 5380 and 5480 Pioneer Creek Drive (PID No.s 24-118-24-32-0016 and 24-118-24-32-0017):

- a. Site plan review to consider the redevelopment of the existing parking lot into a new commercial building, parking and associated site improvements for North Shore Gymnastics.
- b. Preliminary and Final Plat approval to allow the two properties to be replatted which will combine the two properties and reconfigure the adjacent property to the west which will continue to be owned by Proto Labs, Inc.

Property/Site Information:

The properties are located along the north side of Pioneer Creek Drive. The subject properties are located in the Maple Plain industrial park. 5380 and 5480 Pioneer Creek Drive are currently used as a supplemental parking lot for Proto Labs. The properties have the following characteristics:

5380 Pioneer Creek Drive
Zoning: *I - Industrial*
Comprehensive Plan: *Industrial*
Acreage: *2.25 Acres*

5480 Pioneer Creek Drive

Zoning: *I - Industrial*

Comprehensive Plan: *Industrial*

Acreage: 4.1 Acres

5380 and 5480 Pioneer Creek Drive



UPDATE:

Planning Commissioners reviewed the site plan review and preliminary and final plat at their regular meeting on September 4, 2025. Following review and recommendation to the City Council, the applicant determined that they needed to seek an alternative building design on order to bring the project in at an obtainable cost. The applicant has now submitted a revised set of plans to the city which includes a metal building versus the previously proposed tip up panel building. As a result of this change, the city recommended that the item be considered again by Planning Commission.

The resided plans are very similar to those which were previously reviewed by the Planning Commission. This update will highlight the changes that have been made from the initial submittal.

Site Layout:

The location of the building and proposed parking lot has not changed from the previous submittal. The applicant has changed the grading and removed the sidewalk from the east and north sides of the building. This change will allow the applicant to eliminate a retaining wall on the east side of the building, reducing cost and reducing the amount of cut along the property line. The revised grading plan shows that the proposed building sits approximately 8-10 feet below the adjacent property line.

The applicant has added a sidewalk connection to Pioneer Creek Drive based on direction from the city. This sidewalk connection will allow a dedicated walkway for bus drop-off, overflow parking on-street and anyone walking to the facility from surrounding neighborhoods.

Landscaping:

The applicant has revised the landscape plan based on the changes to the site grading. The applicant is now proposing to preserve the majority of existing trees located along Pioneer Creek Drive. This will maintain a significant planting along the south side of the proposed building. The applicant has also revised the planting around the building perimeter. The city will be seeking direction from the Planning Commission relating to the proposed landscape plan.

Building Design:

The proposed building has been revised to a metal panel building. The square footage and interior layout and floor plan is generally consistent with what was previously considered. The applicant has provided updated building elevations for consideration by the city. It should be noted that the city does not have architectural standards for buildings constructed in the I-Industrial zoning district.

Final Plat:

The applicant has revised the proposed plat to show the adjacent property to be retained by ProtoLabs as an Outlot. This is consistent with direction provided by the city during the previous review of the application.

Note that no other changes have been made to the plans other than those described above. The proposed layout, setbacks, parking, lighting, utilities, stormwater are consistent with the plans previously reviewed by the city. Please review the original report (below) for detailed information relating to the site plan review.

Discussion:

The applicant is seeking site plan approval, preliminary plat and final plat for associated with the development of a new building to house the North Shore Gymnastics center. The applicants approached the city several years ago to discuss possible locations where they could construct a new building to house their operations. North Shore Gymnastics has operated a center in Maple Plain for nearly 50 years. The proposed use of the property would be for an indoor recreation facility. Indoor recreation facilities are a permitted use in the I-Industrial zoning district.

The two properties were vacant until approximately 2016 when Proto Labs identified a need to construct additional parking areas believing that they would expand office personal at the adjacent office building. Changes in their operations and a new work from home model have changed their needs for the additional parking lots. The applicant worked with Proto Labs and the city to ultimately purchase the two properties. It should be noted that the existing Proto Labs building meets all applicable parking requirements with the parking located wholly on the same property.

All commercial and industrial development is required to go through the site plan review process. Site plan review requires the review of the Planning Commission and City Council. The Planning Commission holds a public hearing as a part of the site plan review process. The City shall consider the proposed site plan and subsequent effects relating to evaluation criteria established in the City’s ordinance.

153.045 INTENT AND PROCEDURE

(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).

The applicant is proposing to construct a new 42,000 square foot building and associated site improvements. The applicants have prepared a full set of plans to provide details relating to the proposed development. Design criteria considered during the review of the proposed new building and site improvements includes setbacks, parking space design, parking lot lighting, landscaping, storm water management, drainage and grading. The city has reviewed the plans and would offer the following considerations.

Site Design:

The proposed plan utilizes the existing parking lot access off Pioneer Creek Drive. The proposed building entrance will be facing west, and the primary drive aisle will have parking on both sides. The drive aisle and parking will wrap around the north side of the building and provide for a turnaround and loading area. The applicant is proposing a trash enclosure on the north side. Additional details will be required to show details relating to the enclosure area. The turnaround area is intended to accommodate bus, fire and other large vehicles turning around.

The applicant is proposing to install a fence between the existing Proto Labs parking lot that will remain in place and the proposed new parking lot to serve the new facility. This fence will provide a clear separation between the existing and proposed parking areas.

Parking Summary:

The city does not have a parking standard for indoor recreational facilities. Typically, the city will rely on information obtained from other sources (i.e., other cities, industry standards) and also from historical experience or data that has been experienced at the current facility. In this case, the city has looked at several different methods to try to understand parking.

Indoor Recreation Facility 3 spaces per 1,000 sf (42,000 sf/1000) = 126 spaces required

Current facility is approximately ~25,000 SF – 78 parking spaces

Proposed Parking Spaces Provided = 106

The plans propose 106 parking spaces. The applicant and city are generally comfortable with the proposed parking. It has also been noted that parking is permitted in Pioneer Creek Dr. On-street parking could be utilized for any overflow conditions.

Setbacks:

Building Setbacks Required:

- Minimum Lot Size:** As necessary to meet all setbacks, parking and yard requirements.
- Minimum Lot Width:** None
- Front Yard Setback:** 35 feet minimum
- Side Yard Setback:** 20 feet minimum
- Rear Yard Setback:** 20 feet minimum
- Parking Setback:** Must meet applicable yard setback

Building Setbacks Proposed:

- Front Yard Setback:** 40 feet
- Side Yard Setback:** 40 feet minimum
- Rear Yard Setback:** + 100 feet
- Parking Setback:** Meets applicable yard setback

In the I- Industrial Zoning District, parking is permitted to be located anywhere on the lot as long as it does not encroach into any designated buffer yards. Buffer yards are applicable when an industrial property is directly adjacent to a residential property. This condition occurs along a portion of the east property line (see below).



The proposed parking lot is setback approximately 20 feet from the front and side yard property lines. The proposed parking lot is setback $\pm$ 275 feet from the rear yard. The ordinance requires the following buffer yard:

(C) Planting strip. In all mixed use, office, and industrial districts adjacent to residential districts and not divided by streets there shall be provided along the property line a 20-foot-wide planting strip composed of grass, trees, and shrubs. A screening fence may be utilized when approved by the Planning Commission and City Council. The fence shall not exceed 8 feet in height nor be less than 6 feet in height and shall screen no greater than 80% opaque.

The applicant is proposing to plant a native upland grass seed mixture along the east property line. An existing wooded vegetative edge exists along the majority of this property line. The proposed building drops down approximately 12 feet below the adjacent property. It is recommended that the City consider requiring additional planting (shrubs/trees) along the eastern property line to address the intent of the buffer planting strip. Outside of the buffer strip screening requirements, the proposed parking lot meets applicable setbacks.

Parking Space Design:

Minimum Parking Space Width: 9 feet
Minimum Parking Space Length: 18 feet
Minimum Parking Aisle Width: 24 feet

The applicant is proposing to meet all applicable parking space size requirements. wide drive aisles which

Fire Department Review:

The Fire Department is in the process of completing their review of the proposed new indoor recreational facility and site improvements. Comments may be generated and this report updated prior to Planning Commission consideration.

Parking Lot Lighting:

Parking Lot lighting shall be arranged as to deflect light away from any adjoining residential zone or from the public streets. Lighting has to comply with the following standards:

(1) Maximum foot candles:

(a) No light source or combination thereof which casts light on a public street or an adjacent commercial, office or industrial zoned property shall exceed 1 foot candle as measured from the property line or right-of-way line.

(b) No light source or combination thereof which casts light on adjacent residential zoned property shall exceed 1/2 foot candle as measured at the property line.

The applicant has prepared a proposed lighting and photometric plan that shows how the plan meets applicable lighting standards. The applicant will need to submit lighting cut sheets in order for the city to verify that the proposed light fixtures meet applicable standards.

Landscaping:

The applicant has submitted a proposed landscape plan. The City requires landscaping in accordance with the following ordinance provision:

(E) Landscaping. In all zoning districts the lot area remaining after providing for parking, driveways, loading sidewalks, or other requirements shall be planted and maintained in grass, sodding, shrubs, or other acceptable vegetation of landscaping techniques.

The proposed plans provide both interior and perimeter landscaping. The interior landscaping is comprised of deciduous trees, ornamental shrubs, ornamental grass and perennial flowers. The exterior planting is comprised of deciduous trees, evergreen trees, ornamental shrubs and native grass. The plan provides a relative level of exterior screening and provides some relief to the interior mass of pavement. Additional landscaping should be considered along the east property line as previously discussed in this report.

Storm Water Management, Grading and Drainage:

The applicant is proposing to construct a bio-filtration basin to accommodate the run-off from the proposed parking lot. The storm water runoff will have the opportunity to infiltrate in basin prior to discharging into the adjacent wetland/pond area. The City's Engineer has reviewed the proposed plans and provided comments relating to storm water, grading and drainage. In general, the proposed stormwater improvement and parking lot grading meet all applicable standards of the City. There are several comments that will need to be further addressed by the applicant. The City will continue to review the additional information requested and verify conformance with the City's standards prior to final City

approval. In addition to the City's review, the applicant has submitted the plans to the Pioneer Sarah Creek Watershed Commission. The City's review and approval will be subject to Watershed approval.

Preliminary and Final Plat

The applicant is proposing to replat the property so that majority of the two lots will be combined into one lot to accommodate the proposed building. Due to the simplicity of the plat, it was recommended by the city that the applicant ask for both preliminary and final plat at the same time. The city has reviewed the proposed preliminary and final plat and found several items that will need to be revised. The plat should provide for a new drainage and utility easement around the proposed stormwater facility as well as the existing wetlands on the property. This area was covered by the original plat of the property. This will need to be added to the plat prior to City Council consideration.

The proposed site plans generally meet the requirements established by the City. The proposed new building and associated site improvements will continue to serve North Shore Gymnastics into the future while keeping the business in Maple Plain. There are several items noted within this report that will need to be revised by the applicant prior to City Council review of the application.

Neighbor Comments:

The City has not received any written or oral comments regarding the proposed site plan or variance.

Recommendation:

The Planning Commission is being asked to consider the applications for Site Plan Review, Preliminary and Final Plat with the following findings and conditions:

1. The proposed site plan review, preliminary and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. City Council approval of the proposed site plan, preliminary and final plats will be subject to the following conditions:
 - a. The Applicant shall receive approval from the Pioneer Sarah Creek Watershed Management Organization.
 - b. The Applicant shall provide additional landscape as directed by the Planning Commission along the east property line to provide the requisite planting buffer strip.
 - c. The Applicant shall comply with all comments made by the City's engineer relating to the storm water and grading plans.
 - d. The Applicant shall address all comments provided by the City's Fire Chief.

- e. The Applicant shall revise the Final Plat as noted within this report.
 - f. The Applicant shall provide the requisite lighting cut sheets.
3. The Applicant shall pay for all costs associated with the City's review of the site plan review, Preliminary and Final Plats.

Attachments: Application
Site Plan
Grading Plan, Stormwater and Utility Plan
Landscape Plan
Lighting Plan
Final Plat
Building Elevations



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BKBM Project No. 25283.5

BKBM Project No. 25283.6

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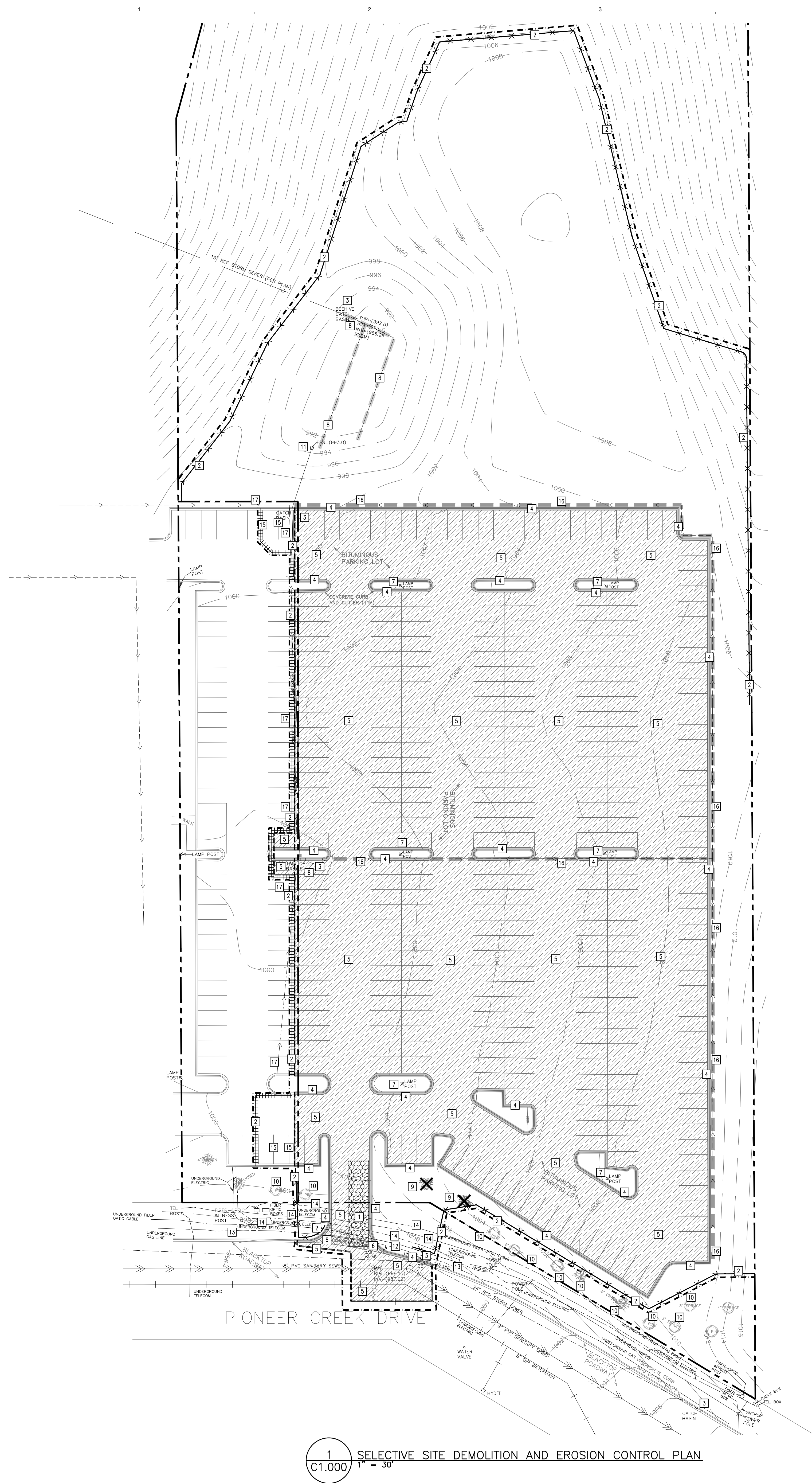
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

C1.000

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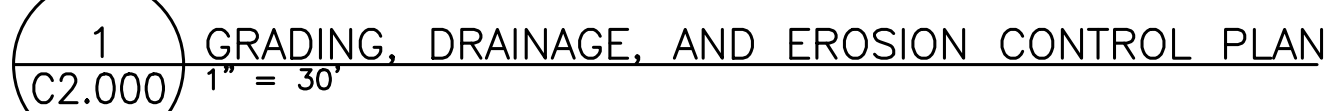
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C2.000



1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION WILL BE NOTIFIED IN WRITING OF THE INSTALLATION OF THE EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. THE LOG SHALL BE MAINTAINED AND REVIEWED DURING CONSTRUCTION. THE LOG SHALL BE AVAILABLE TO THE CITY AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DRAINAGE CHANNELS OR PIPES (TOWNSHIP OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOLS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY OR PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION.
9. ALL EROSION CONTROL FACILITIES SHALL BE USED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - a. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. FIBROUS MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVER.
 - b. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A SEED-PERMANENT VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE O (OATS), OR WW (WINTER WEARY), AT A RATE OF 100 POUNDS PER ACRE.
 - c. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEED-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT TCC (TWO YEAR COVER) AT A RATE OF 25 POUNDS PER ACRE.
 - d. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL PLANT HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - e. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (E.G. LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
 - f. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENTATION BASINS THAT CONFORM TO THE MINNESOTA PERMITS FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - g. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - h. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. IF STORM SEWER CATCH BASINS ARE NEEDED DURING CONSTRUCTION, THEY SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL BE CONSIDERING FOR GRADING SHALL BE IDENTIFIED AND THE GRADING SHALL BE SCHEDULED TO OCCUR DURING THE SEEDING PERIODS AS DETAILED. TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS WITHIN 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL MEETING THE MNDOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
13. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF THE BASIN WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE BASIN IS RESTORED.
14. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/OTD 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
15. ACCUMULATION OF ALL SEDIMENT OCCURRING IN CURB LINES, STORM SEWERS, AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER CONSTRUCTION.
16. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION.

NOTE:
CONTRACTOR SHALL PROVIDE RECORD
DRAWINGS TO CITY OF MAPLE PLAIN
UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS AND TO ADDRESS NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.

2. THE BACKGROUND INFORMATION WAS PREPARED BY GRONBERG & ASSOCIATES, INC. AT 952-473-4141.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO EXCAVATE ANY UTILITIES. THE CONTRACTOR SHALL BE SHOWN CORRECTLY. CONTRACTOR OPERATOR STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO EXCAVATE ANY UTILITIES.

4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.

5. NOTIFY CITY BUILDING DEPARTMENT BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.

6. ALL SPOT ELEVATIONS SHOWN AS 80.00-99.99 ARE TO BE UNDERSTOOD TO MEAN 98.00-99.99. ALL SPOT ELEVATIONS SHOWN AS 100.00-30.00 ARE TO BE UNDERSTOOD TO MEAN 100.00-103.00.

7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.

8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.

9. ALL ACCESSIBLE AREAS SHALL BE KEPT OPEN TO ALL TRAFFIC IN ANY DIRECTION THAT EXCEED 2X.

10. PROVIDE PROTECTIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.

11. **UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO THE CITY.**

12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION WILL INSPECT THE SITE TO REPAIR AND MAINTAIN EROSION CONTROL DEVICES. IF NO DAMAGE TO THE APPROVED GRADING PLAN AND IF IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOSSES TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.

13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS AND UNDESIRABLE CROPS. THIS TYPE OF MATERIALS BE BURIED OR BURNED ON THE SITE.

14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL SIX INCHES OF TOPSOIL AFTER COMPACTION. THIS MAY BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL, STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL REQUIREMENTS RELATING TO TOPSOIL.

15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF INTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER.

