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 Improvments 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.

<u>Site Design:</u>

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:

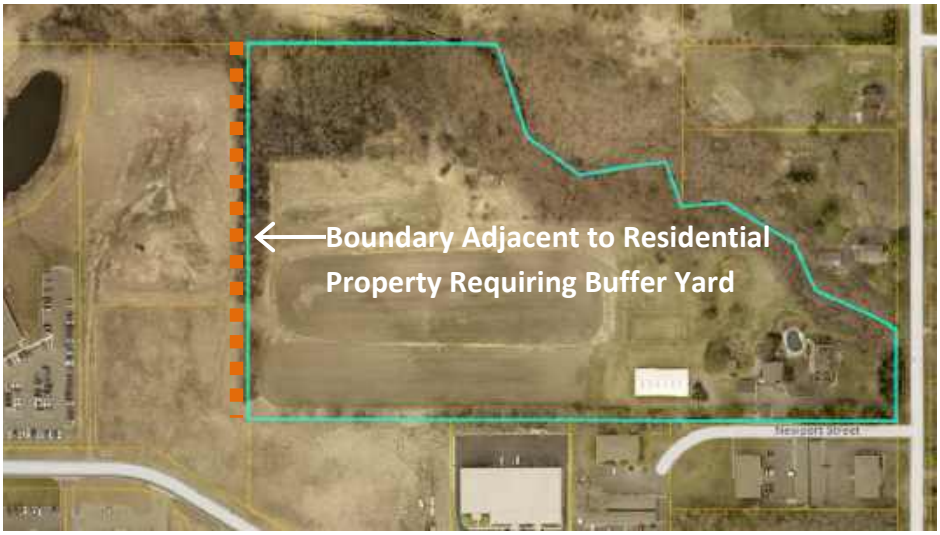
Building Setbacks Required:

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 ± 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.