16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PERMANENT PAVING TO BE SEED AND MULCH BASE INSTALLED; ALL OTHER DISTURBED AREAS TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.

17. WINTER MULCHING:

17-A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MATERIALS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.

17-B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. THE MULCH MATERIALS SHALL BE PLACED TO THE REQUIRED DEPTH. MULCH MAY BE PLACED WITHOUT MODIFICATION, MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE ANCHORED IN THE SOIL BY SPRAYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.

18. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

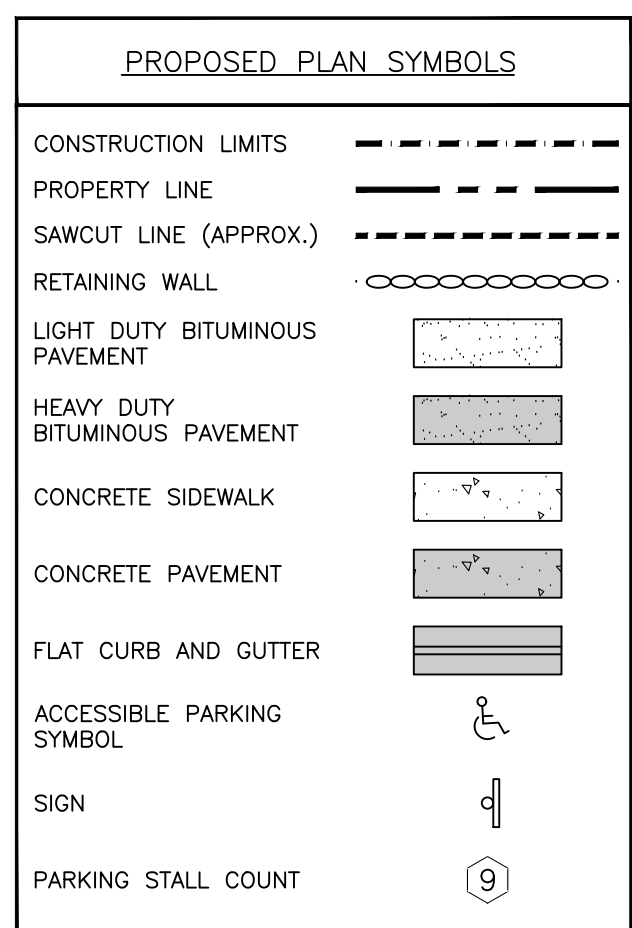


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Structural & Civil Engineers

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MN 55430 Phone:
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bkbm.com

BKBM Project No. 25283.5



ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

NOTE:
CONTRACTOR SHALL PROVIDE RECORD
DRAWINGS TO CITY OF MAPLE PLAIN
UPON COMPLETION OF THE PROJECT.

1. CONTRACTOR SHALL FOLLOW ALL CITY OF MAPLE PLAN STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
6. FOLLOW ALL CITY OF MAPLE PLAN RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
7. STRIPE PARKING LOT AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18 FEET LONG, UNLESS NOTED OTHERWISE.
8. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
9. THE CONTRACTOR IS TO CONTACT THE CITY OF MAPLE PLAN FIRE MARSHALL FOR THE EXACT LOCATIONS OF FIRE LANKS, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
10. REFER TO STRUCTURAL PLANS FOR STOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE
11. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
12. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
13. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING, NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
14. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT.
15. MATCH EXISTING CURB, GUTTER, AND SIDEWALK TO NEAREST CONTRACTOR AND CONSTRUCTION MANAGER.
16. INSTALL DRIVE ENTRANCE PER CITY OF MAPLE PLAN STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF MAPLE PLAN REQUIREMENTS FOR TRAFFIC CONTROL.
17. FOLLOW ALL SPECIFICATIONS FOR CURB, SIDEWALK, AND DRIVEWAY SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.



**75% CD SET
NOT FOR
CONSTRUCTION**

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.

Nathaniel P. Anderson
License Number: **59311** Date: **11/14/2025**

[illegible]

Comm: **252103**
Date: **11/14/2025**
Drawn: **WH**
Check: **KAB**

PAVING AND GEOMETRIC PLAN

C4.000

NORTH SHORE GYMNASTICS

Maple Plain, MN



WOLD ARCHITECTS AND ENGINEERS

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BKBM Project No. 25283.5

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Nathaniel P. Anderson

License Number: 69311 Date: 11/14/2025

Description	Revisions	
	Date	Num

Comm: 252103

Date: 11/14/2025

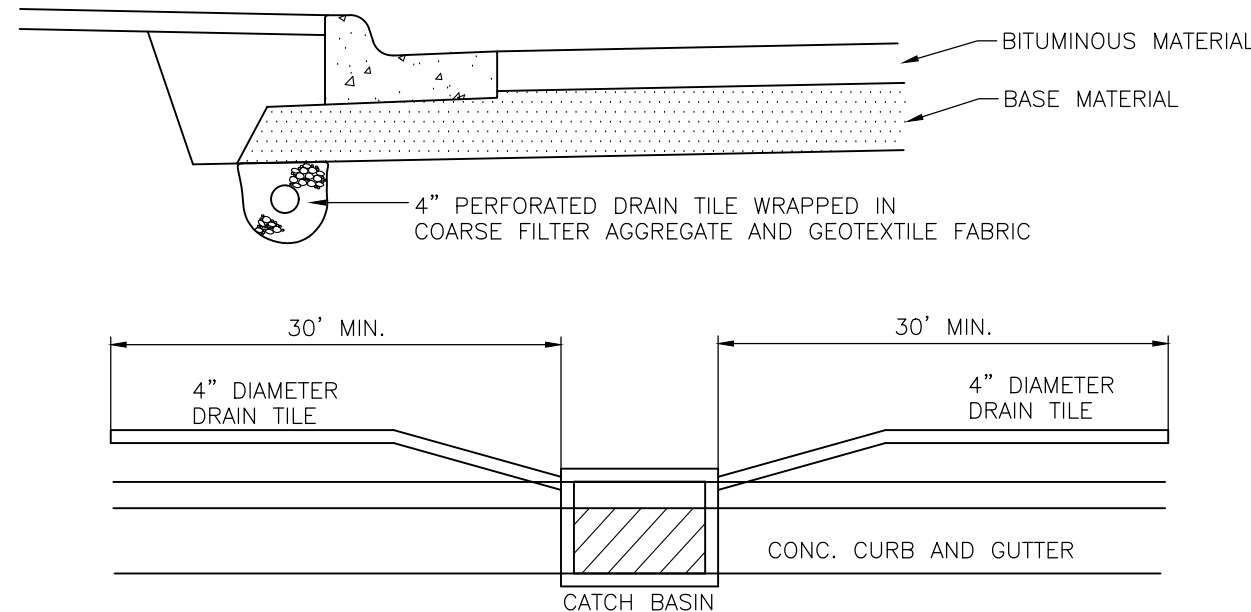
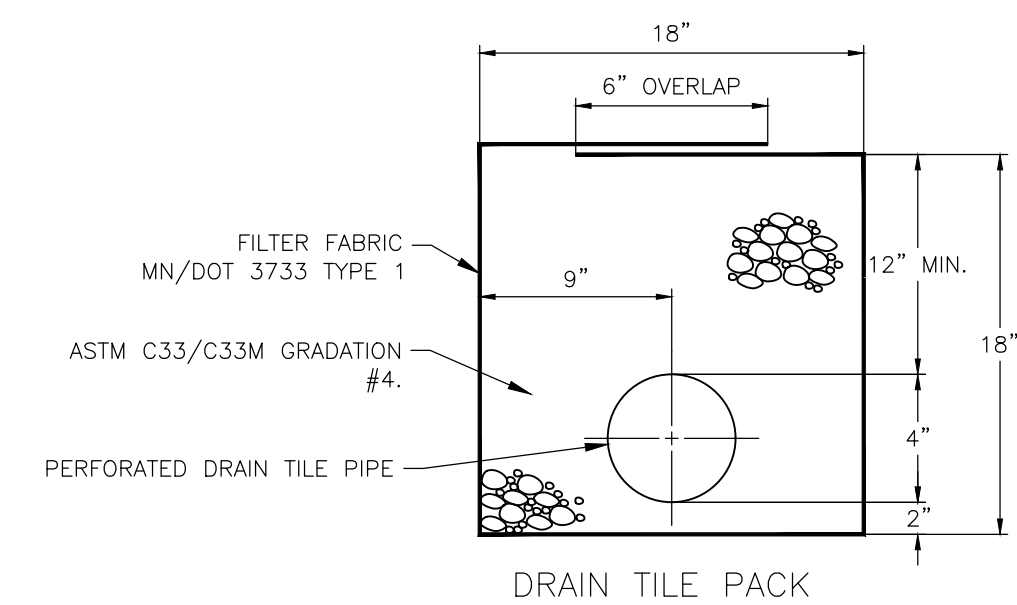
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CIVIL DETAILS

C5.000

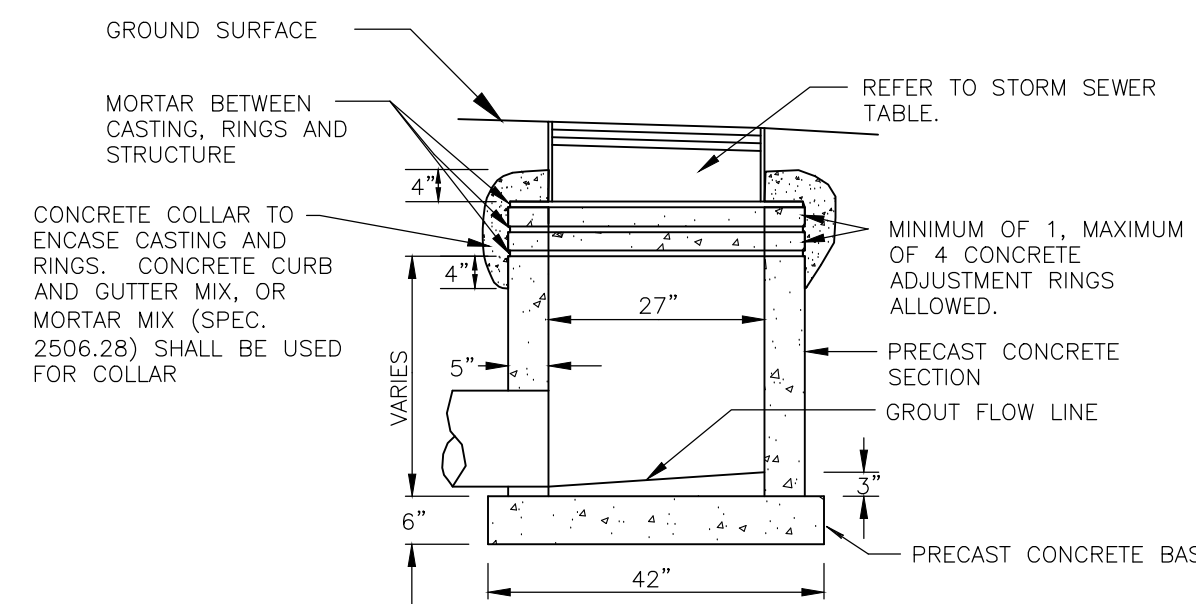
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- 1) A MINIMUM OF 60 FEET OF DRAIN TILE SHALL BE PLACED AT ALL LOW POINT CATCH BASINS.
- 2) THE FIRST 18" AT CATCH BASIN SHALL BE SOLID WALL SCH 40 PVC. DRAIN TILE SHALL BE PLACED BEHIND THE PROPOSED CURB LINE.
- 3) MAINTAIN POSITIVE SLOPE AWAY FROM CATCH BASIN AT ALL TIMES. DRAIN TILE SLOPE SHALL MATCH PROPOSED AT GRADE SLOPE OR 0.5 PERCENT, WHICHEVER IS GREATER.
- 4) FOR CATCH BASINS NOT LOCATED IN A CURB LINE CONTRACTOR SHALL EXTEND DRAIN TILE IN 4 DIRECTIONS, IN THE SHAPE OF AN "X", FOR 15- FEET FROM EDGE OF CATCH BASIN STRUCTURE.
- 5) CONTRACTOR SHALL PROVIDE SOLID WALL PVC PIPE TO 10- FEET OF EITHER SIDE OF WATERMAIN CROSSINGS.
- 6) DRAIN TILE SHALL CONNECT TO CATCH BASIN AT 2.5- FEET BELOW THE PROPOSED RIM ELEVATION OR THE BOTTOM OF THE PAVEMENT BASE MATERIAL, WHICHEVER IS DEEPER.
- 7) PIPE CAPS SHALL BE INSTALLED ON THE END RUNS OF ALL DRAIN TILE PIPE.

10 DRAIN TILE AT LOW POINT CATCH BASIN
C5.000 NOT TO SCALE

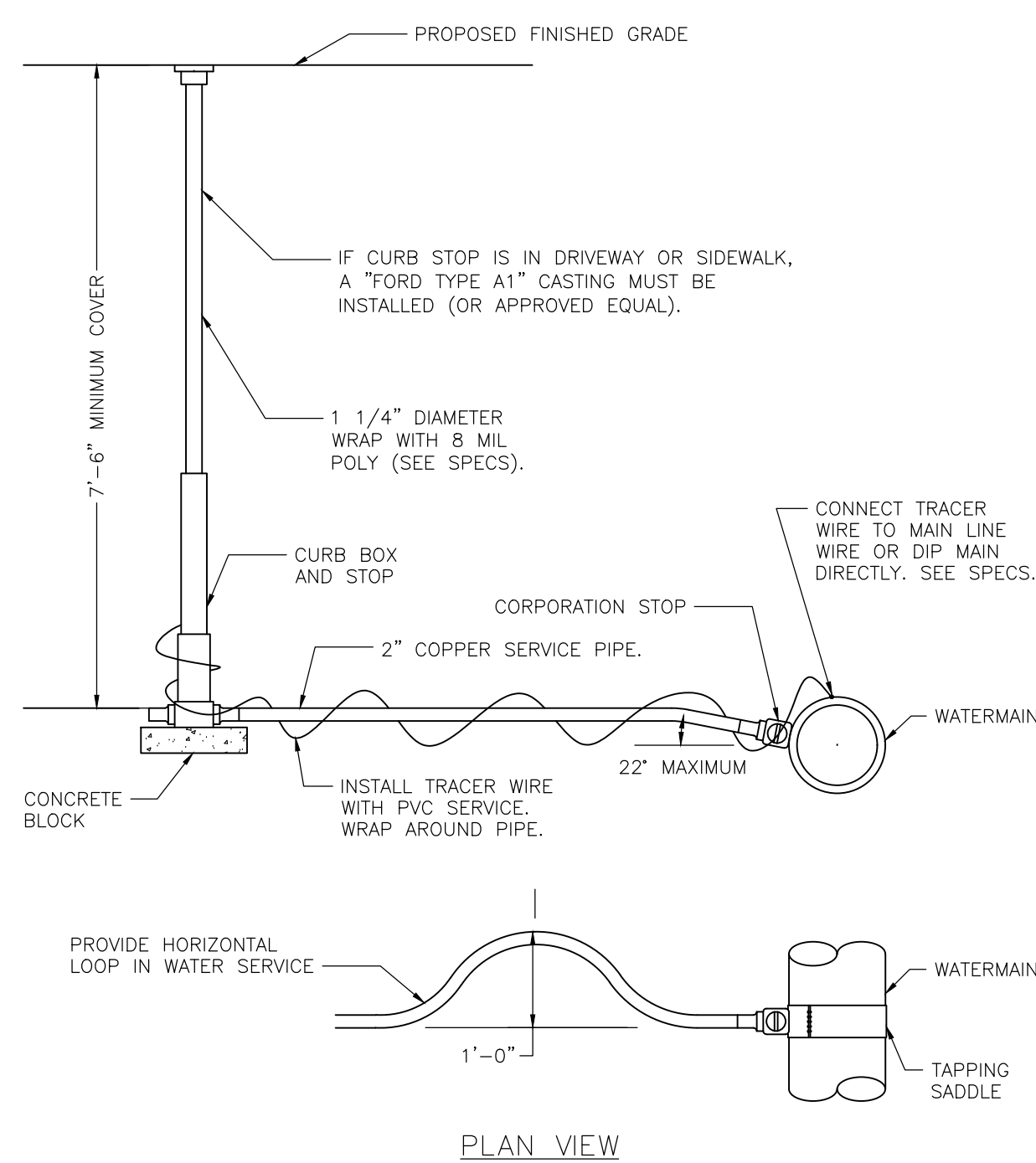
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- NOTE:
1. A CONCRETE SADDLE SHALL BE POURED AROUND THE ADJUSTING RINGS. THIS SHALL NOT, HOWEVER, WAIVE THE CONCRETE GROUT BETWEEN RINGS.

11 27-INCH CATCH BASIN
C5.000 NOT TO SCALE

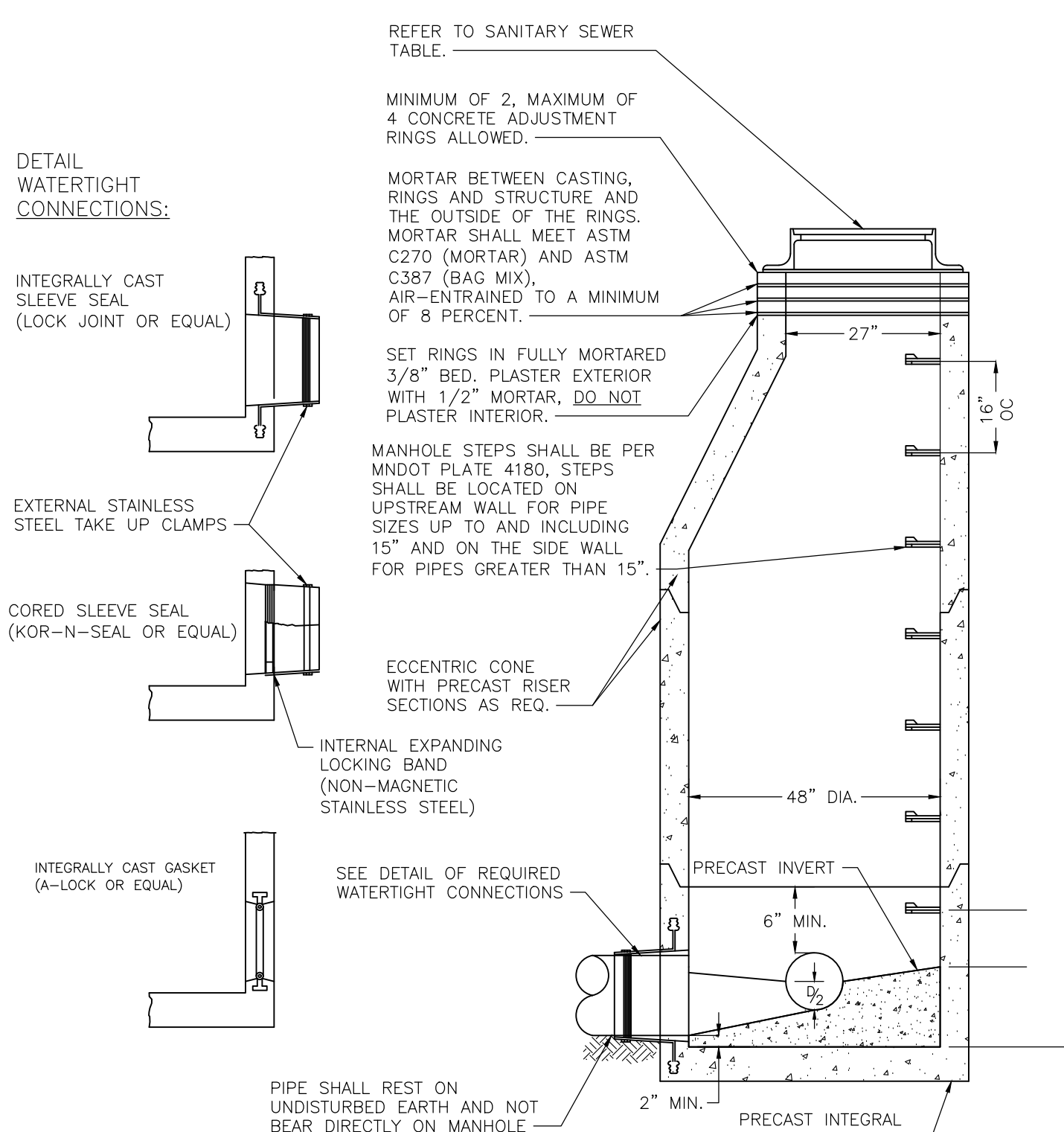
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12 CURB STOP
C5.000 NOT TO SCALE

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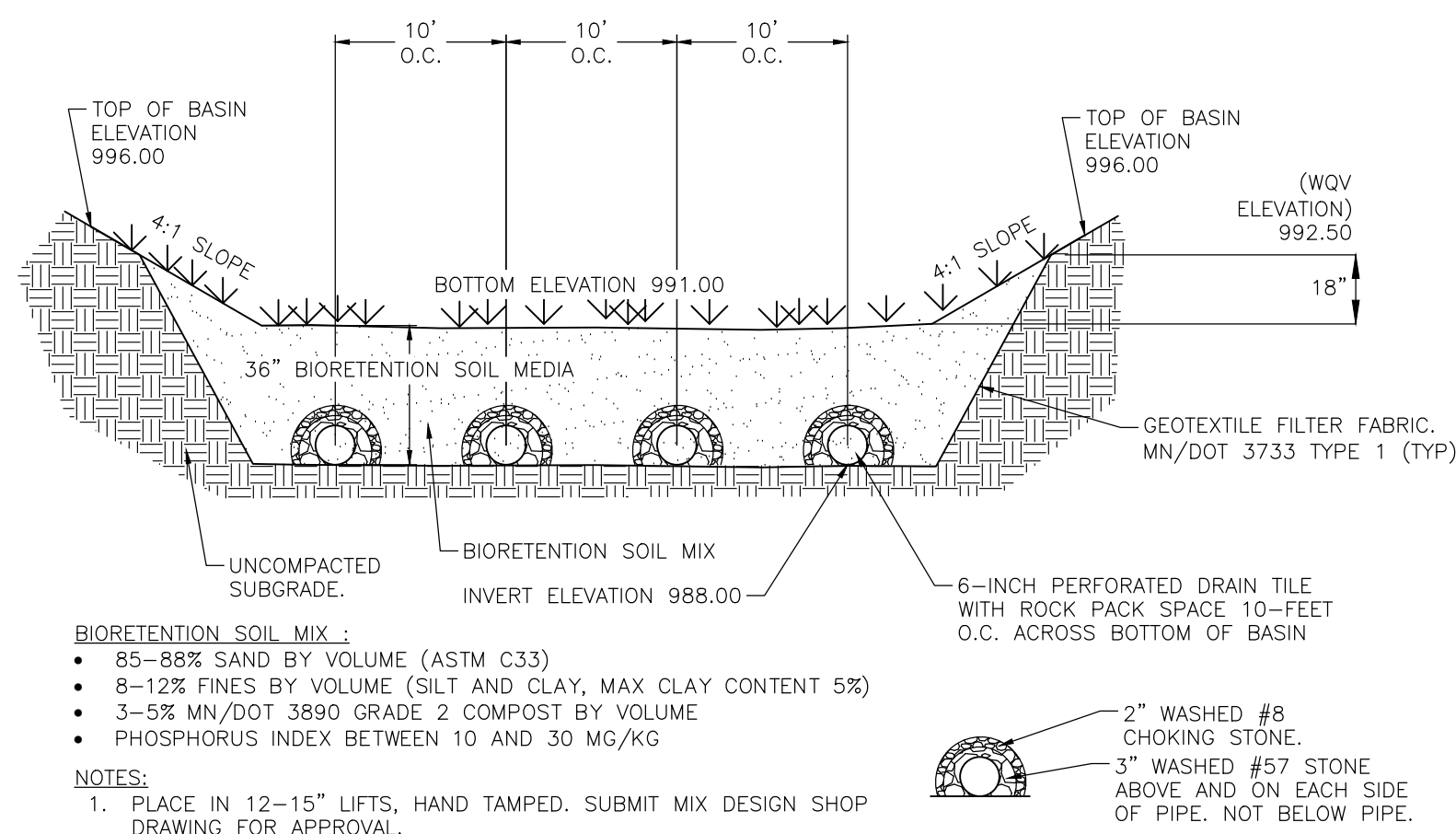
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- NOTES:
1. PRECAST RISER SECTIONS TO MEET ASTM C-478.
 2. JOINTS BETWEEN PRECAST SECTIONS SHALL USE O-RING RUBBER GASKET CONFORMING TO ASTM C-443.
 3. WATERTIGHT PIPE CONNECTIONS SHALL MEET ASTM C-923 & C-443 AND ALLOW FOR 10" DEFLECTION IN ANY DIRECTION.

7 SANITARY SEWER MANHOLE
C5.000 NOT TO SCALE

3



- BIORETENTION SOIL MIX:
- 85-88% SAND BY VOLUME (ASTM C33)
 - 6-12% FINES BY VOLUME (SILT AND CLAY, MAX CLAY CONTENT 5%)
 - 3-5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME
 - PHOSPHORUS INDEX BETWEEN 10 AND 30 MG/KG

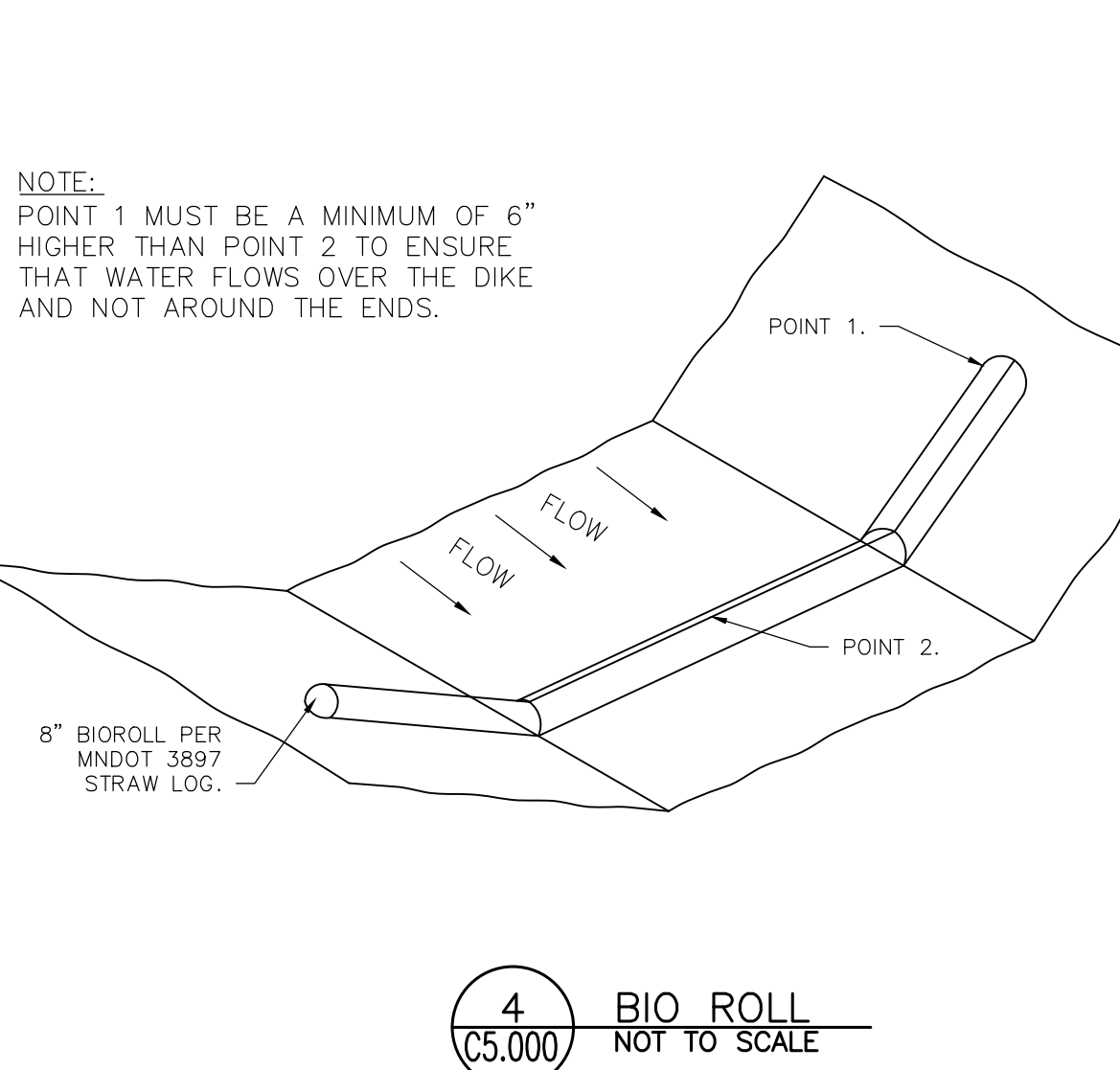
- NOTES:
1. PLACE IN 12-15" LIFTS, HAND TAMPED. SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
 2. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR SEEDING.

DRAIN TILE ROCK PACK DETAIL

8

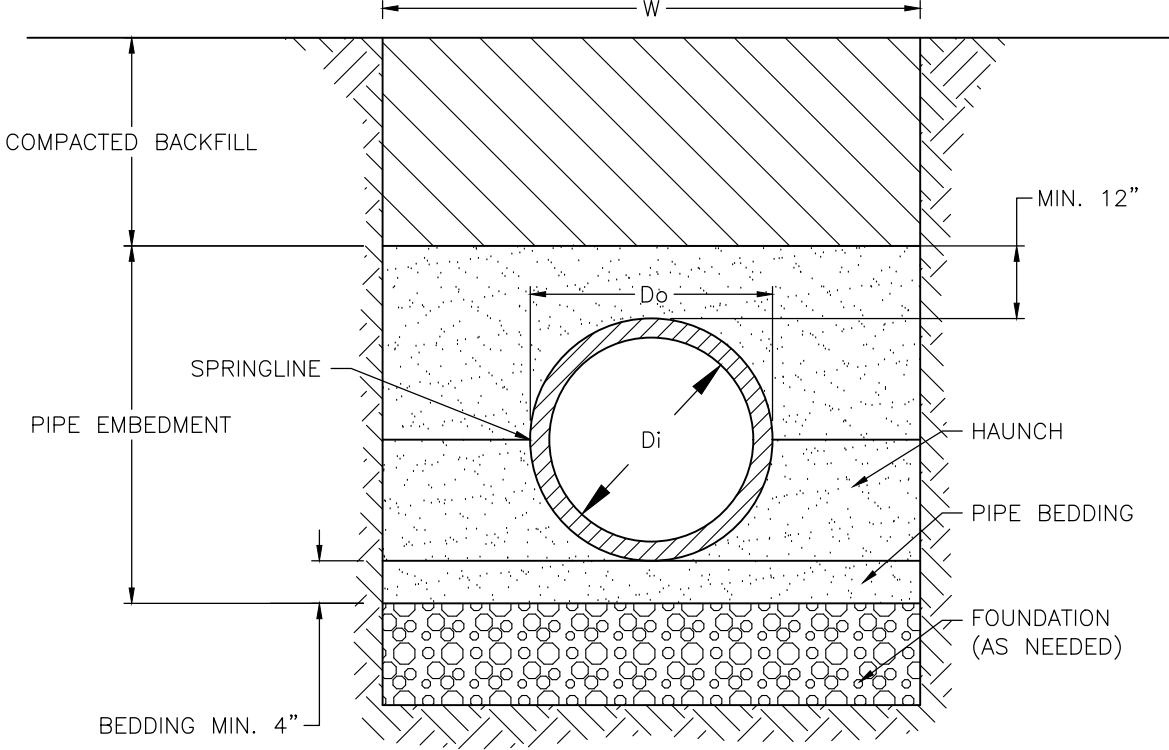
8 BIOFILTRATION BASIN DETAIL
C5.000 NOT TO SCALE

4



4 BIO ROLL
C5.000 NOT TO SCALE

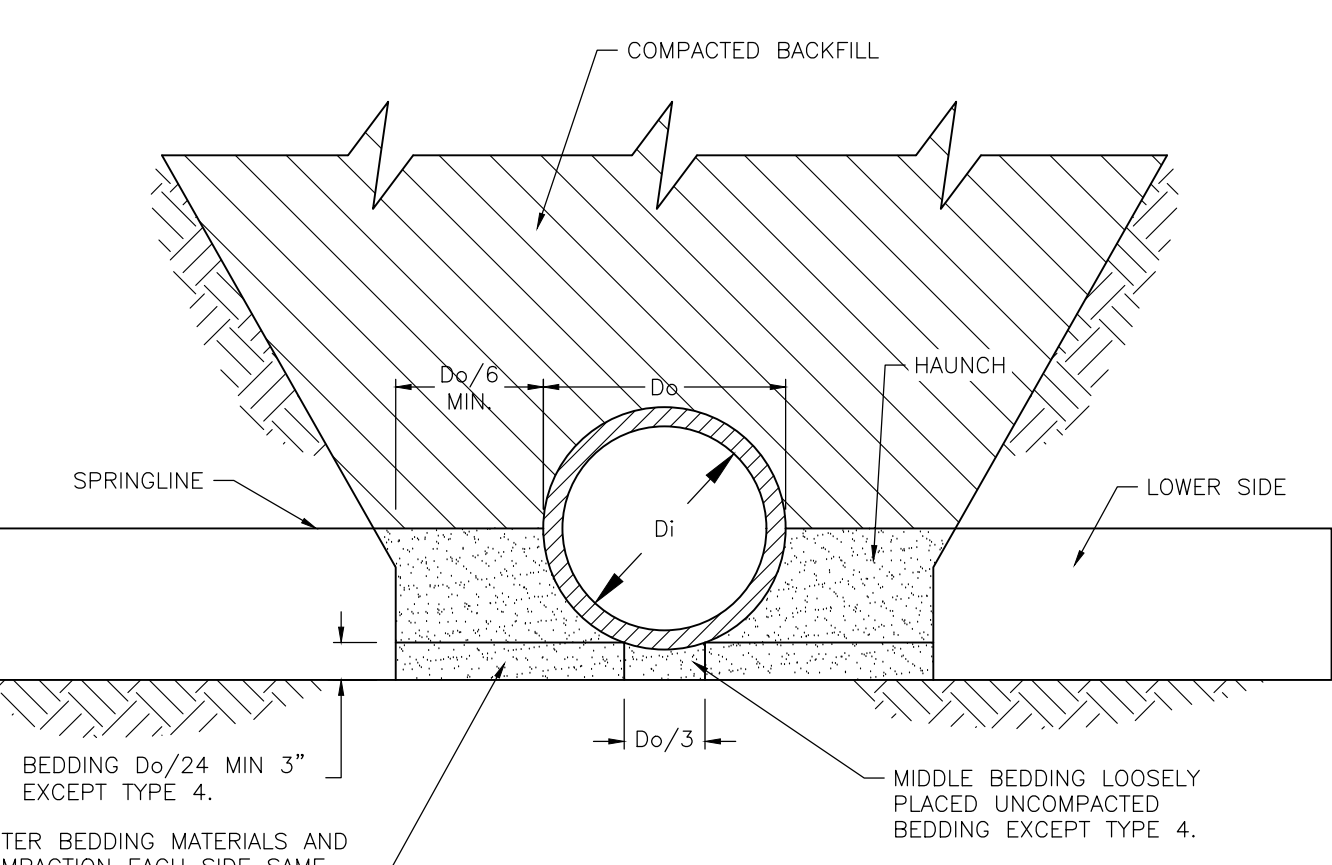
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- NOTES:
1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=D_o+16" OR 1.25*D_o+12 WHICHEVER IS GREATER.
 2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.
 3. REFER TO ASTM D2321-05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" FOR DETAILS.

5 TYPICAL PIPE BEDDING FOR PVC
C5.000 NOT TO SCALE

6



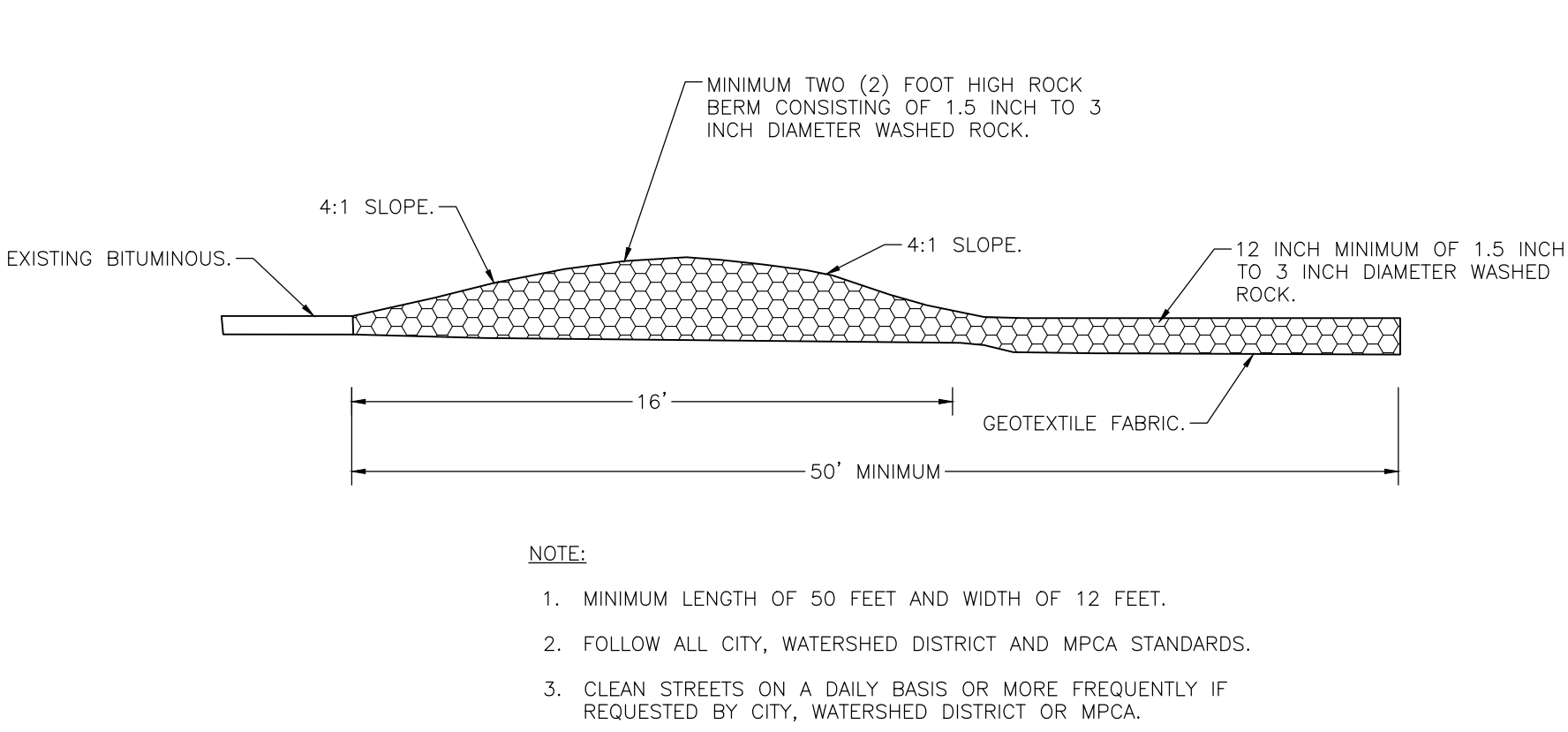
STANDARD TRENCH INSTALLATION SOIL AND MINIMUM STANDARD PROCTOR COMPACTION REQUIREMENTS		
INSTALLATION TYPE	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	95% CATEGORY I	90% CATEGORY I 90% CATEGORY II 100% CATEGORY III
TYPE 2	90% CATEGORY I 95% CATEGORY II	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 3	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 4	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III

EQUIVALENT SOIL CLASSIFICATIONS FOR SOIL DESIGNATIONS		
SOIL	UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MN/DOT SPECIFICATION
CATEGORY I	CLEAN COURSE GRAINED SOILS: SW, SP, GW, GP, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS WITH 12% OR LESS PASSING A #200 SIEVE	COARSE FILTER AGGREGATE MN/DOT 3149.2H
CATEGORY II	COURSE GRAINED SOILS WITH FINES: GM, GC, SM, SC, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS CONTAINING MORE THAN 12% PASSING A #200 SIEVE	AGGREGATE BEDDING MN/DOT 3149.2G
CATEGORY III	FINE GRAINED SOILS: CL, ML, (OR CL-ML, CL-ML, ML/CL) WITH LESS THAN 30% RETAINED ON A #200 SIEVE.	NOT APPLICABLE

- NOTES:
1. COMPACTION AND SOIL SYMBOLS--I.E. "95% CATEGORY I" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
 2. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
 3. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
 4. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
 5. NO BEDDING IS REQUIRED FOR TYPE 4 STANDARD INSTALLATION.
 6. REFER TO ASTM C1472-07 FOR DETAILS.
 7. TYPE III BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

6 TYPICAL PIPE BEDDING FOR RCP AND DIP
C5.000 NOT TO SCALE

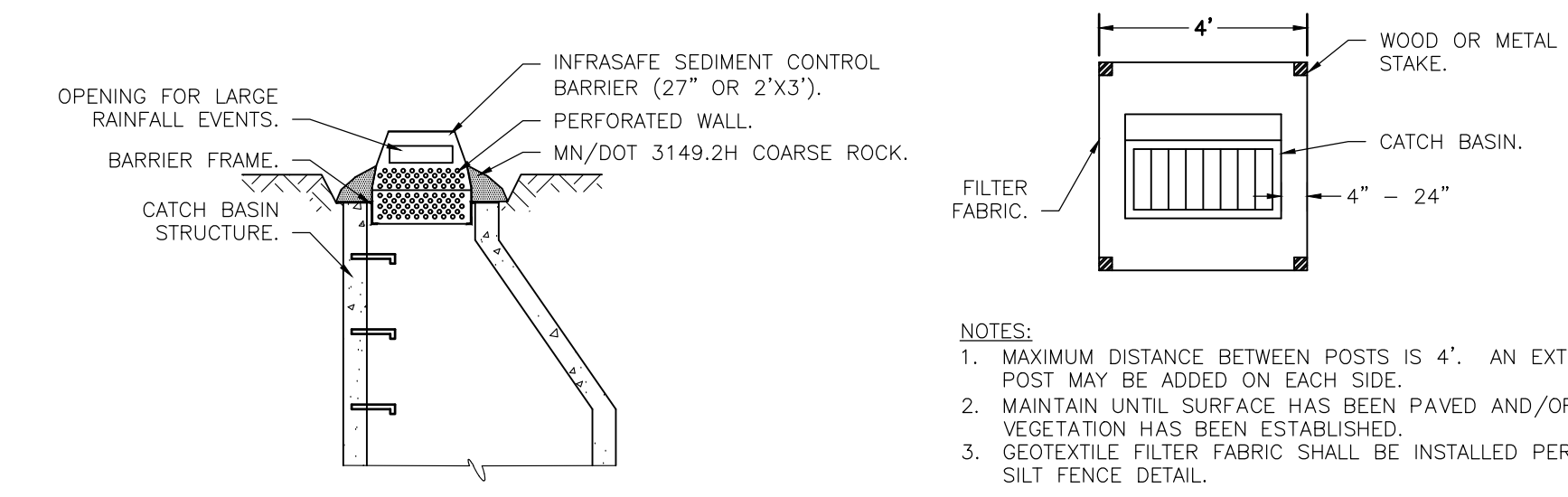
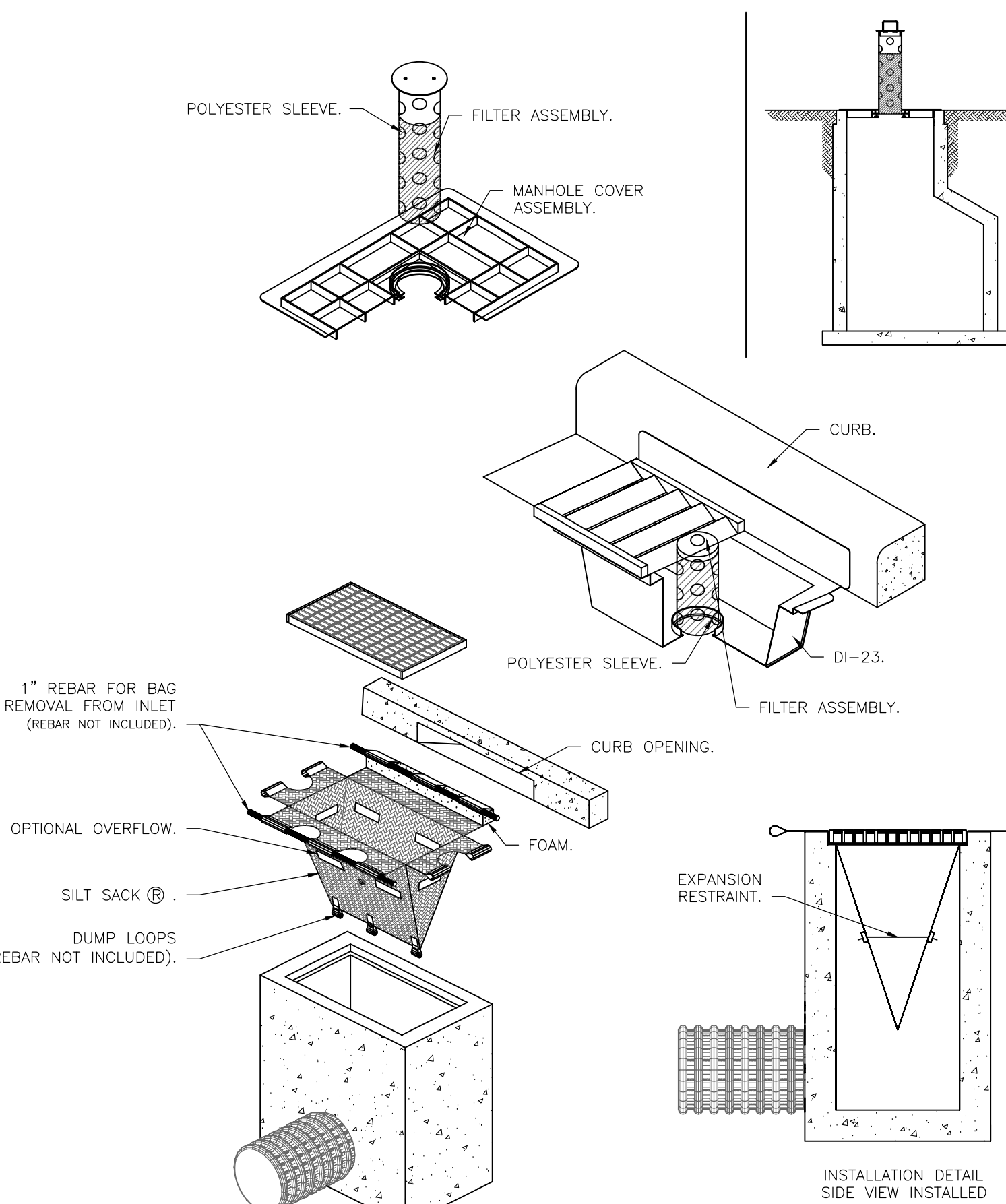
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- NOTE:
1. MINIMUM LENGTH OF 50 FEET AND WIDTH OF 12 FEET.
 2. FOLLOW ALL CITY, WATERSHED DISTRICT AND MPCA STANDARDS.
 3. CLEAN STREETS ON A DAILY BASIS OR MORE FREQUENTLY IF REQUESTED BY CITY, WATERSHED DISTRICT OR MPCA.

1 BERMED ROCK CONSTRUCTION ENTRANCE
C5.000 NOT TO SCALE

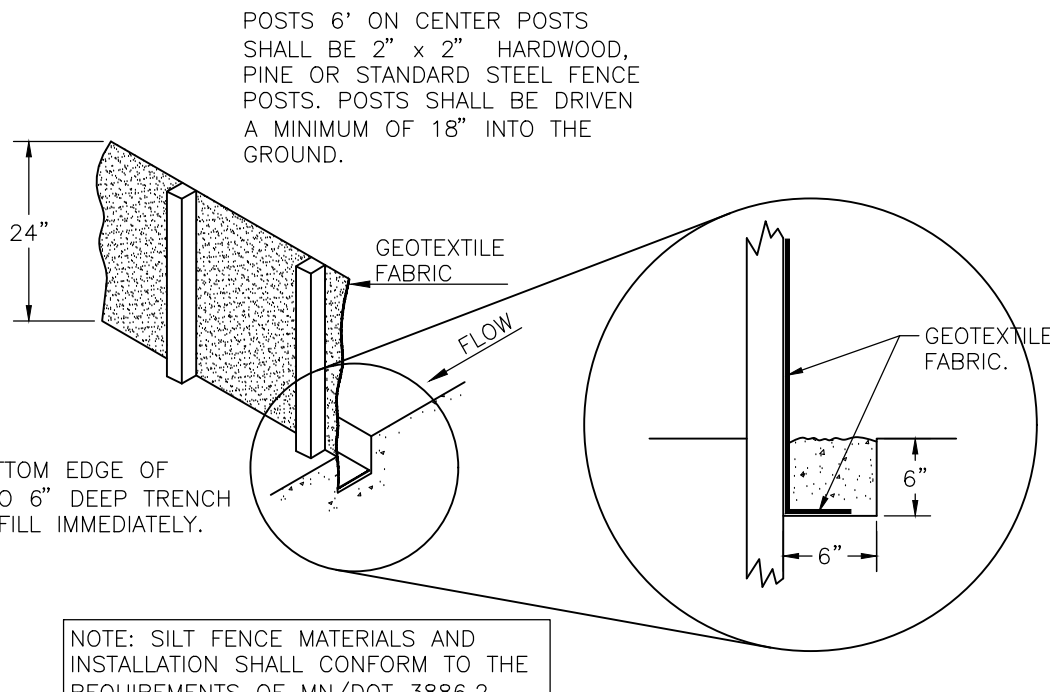
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- NOTES:
1. MAXIMUM DISTANCE BETWEEN POSTS IS 4'. AN EXTRA POST MAY BE ADDED ON EACH SIDE.
 2. MAINTAIN UNTIL SURFACE HAS BEEN PAVED AND/OR VEGETATION HAS BEEN ESTABLISHED.
 3. GEOTEXTILE FILTER FABRIC SHALL BE INSTALLED PER SILT FENCE DETAIL.

2 INLETS SEDIMENTATION PROTECTION OPTIONS
C5.000 NOT TO SCALE

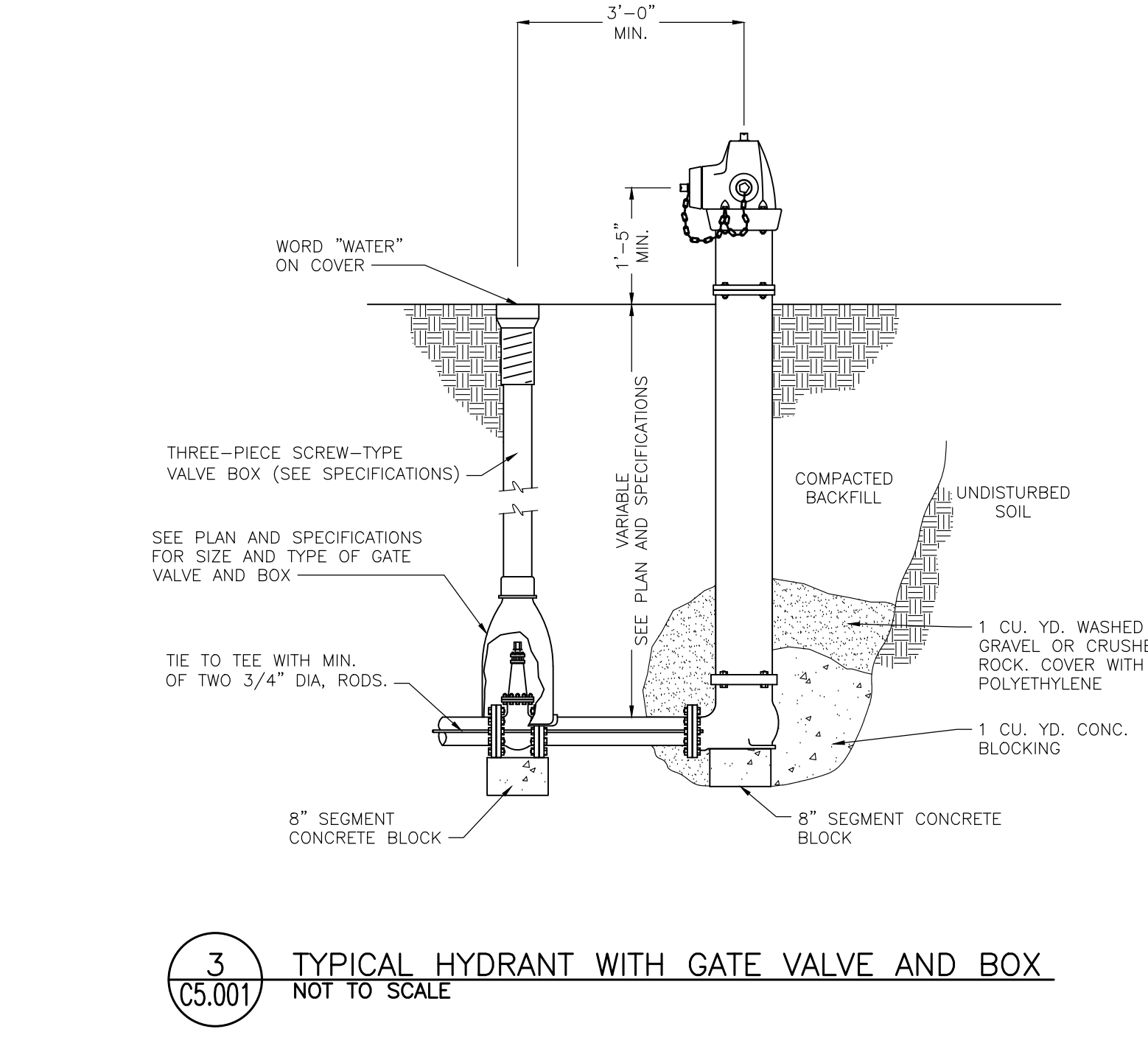
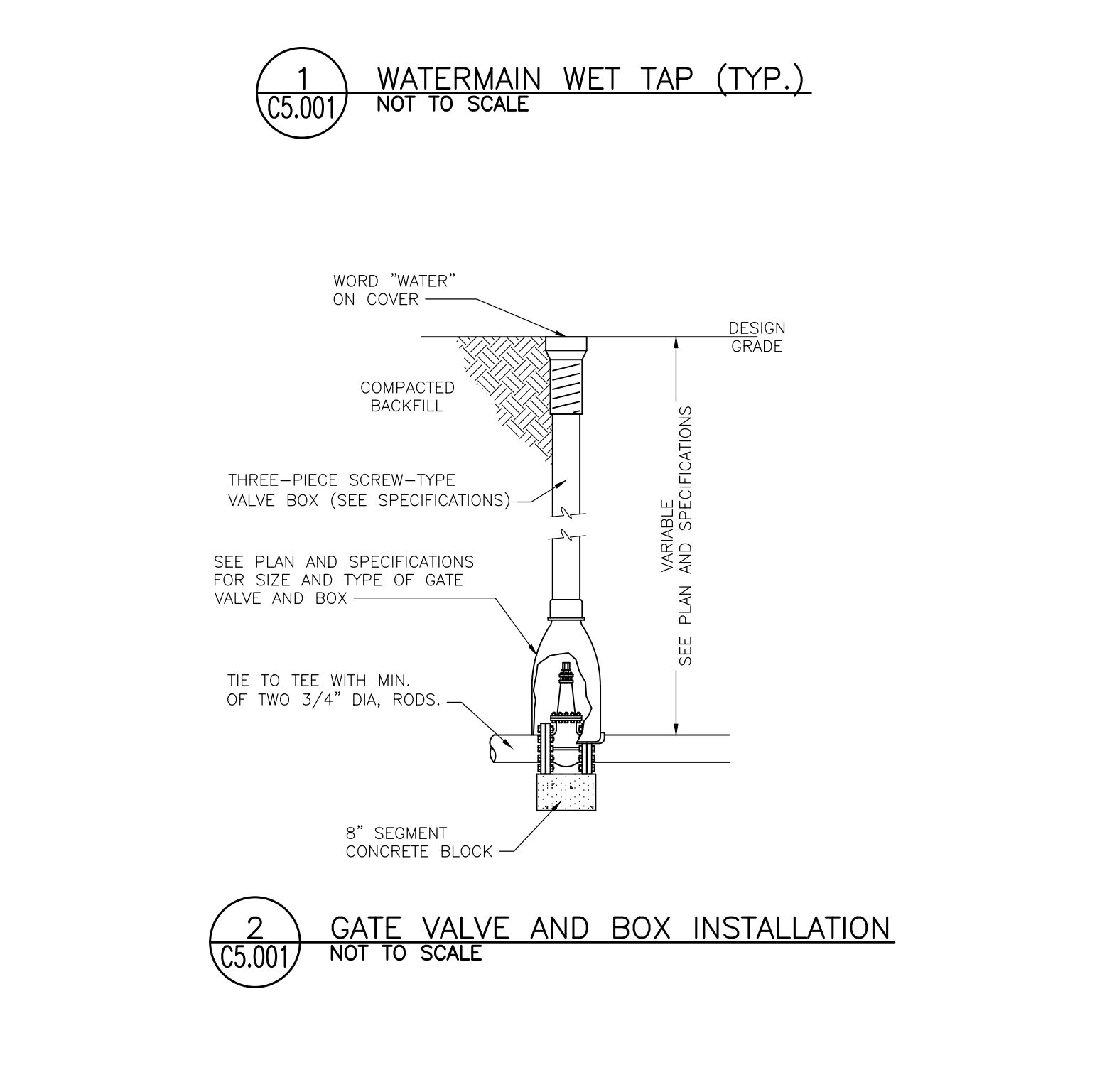
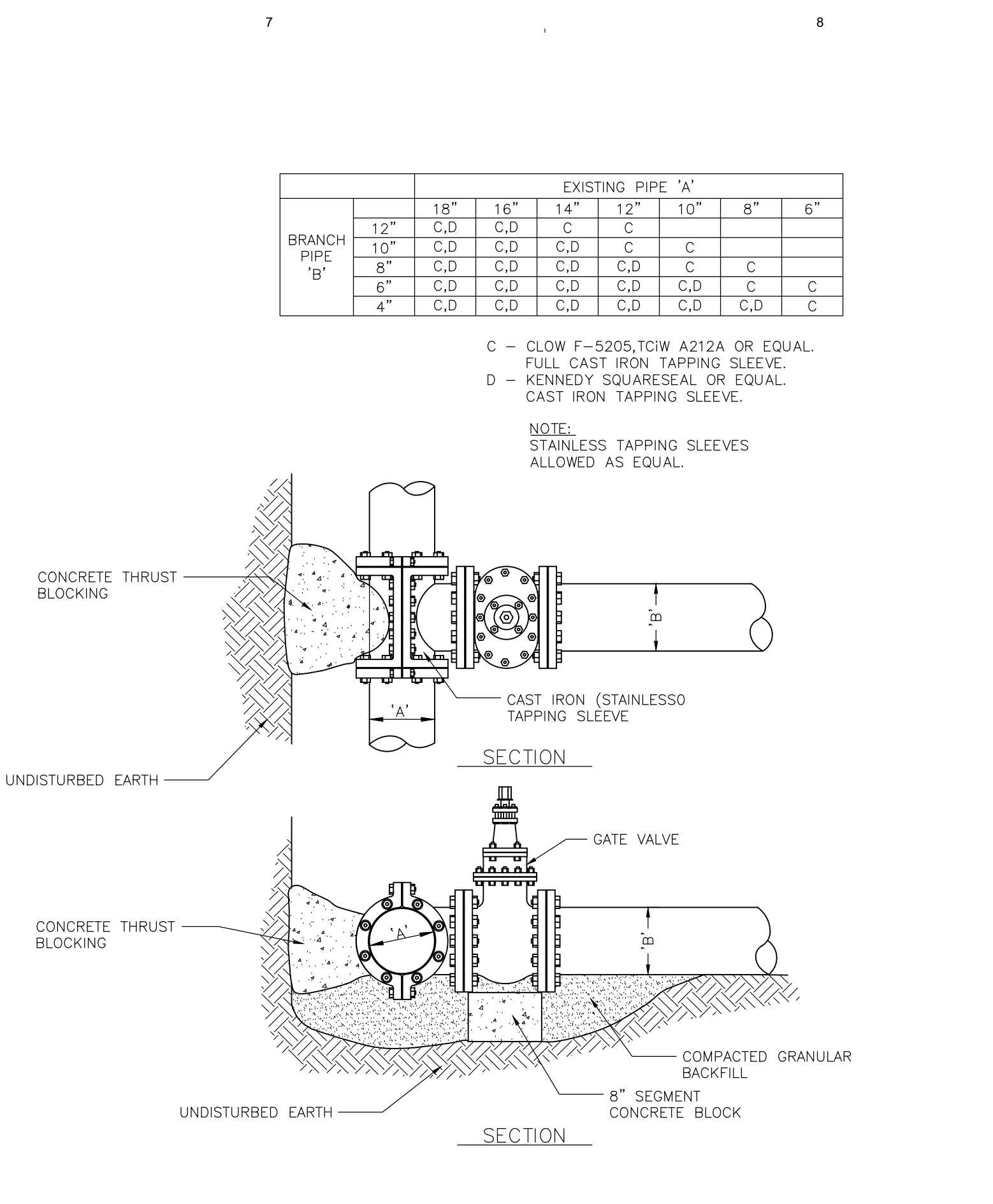
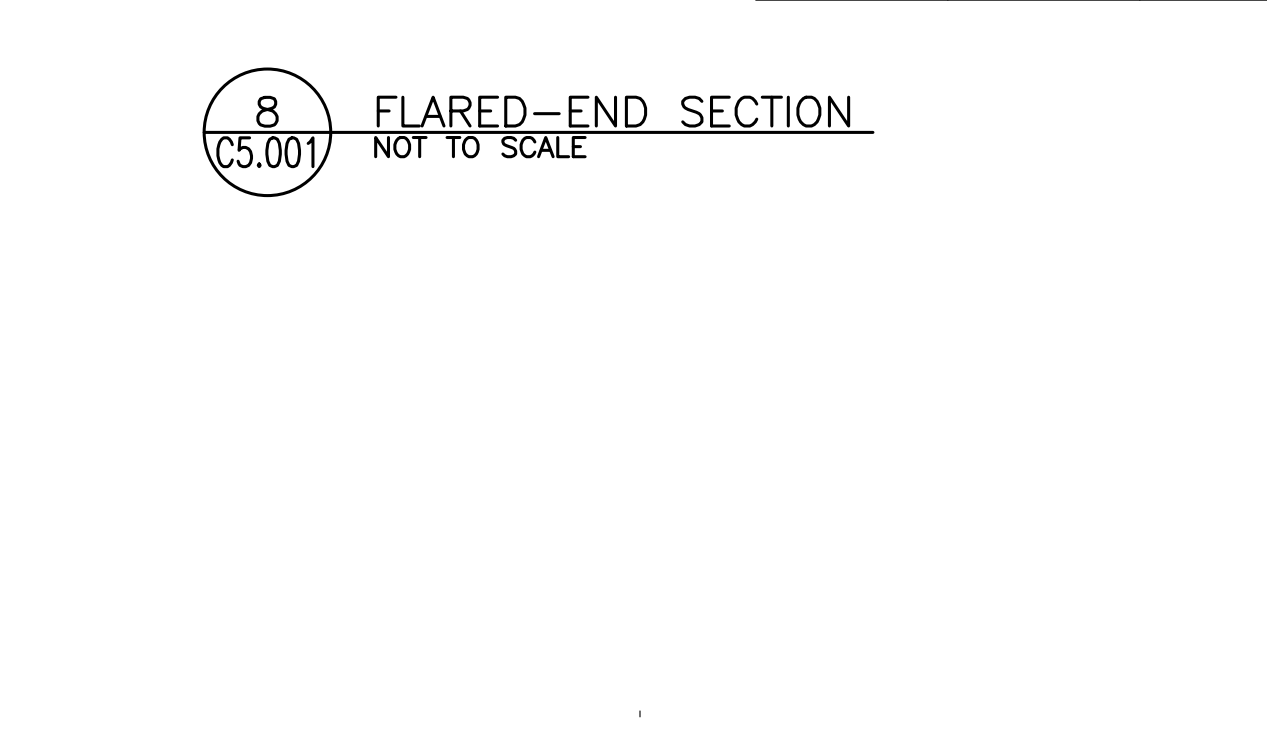
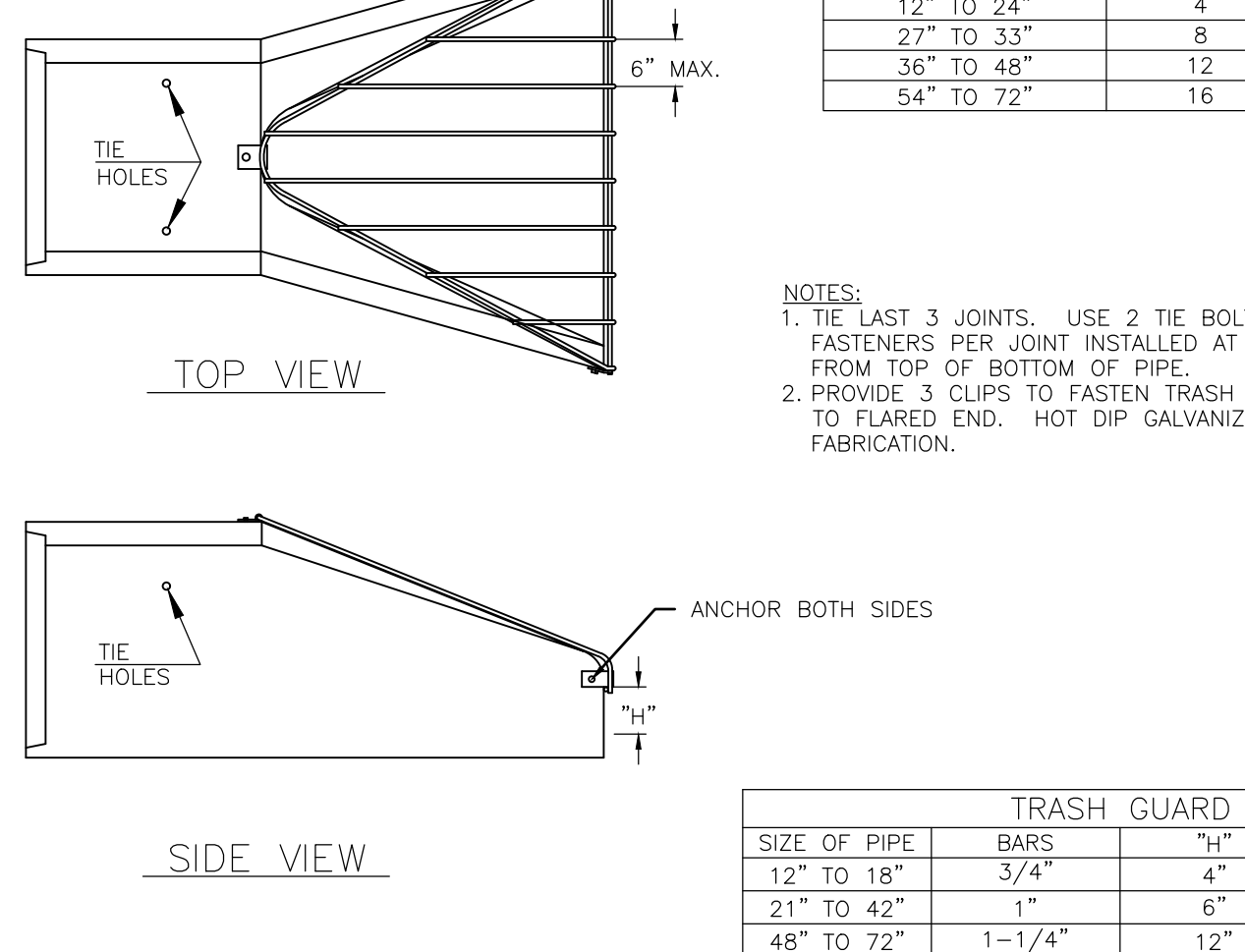
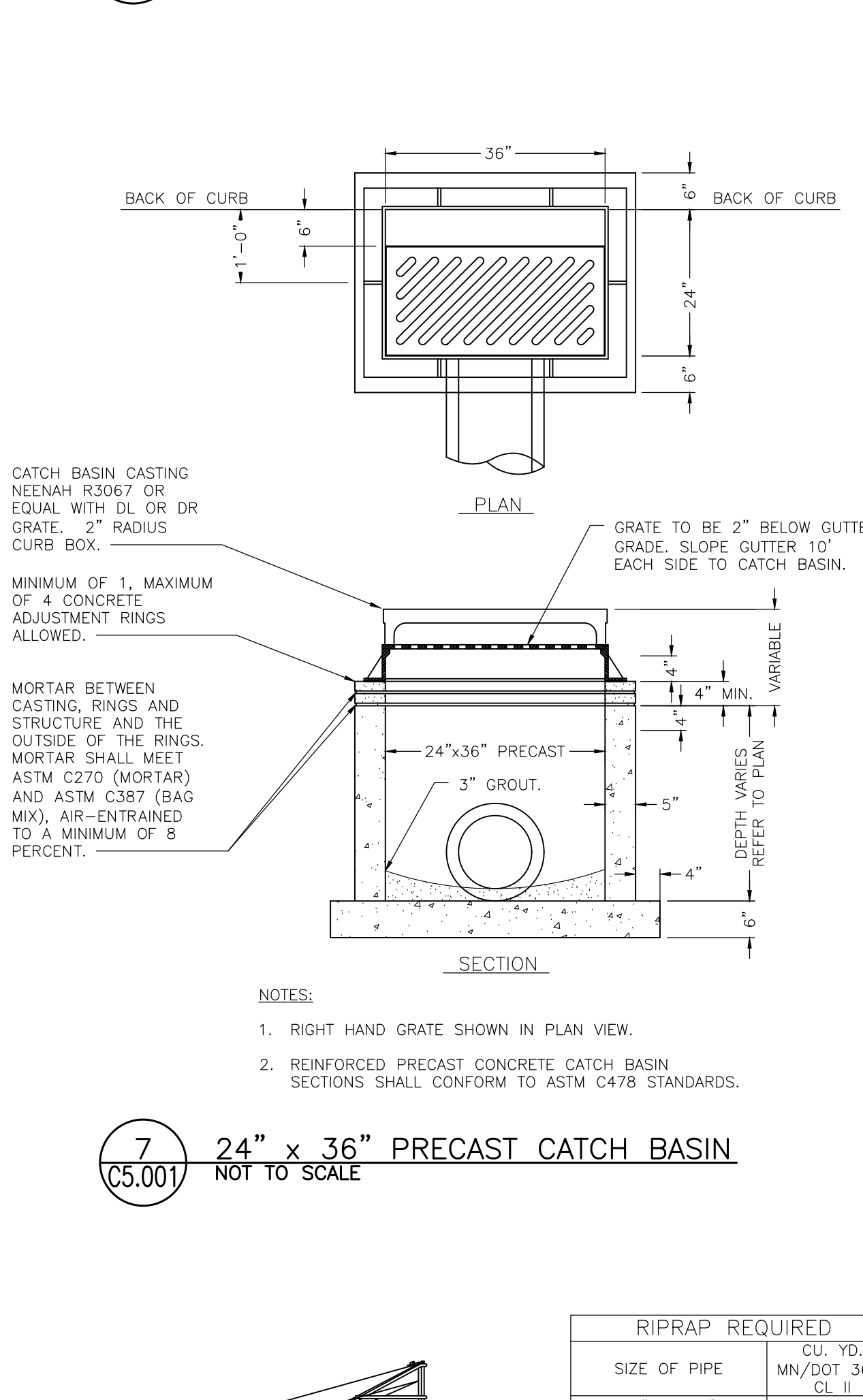
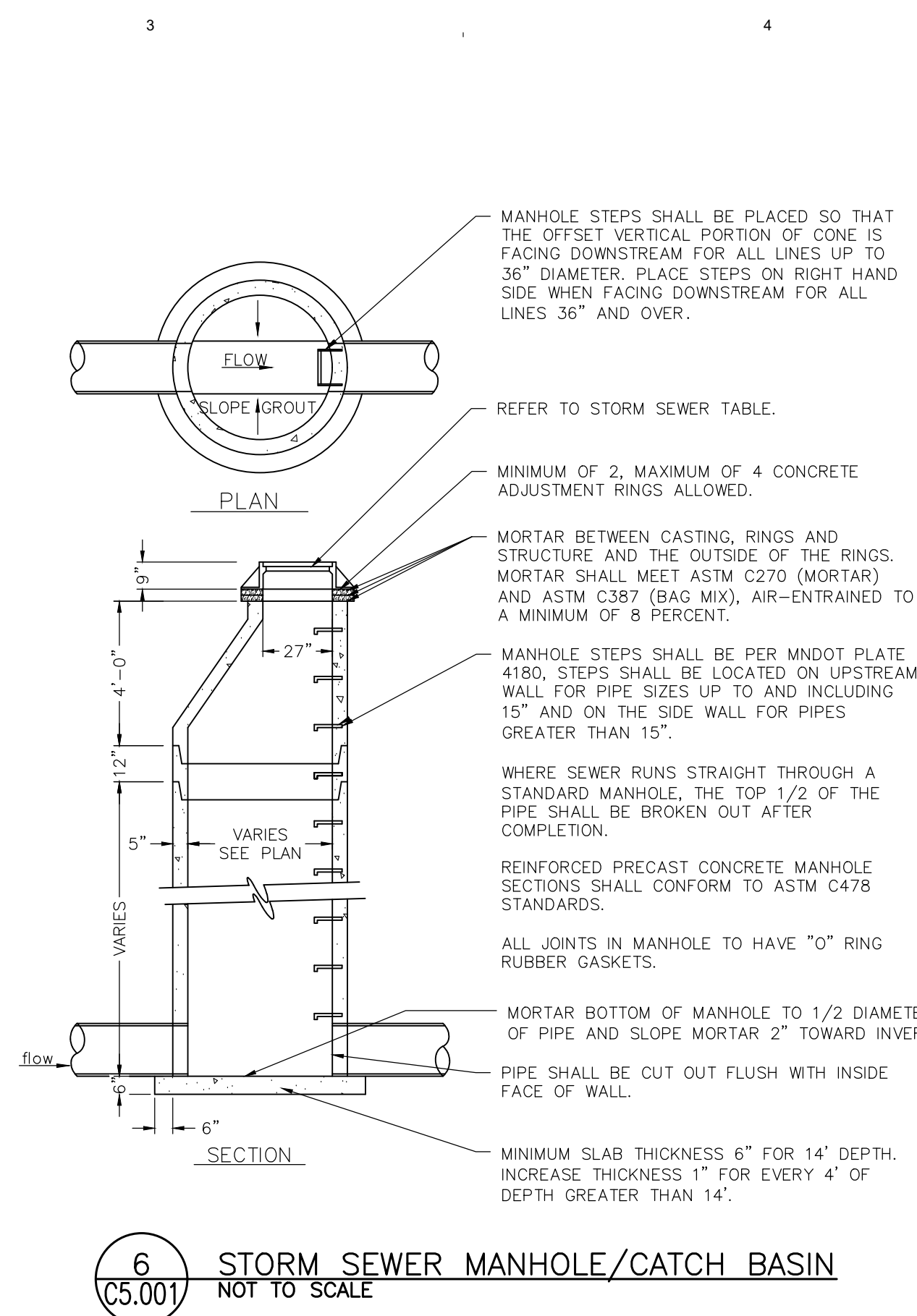
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- NOTE: SILT FENCE MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF MN/DOT 3886.2

3 SILTATION FENCE
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10



NORTH SHORE GYMNASICS

Maple Plain, MN

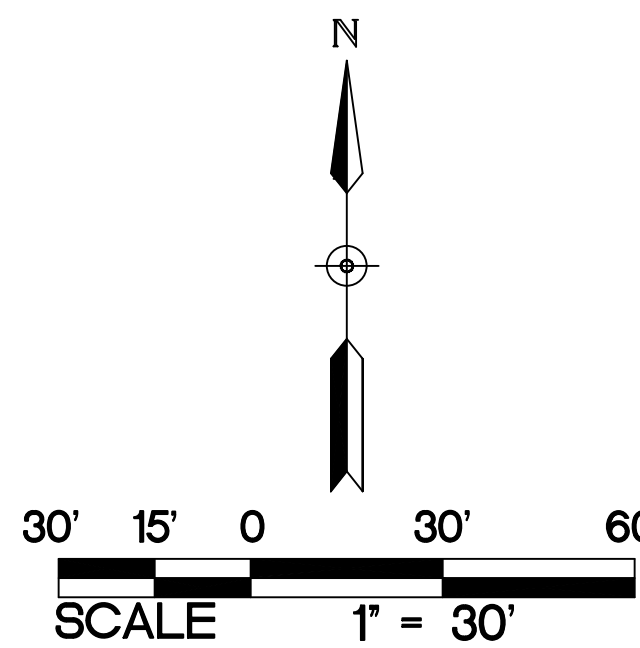


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BKBM Project No.: 25203.5



MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. FOUNDATION DRAINS
5. AIR CONDITIONING CONDENSATION

AGENCY CONTACTS

CITY OF MAPLE PLAIN
ENGINEERING DEPARTMENT
PHONE: (952) 448-8838

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

PIONEER-SARAH CREEK
WATERSHED MANAGEMENT COMMISSION
PHONE: (763) 553-1144

OWNER
NORTH SHORE GYMNASICS
5555 PIONEER CREEK DR
MAPLE PLAIN, MN 55101
PHONE: (763) 479-3189

NOTE:

THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:

ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TAPPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 7 DAYS.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.8 OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO EXCAVATION FOR FILTRATION BASINS, CONTRACTOR WILL USE PROPOSED FILTRATION BASIN AREA AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: _____
CERTIFICATION #: _____
DATE: _____

NOTE:

AN AS-BUILT SURVEY OF ALL STORMWATER BMPs FILTRATION BASIN, OUTLET STRUCTURES, DRAIN TILE, CLEAN OUTS, SWAMP CATCH BASINS, ETC.) SHALL BE SUBMITTED TO PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION PRIOR TO PROJECT CLOSURE. THE AS-BUILT SURVEY SHALL INCLUDE THE FILTRATION BASIN DRAIN TILE INVERTS AND LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY AND THAT 24-INCHES OF SAND/FILTRATION MIX OVER THE TOP OF THE DRAIN TILE HAS BEEN PROVIDED.

GRADING & SOILS

BASED ON SOIL BORING(S) PROVIDED BY TERRACON SOILS TYPICALLY FOUND ON THIS PROJECT ARE: CL, ML, SP-SM

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)
DRAINAGE DITCHES STABILIZED.
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPs REMOVED.
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.
CONTRACTOR SHALL SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE, OR CONTRACTOR'S VEHICLE.

OTHER NOTES:

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER, NORTH SHORE GYMNASICS. LONG TERM MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
1.1. INSPECT SWAMP CATCH BASINS ON A BIENNIAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL.
1.2. CLEAN SWAMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL 1/2 OF THE STORAGE VOLUME.
1.3. ADDITIONAL LONG TERM MAINTENANCE MEASURES INCLUDING REMOVAL OF TRASH AND DEBRIS FROM THE BIOFILTRATION BASIN.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION. IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE, THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

NO EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION ALLOWED ON-SITE.
CONCRETE WASHOUT ON-SITE: 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 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 FOLLOW THE PROPER PROCEDURES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

STORAGE HANDLING AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES.

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.

HAZARDOUS MATERIALS, TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:

IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH, AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TANKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

PROJECT NARRATIVE

EXISTING SITE DESCRIPTION --- THE EXISTING SITE IS 6.35 ACRES IN SIZE. THE SITE WAS PREVIOUSLY OWNED BY THE ADJACENT PROTOTOLABS AND EXISTING FILTRATION BASIN ON THE NORTH SIDE OF THE SITE THAT PROVIDE STORMWATER MANAGEMENT. THIS EXISTING FILTRATION BASIN DRAINS TO THE REGIONAL STORMWATER POND ON THE NORTH SIDE OF THE PROTOTOLABS BUILDING.

PROPOSED SITE DESCRIPTION --- THE PROPOSED SEDIMENTATION CONSTRUCTION CONSISTS OF A NEW GYMNASIUMS FACILITY, PARKING LOT, AND SIDEWALKS. THE AMOUNT OF IMPERVIOUS SURFACES IS REDUCING BY 0.28 ACRES. A NEW BIOFILTRATION BASIN IS PROPOSED TO PROVIDE STORMWATER MANAGEMENT FOR THIS DEVELOPMENT. THE BIOFILTRATION BASIN WILL DRAIN TO THE EXISTING REGIONAL POND ON THE NORTH SIDE OF THE PROTOTOLABS BUILDING.

PORTABLE TOILET NOTES:

1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHEN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPANNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, ADJACENT TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVITIES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

SPECIAL AND IMPAIRED WATERS

THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMPs DESCRIBED IN SECTION 2.3 OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
PIONEER CREEK	AQL, AGG

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL			
ITEM DESCRIPTION	ESTIMATED QUANTITY	1	2
DRAINAGE STRUCT, INLET FILTER	13	EACH	
ROCK CONSTRUCTION ENTRANCE	1	EACH	
CONCRETE WASHOUT	1	EACH	
SILT FENCE	1562	LF	
BIO LOG	415	LF	
EROSION CONTROL BLANKET	6336	SF	

NOTE: QUANTITIES SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

EXISTING DRAINAGE AREAS									
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING		
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.21")			
1	2.23	0.98	3.21	—	—	—	EXISTING BASIN		
2	0.00	0.58	0.58	—	—	—	EXISTING BASIN		
3	0.00	0.52	0.52	1.17	2.00	4.76	SHEET FLOWS NORTH OFFSITE		
4	0.00	0.96	0.96	1.63	3.00	6.06	SHEET FLOWS NORTH OFFSITE		
5	0.00	0.20	0.20	0.35	0.64	1.26	SHEET FLOWS WEST TO PROTOTOLABS		
6	0.31	0.09	0.40	1.55	2.40	4.26	SHEET FLOWS WEST TO PROTOTOLABS		
7	0.02	0.10	0.12	0.32	0.58	1.17	SHEET FLOWS SOUTH OFFSITE		
EXISTING BASIN				6.25	8.21	11.24	DRAIN TO EXISTING REGIONAL POND		
TOTAL	2.56	3.43	5.99	11.27	17.09	28.75			

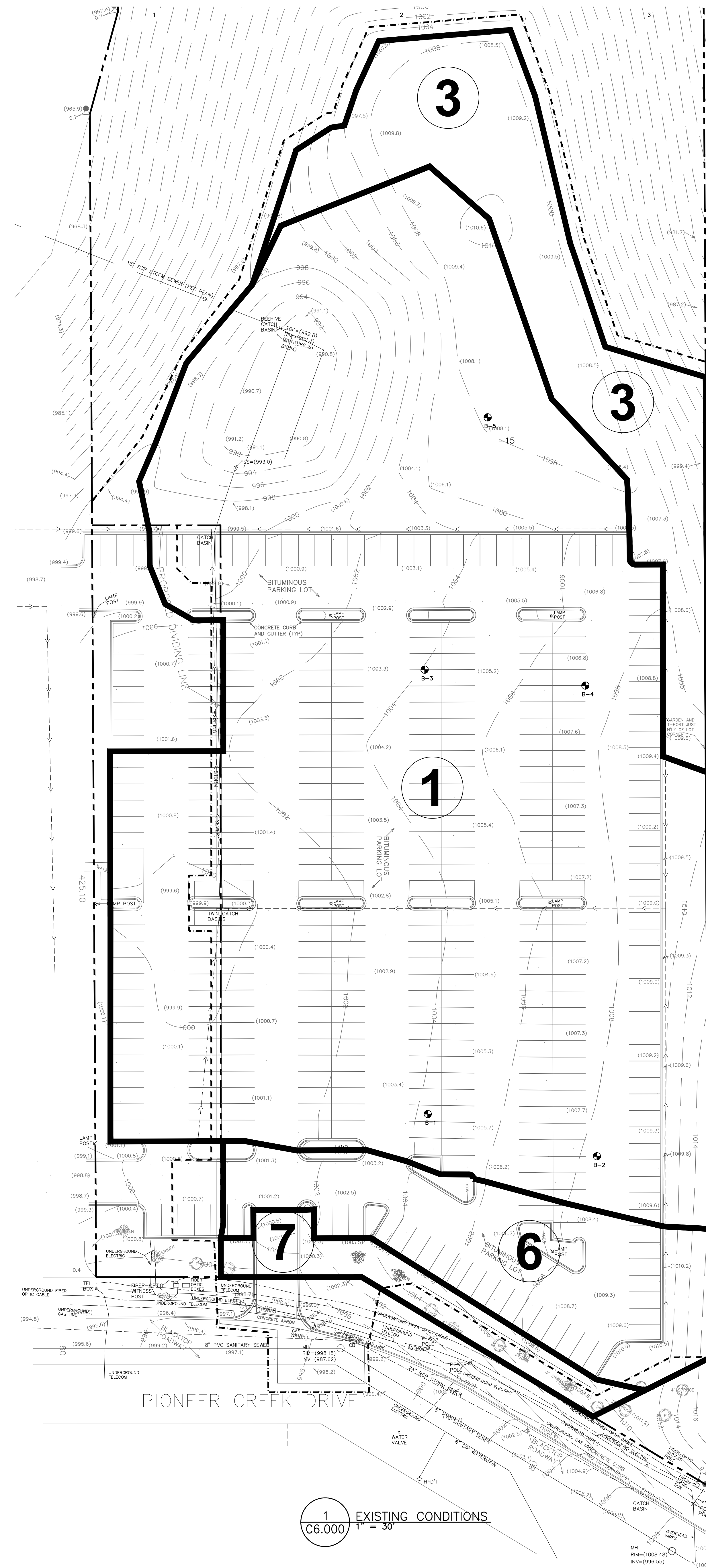
PROPOSED DRAINAGE AREAS									
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING		
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.21")			
1	2.23	1.30	3.53	—	—	—	BIOFILTRATION BASIN		
2	0.00	1.74	1.74	—	—	—	BIOFILTRATION BASIN		
3	0.02	0.39	0.41	0.97	1.84	3.82	SHEET FLOWS SOUTH OFFSITE		
4	0.00	0.31	0.31	0.69	1.34	2.82	SHEET FLOWS NORTH OFFSITE		
BIOFILTRATION BASIN	—	—	—	5.41	8.68	12.90	DRAIN TO EXISTING REGIONAL POND		
TOTAL	2.25	3.74	5.99	7.07	11.86	19.54			

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.21") RUNOFF (CFS)
EXISTING SITE	11.27	17.09	28.75
PROPOSED SITE	7.07	11.86	19.54



VICINITY MAP
MAPLE PLAIN, MINNESOTA

A
B
C
D
E
F



1
C6.000
EXISTING CONDITIONS
1" = 30'

75% CD SET NOT FOR CONSTRUCTION

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.

Nathaniel P. Anderson
License Number: 99311 Date: 11/14/2025

Revisions		
Description	Date	Num

Comm: 252103
Date: 11/14/2025
Drawn: WH
Check: KAB

STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS

C6.000

Maple Plain, MN



**WOLD ARCHITECTS
AND ENGINEERS**
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651 227 7773

BKBM
Structural & Civil Engineers

6120 Earle Brown Drive
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MN 55430 Phone:
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bkbm.com

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BKBM Project No. 25283.

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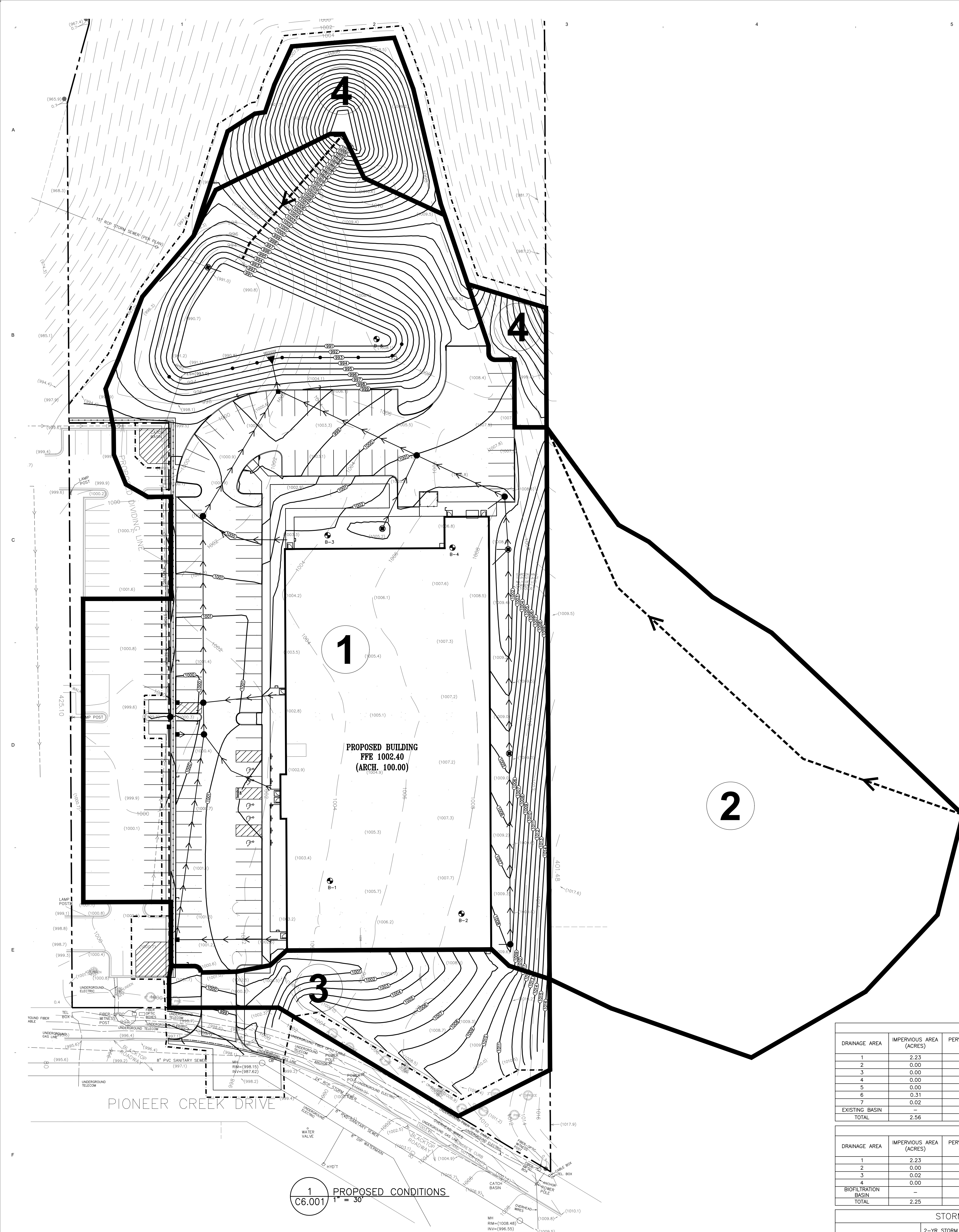
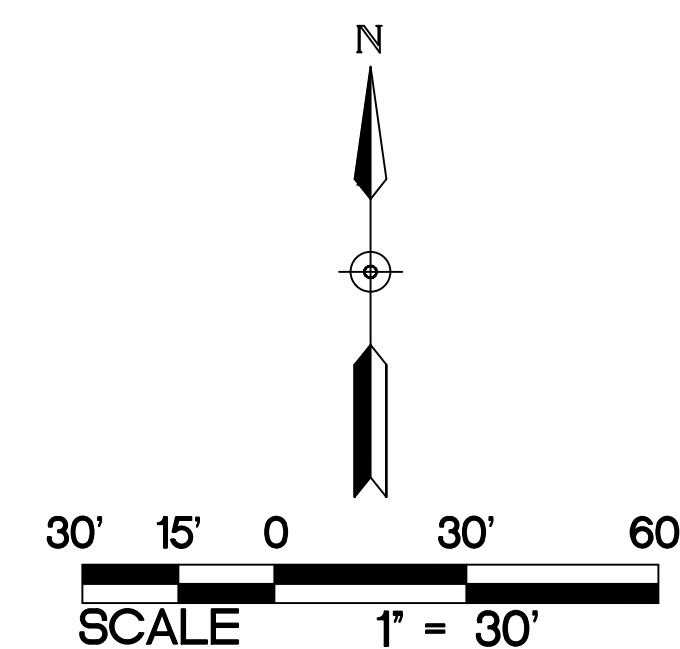
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Nathaniel P. Anderson
License Number: **59311** Date: **11/14/2025**

Comm: **252103**
Date: **11/14/2025**
Drawn: **WH**
Check: **KAB**

STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS

C6.001



EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS)			STORM EVENT
				2-YEAR (2.46")	10-YEAR (4.24")	100-YEAR (7.21")	
1	2.23	0.98	3.21	—	—	—	ROUTING
2	0.00	0.58	0.58	—	—	—	EXISTING BASIN
3	0.00	0.52	0.52	1.17	2.26	4.76	EXISTING BASIN
4	0.00	0.96	0.96	1.63	3.00	6.06	SHEET FLOWS NORTH OFFSITE
5	0.00	0.20	0.35	0.84	1.26	1.26	SHEET FLOWS WEST TO PROTOPLA
6	0.31	0.09	0.40	1.55	2.40	4.28	SHEET FLOWS WEST TO PROTOPLA
7	0.02	0.10	0.12	0.32	0.58	1.17	SHEET FLOWS SOUTH OFFSITE
EXISTING BASIN	2.56	3.43	6.02	6.25	8.21	11.24	DRAIN TO EXISTING REGIONAL POND
	2.56	3.43	5.99	11.37	17.09	18.25	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.21")	
1	2.23	1.30	3.53				BIOFILTRATION BASIN
2	0.00	1.74	1.74				BIOFILTRATION BASIN
3	0.02	0.39	0.41	0.97	1.84	3.82	SHEET FLOWS SOUTH OFFSITE
4	0.00	0.31	0.31	0.69	1.24	2.82	SHEET FLOWS NORTH OFFSITE
BIOFILTRATION BASIN TOTAL	2.25	3.24	5.49	3.67	6.68	12.80	DRAIN TO EXISTING REGIONAL POND
				3.07	1.86	19.54	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.21") RUNOFF (CFS)
EXISTING SITE	11.27	17.09	28.75
PROPOSED SITE	7.07	11.86	19.54



**WOLD ARCHITECTS
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www.bkbn.com

CALYX
DESIGN GROUP
Landscape Architecture | Planning

475 Cleveland Ave. N, Suite 101A
St. Paul, MN 55104
Phone: (651) 788-9018
www.calyxdesigngroup.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed
PROFESSIONAL LANDSCAPE ARCHITECT
under the laws of the State of MN

Benjamin D. Hartberg
License Number: 48084 Date: xx/xx/xxxx

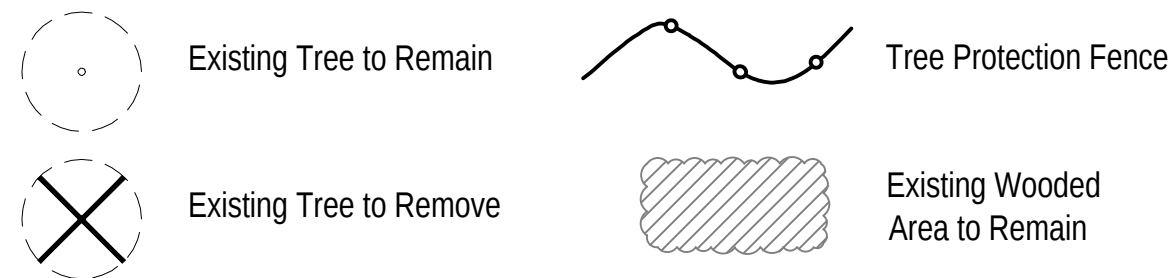
Revisions		
Description	Date	Num
Owner Requested Changes	11/14/2025	1

Comm: 252103
Date: 08/01/2025
Drawn: AL
Check: BH

TREE PRESERVATION
PLAN

L0.000

LANDSCAPE MATERIALS LEGEND:



TREE PRESERVATION REQUIREMENTS:

Assumption: All Trees to be removed were previous owner planted trees in accordance with the 2016 landscape plan.

Sec. 10-669. - Applicability.

A tree preservation plan shall be submitted to and approved by the City and implemented in accordance there with in connection with any of the following:
When 30 percent of the total diameter inches of all trees and significant trees on the property are to be considered for removal.

Significant Tree: means a healthy tree meeting one of the following:

- Hardwood deciduous trees, as defined herein, measuring a minimum of six inches in diameter;
- All other deciduous tree (common), measuring a minimum of 12 inches in diameter;
- Coniferous (evergreen) tree, having a minimum height of 12 feet; and
- Ornamental trees, six inches in diameter.

Sec. 10-672. - Tree Removal.

Up to 30 percent of the total diameter inches of the tree inventory (trees and significant trees) may be removed without a replacement plan.

Sec. 10-676. - Tree replacement schedule.

- Replace 50 percent of the total diameter inches of all significant trees lost.
- Replace 25 percent of total diameter inches of all other types of trees including coniferous, common and ornamental.

Species requirement is where ten or more replacement trees are required, not more than 50 percent of the replacement trees shall be of the same species.

GENERAL NOTES:

- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
- Contractor to Coordinate all work with Owner.
- Protect adjacent areas from damage during construction.
- See written specifications for additional requirements.
- Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
- All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
- See Civil Engineer's Plans for proposed grading & utilities.
- See Sheet for L2.001 & L2.002 for Landscape Details, Notes, and Schedule.

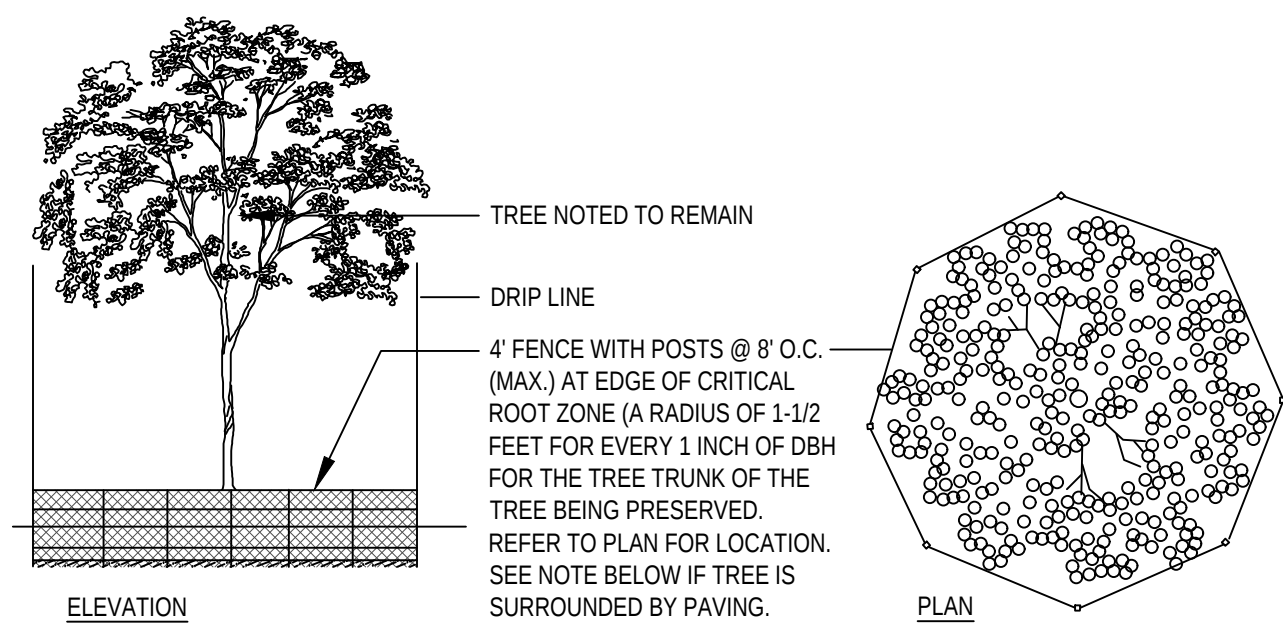
TREE REPLACEMENT SUMMARY:

EXISTING SIGNIFICANT INCHES ON SITE: 58

EXISTING SIGNIFICANT INCHES TO BE REMOVED: 7

TOTAL INCHES REQUIRED FOR MITIGATION: 0

REPLACEMENT INCHES PROPOSED: 10

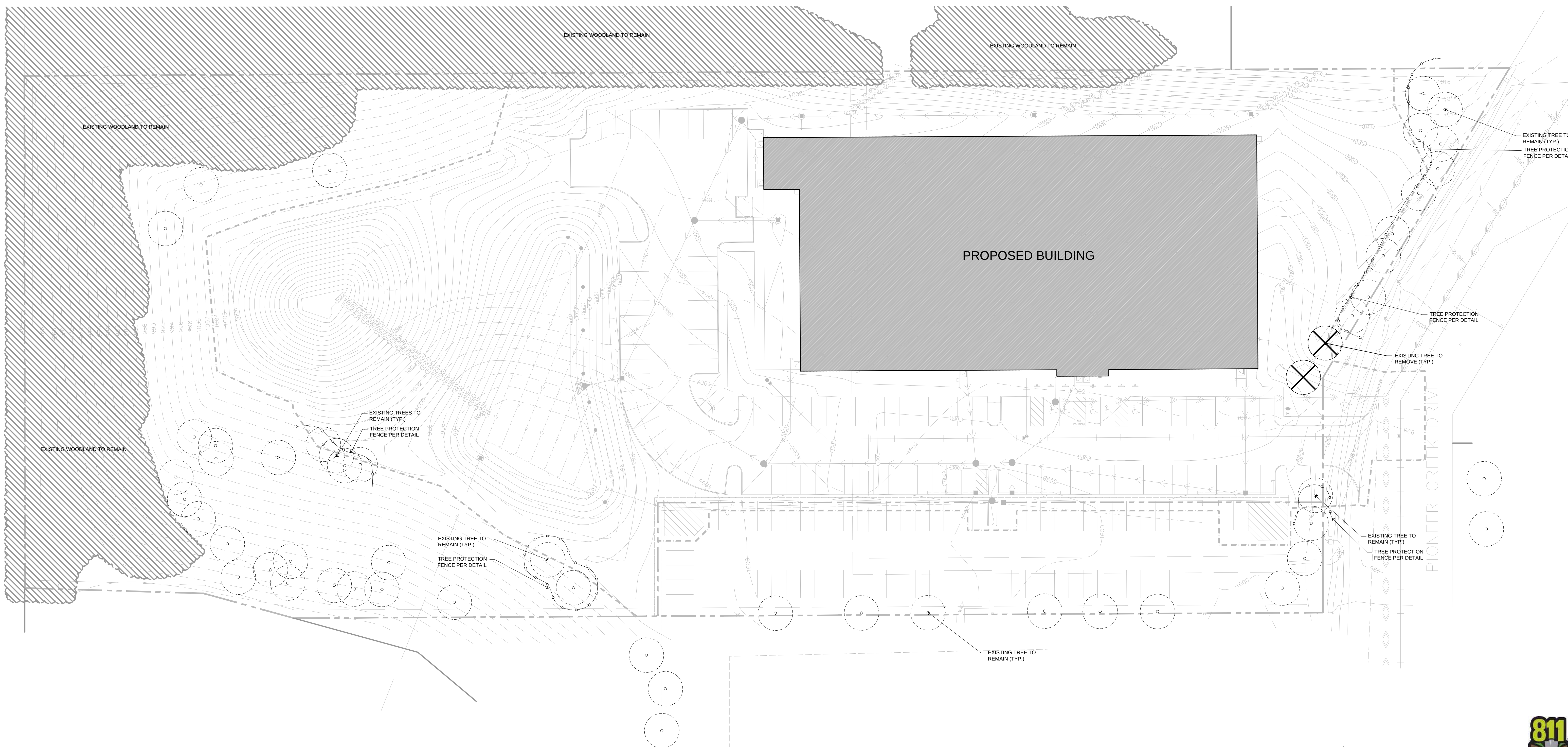


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

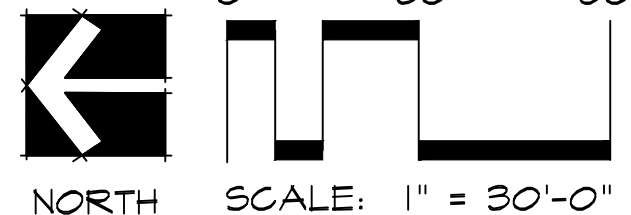
1 EXISTING TREE PROTECTION DETAIL

NOT TO SCALE



NOTE:

Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 30" below grade.



75% CD SET

NOT FOR CONSTRUCTION



	Proposed Turf Sod per Landscape Notes		Existing Tree to Remain
	Live Plugs per Schedule		Proposed Landscape Edger per Landscape Notes
	Proposed Native Seed per Notes & Specifications		Tree Protection Fence
	Proposed Rock Mulch per Notes & Specifications		Existing Wooded Area to Remain
Fence per Detail & Specifications Fence Type as noted per Plan			

- a. All land area not occupied by buildings, parking, driveways, sidewalks or other hard surfaces shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery or trees;
- b. At least ten percent of the total land area within the perimeter of a private parking and driveway areas having over 40 stalls shall be landscaped. Landscaped areas provided within the setback areas may be credited toward this ten percent landscaping requirement, for up to half of the requirement, or five percent;
- c. Landscaped islands shall be a minimum of 250 square feet in area and include at least one overstory or evergreen tree meeting the requirements of this article. Landscape islands shall be located, at a minimum, every 30 stalls; and
- d. The landscape plan shall include a full complement of overstory, ornamental trees, evergreens, shrubbery and ground covers which are hardy and appropriate for the locations in which they are planted, and which provide year round color interest.

Minimum landscaping requirements include all open areas of a lot which are not used or improved for required parking areas, drives or storage, shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt shall be made to preserve as many existing trees as is practicable and to incorporate them into the development.

1. Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
2. Contractor to Coordinate all work with Owner.
3. Protect adjacent areas from damage during construction.
4. See written specifications for additional requirements.
5. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
6. All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
7. See Civil Engineer's Plans for proposed grading & utilities.
8. See Sheet for L2.001 & L2.002 for Landscape Details, Notes, and Schedule.

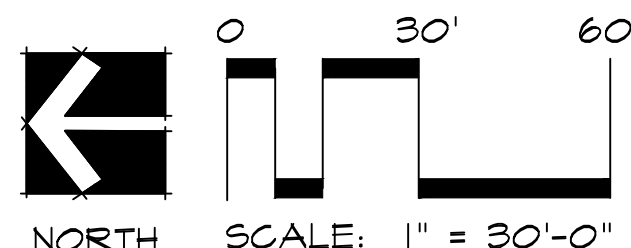
TOTAL TREES REQUIRED FOR MITIGATION: 0
TOTAL TREES PROPOSED: 4 Overstory Trees (10 Inches)

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<u>DECIDUOUS OVERSTORY TREE</u>						
	AA	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
	GI	<i>Gleditsia triacanthos</i> inermis 'Skycole'™	Skyline Thornless Honey Locust	2.5" Cal.	B&B	1
	TB	<i>Tilia americana</i> 'Boulevard'	Boulevard American Linden	2.5" Cal.	B&B	1



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Phone: (651) 788-9018
www.calyxdesigngroup.com



NOT FOR CONSTRUCTION



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

L1.000

MAPLE PLAIN INDUSTRIAL PARK 6TH ADDITION

R.T.DOC.NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Proto Labs, Inc, a Minnesota corporation, fee owner of the following described property:

Lots 1 and 2, Block 1, MAPLE PLAIN INDUSTRIAL PARK 5TH ADDITION

Has caused the same to be surveyed and platted as MAPLE PLAIN INDUSTRIAL PARK 6TH ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements, as created by this plat.

In witness whereof said Proto Labs, Inc, a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Proto Labs, Inc

By _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by _____, of Proto Labs, Inc, a Minnesota corporation, on behalf of the corporation.

Signature _____ Notary's printed name _____
Notary Public, _____ County _____
My commision expires _____

I Mark S. Gronberg do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Mark S. Gronberg, Licensed Land Surveyor
Minnesota License Number 12755

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Mark S. Gronberg.

Signature _____ Notary's printed name _____
Notary Public, _____ County _____
My commision expires _____

City Council, City of Maple Plain, Minnesota

This plat of MAPLE PLAIN INDUSTRIAL PARK 6TH ADDITION was approved and accepted by the City Council of the City of Maple Plain, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City Of Maple Plain, Minnesota

_____, Mayor _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Daniel Rogan, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565, (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

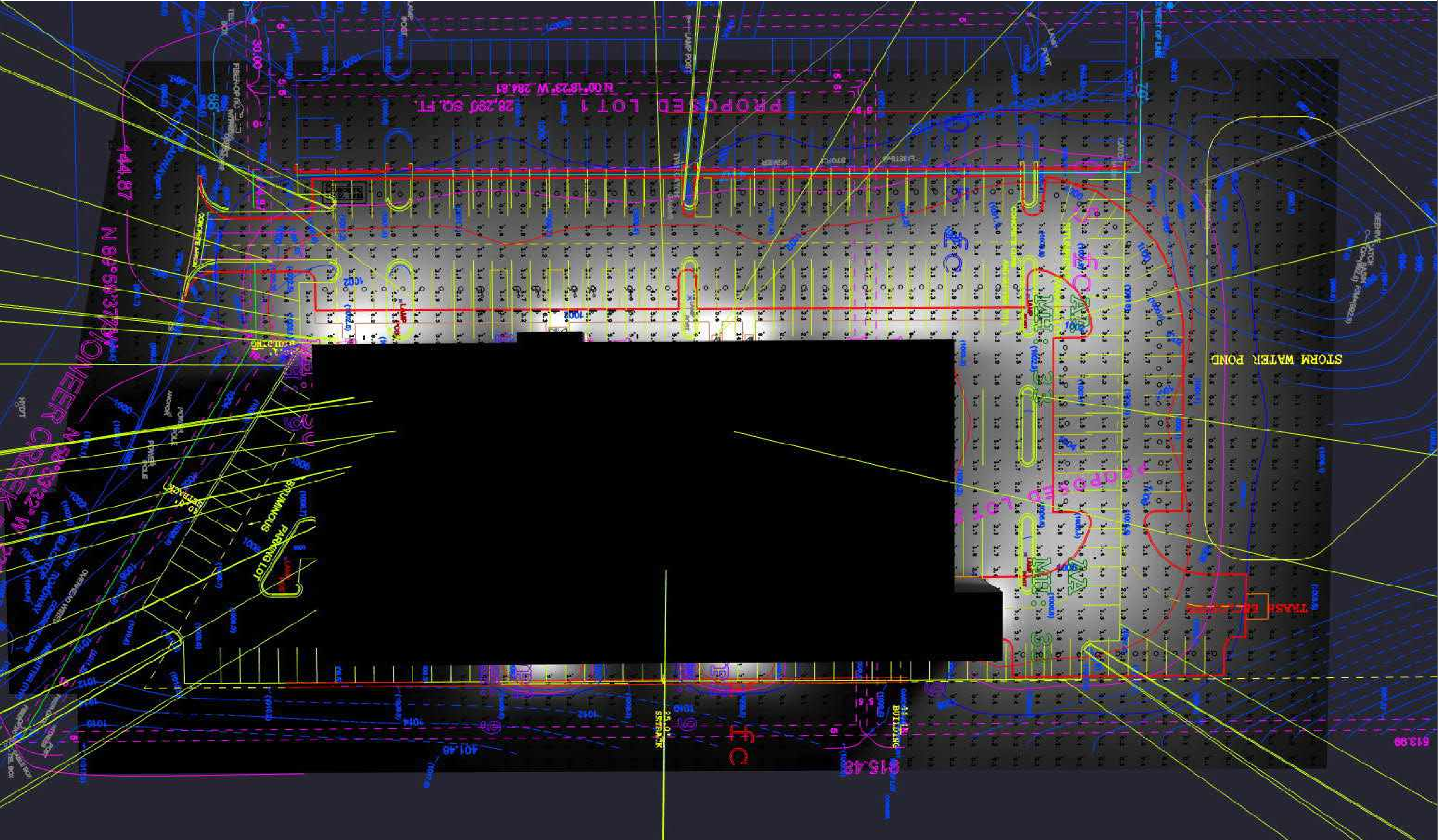
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of MAPLE PLAIN INDUSTRIAL PARK 6TH ADDITION was filed in this office this ____ day of _____, 20____, at _____ o'clock _____m.

Amber Bougie, Registrar of Titles By _____ Deputy

R.T.DOC.NO. _____





Calculation Summary							
Label	CalcType		Units	Avg	Max	Min	Max/Min
Ground Planar	Illuminance		Fc	0.84	15.3	0.0	N.A.
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	7	WP2	Single	WFM 40 G3 4K	0.910	3900	189
	3	WP	Single	ALF LS250 T4 G2 FSK-25000Lm-40K	0.910	25598	474.9
	2	AA	Single	ALF LS500 T5 G2 FSK-33500Lm-40K	0.910	33660	396

Page M of 1

North Shore Gymnastics

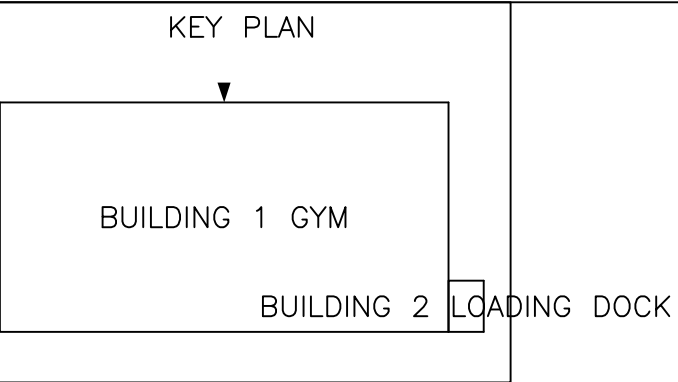
Drawn By: Daniel Budke
Checked By:
Date:7/16/2025
Scale:

Revisions

#	Date	Comments

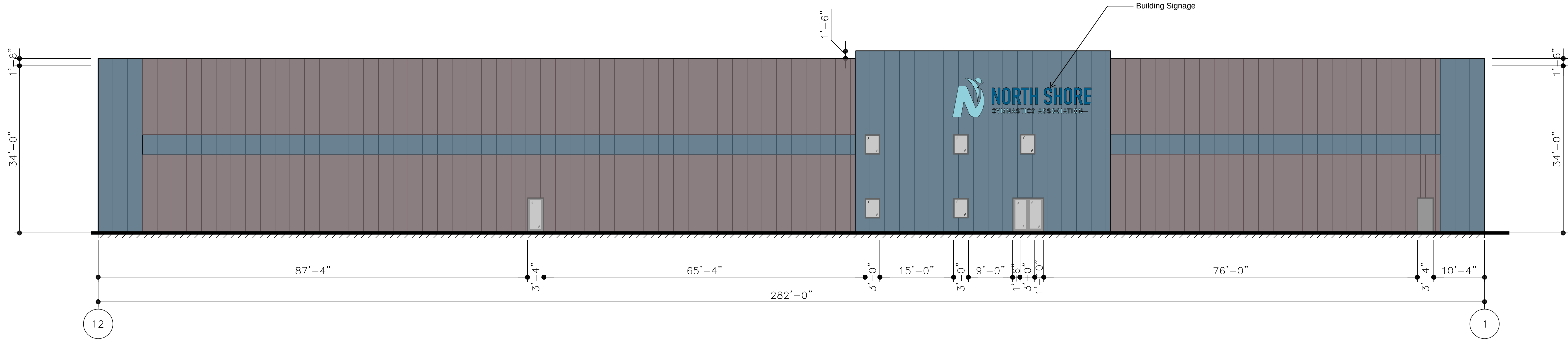
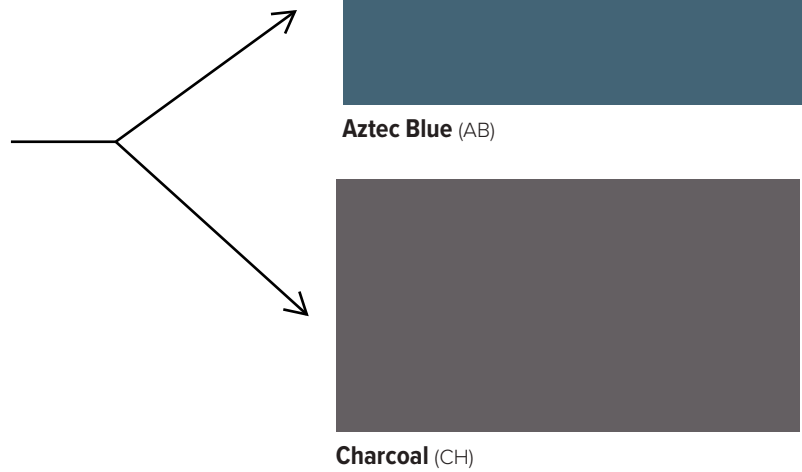


VIKING
electric
A Sonepar Company



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	2	3'-4"	7'-2"	0'-0"	FACTORY
2	3	3'-0"	4'-0"	16'-0"	FACTORY
3	1	6'-4"	7'-2"	0'-0"	FACTORY
4	2	3'-0"	4'-0"	3'-0"	FACTORY

Preliminary Color Choices



WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. REVERSE R-PANEL – PEARL GRAY (PVDF)

PROJECT NAME:

NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME:

YANIK COMPANIES
SPRING PARK, MN

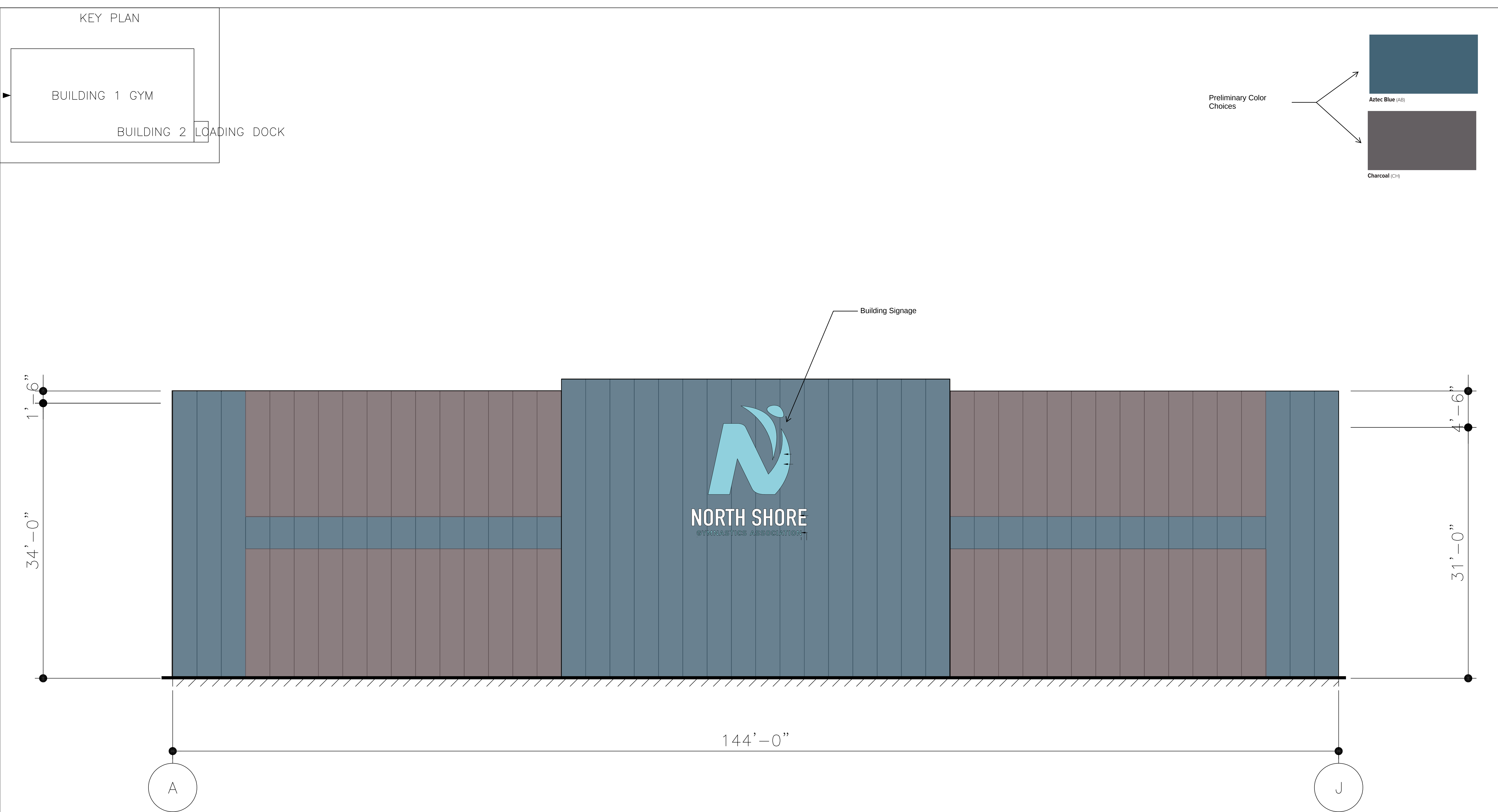
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/10/2025 12:05 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WS8

QUOTE NUMBER: MON-25221 A1



WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. REVERSE R-PANEL – PEARL GRAY (PVDF)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/10/2025 12:04 PM

SHEET NUMBER:	QUOTE NUMBER:
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MON-25221 A1

PROJECT NAME:

NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME:

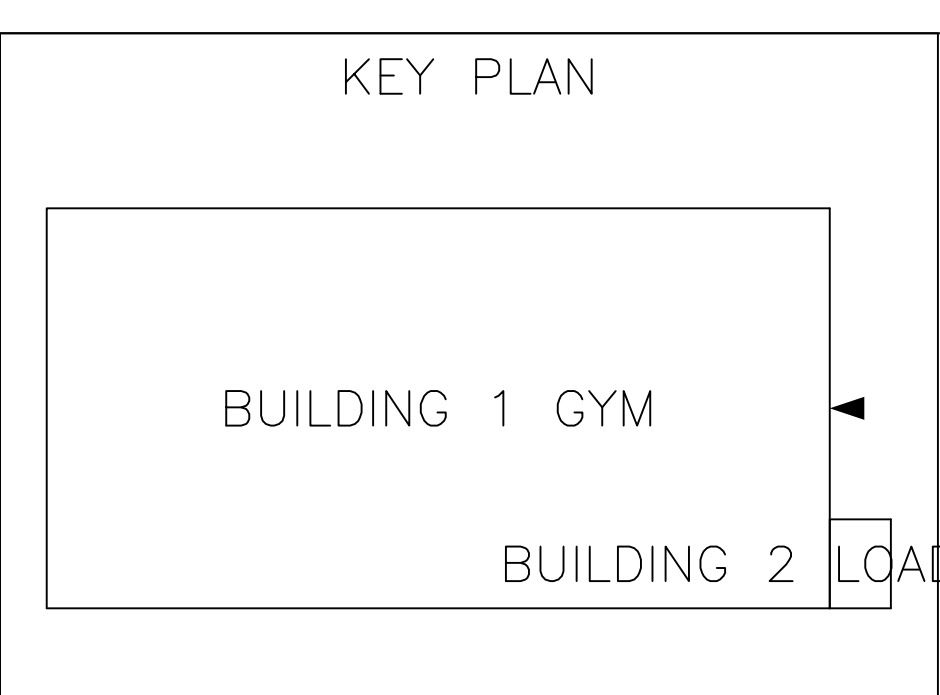
YANIK COMPANIES
SPRING PARK, MN



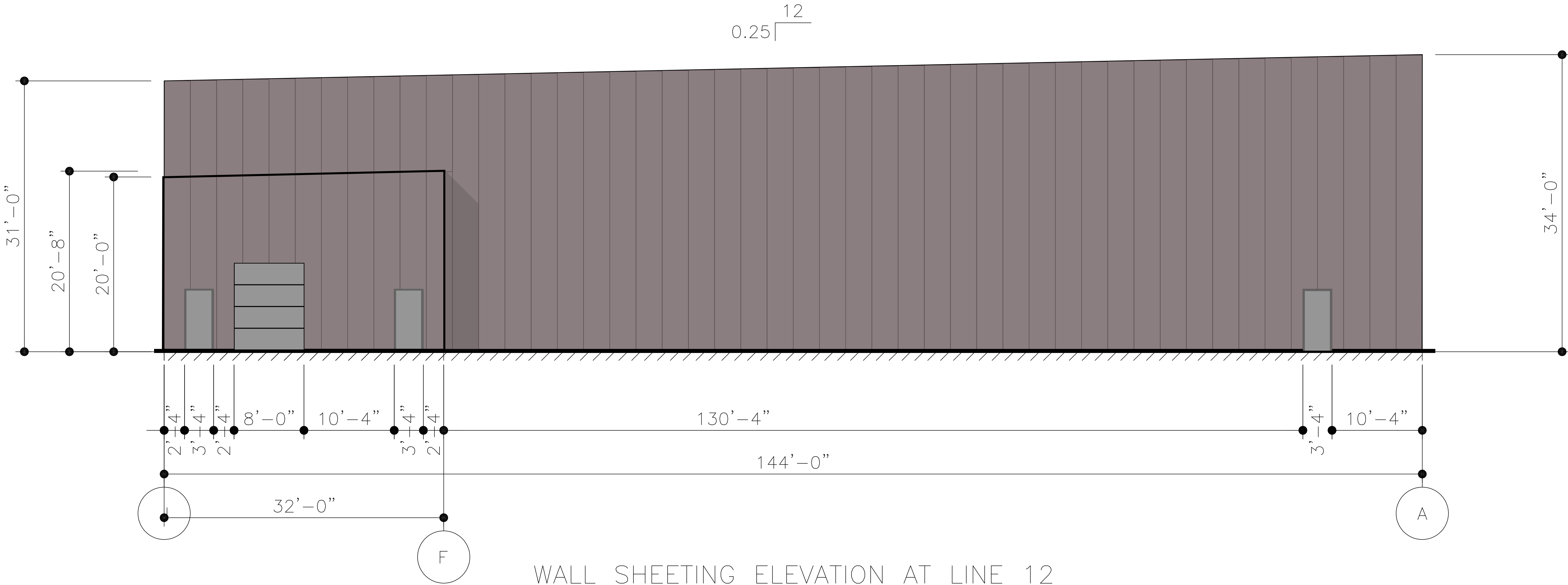
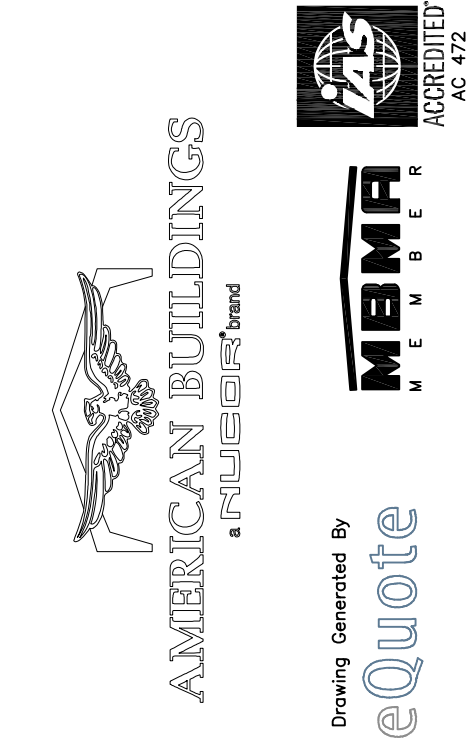
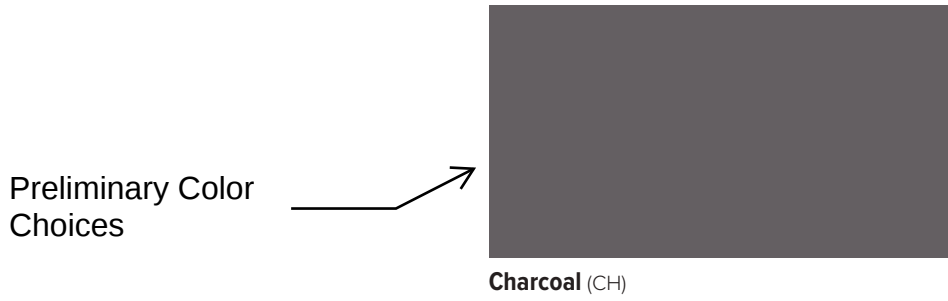
AMERICAN BUILDINGS

Drawing Generated By
eQuote

Section 3, Item A.



FRAMED OPENING SCHEDULE					
(D)	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FACTORY



WALL SHEETING ELEVATION AT LINE 12

PANELS: 26 GA. REVERSE R-PANEL — PEARL GRAY (PVDF)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
PRELIMINARY SHEETING ELEVATIONS

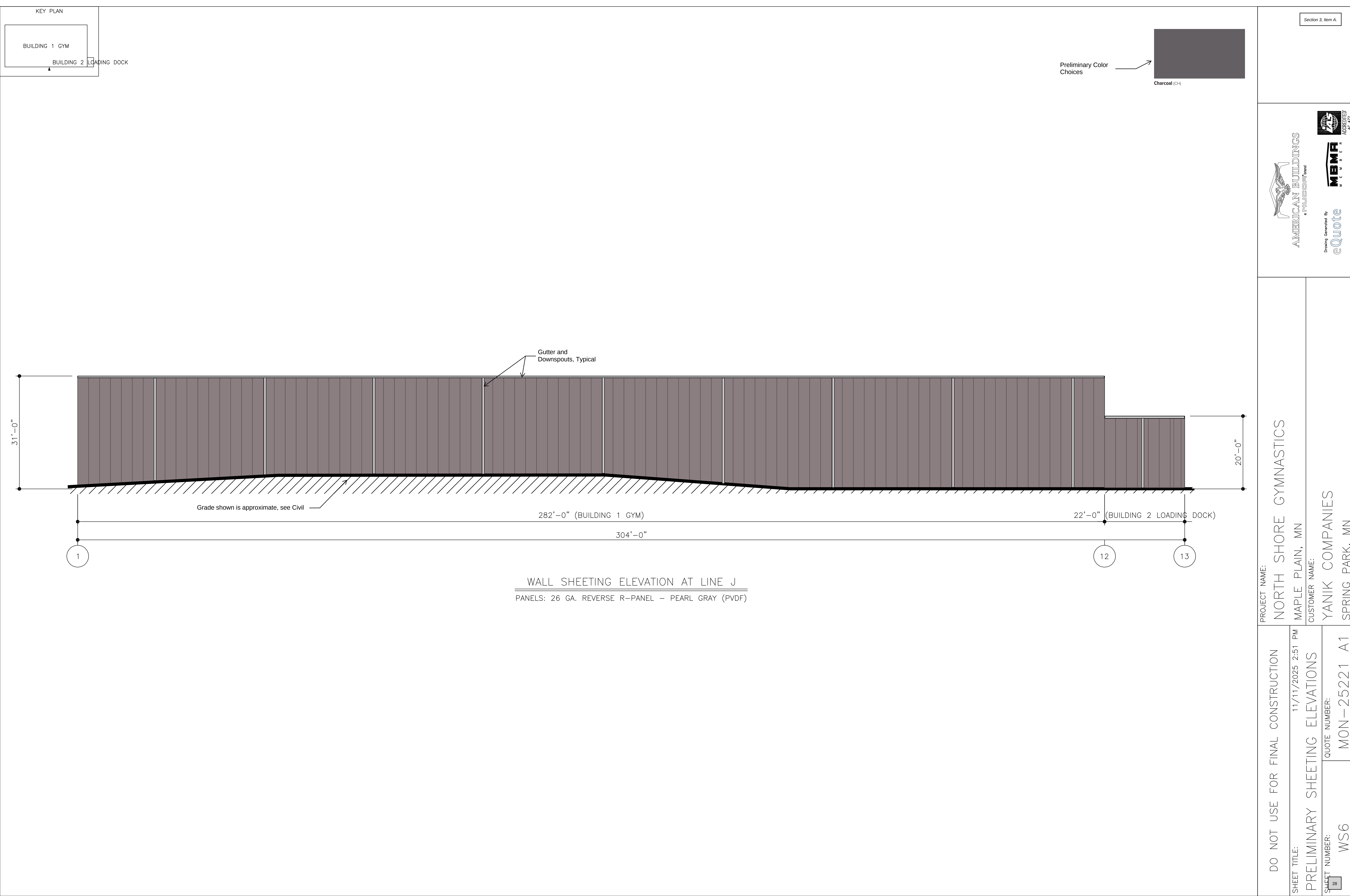
SHEET NUMBER:
WS7

11/11/2025 2:51 PM

QUOTE NUMBER:
MON-25221 A1

PROJECT NAME:
NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME:
YANIK COMPANIES
SPRING PARK, MN



Nucor Buildings Group A-Panel Metal Wall Panel System

The architectural features of the A-Panel wall make it ideal for fascias and decorative wall designs. The recessed fasteners provide a clean exterior appearance, and the deep rib configuration creates an attractive shadow pattern. Fasteners for are semi-concealed.



Panel Credentials

- ASTM E283 Test Method for Determining Air Leakage Through Wall Systems
- ASTM E331 Test Method for Water Penetration of Exterior Wall Systems
- State of Florida Product Approval
- UL263 Fire Tests of Building Construction and Materials
- ASTM C1363-11 Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus

Panel Specifications

Gage	Thickness (in.)	Yield (ksi)	Tensile (ksi)	Panel Wt. (psf)	I _x (Gross) (in ⁴)	TOP IN COMPRESSION		BOTTOM IN COMPRESSION	
						S _x (eff.) (in ³)	M _a (kip-in)	S _x (eff.) (in ³)	M _a (kip-in)
26	0.0177	80	82	0.86	0.0320	0.0417	1.500	0.0367	1.3167
24	0.0222	80	82	1.08	0.0400	0.0537	1.9267	0.0493	1.7700

Panel Capacity (psf)

SPAN (ft.)	26 GAGE		24 GAGE	
	Pressure ⁷	Suction ^{4,8}	Pressure ⁷	Suction ^{4,8}
3.0	78	72	119	75
3.5	67	62	102	64
4.0	58	54	89	56
4.5	52	48	72	50
5.0	43	43	59	45
5.5	36	40	48	41
6.0	30	34	41	38
6.5	26	29	35	35
7.0	22	25	30	32
7.5	19	22	26	28

NOTES

1. Section properties were calculated in accordance with AISI S100/CSA S136, 2016 Edition.
2. Panels were checked for bending, shear, combined bending and shear, web crippling, deflection and panel pullover.
3. Deflection is limited to Span/60.
4. Panel pullover limits are based on d/w = 0.44".
5. Thermal load has not been considered.
6. Capacities are based on a 3-span condition with equal length spans.
7. "Pressure" load is applied inward on the outer surface towards supports.
8. "Suction" load is applied outward on the inner surface away from panel supports.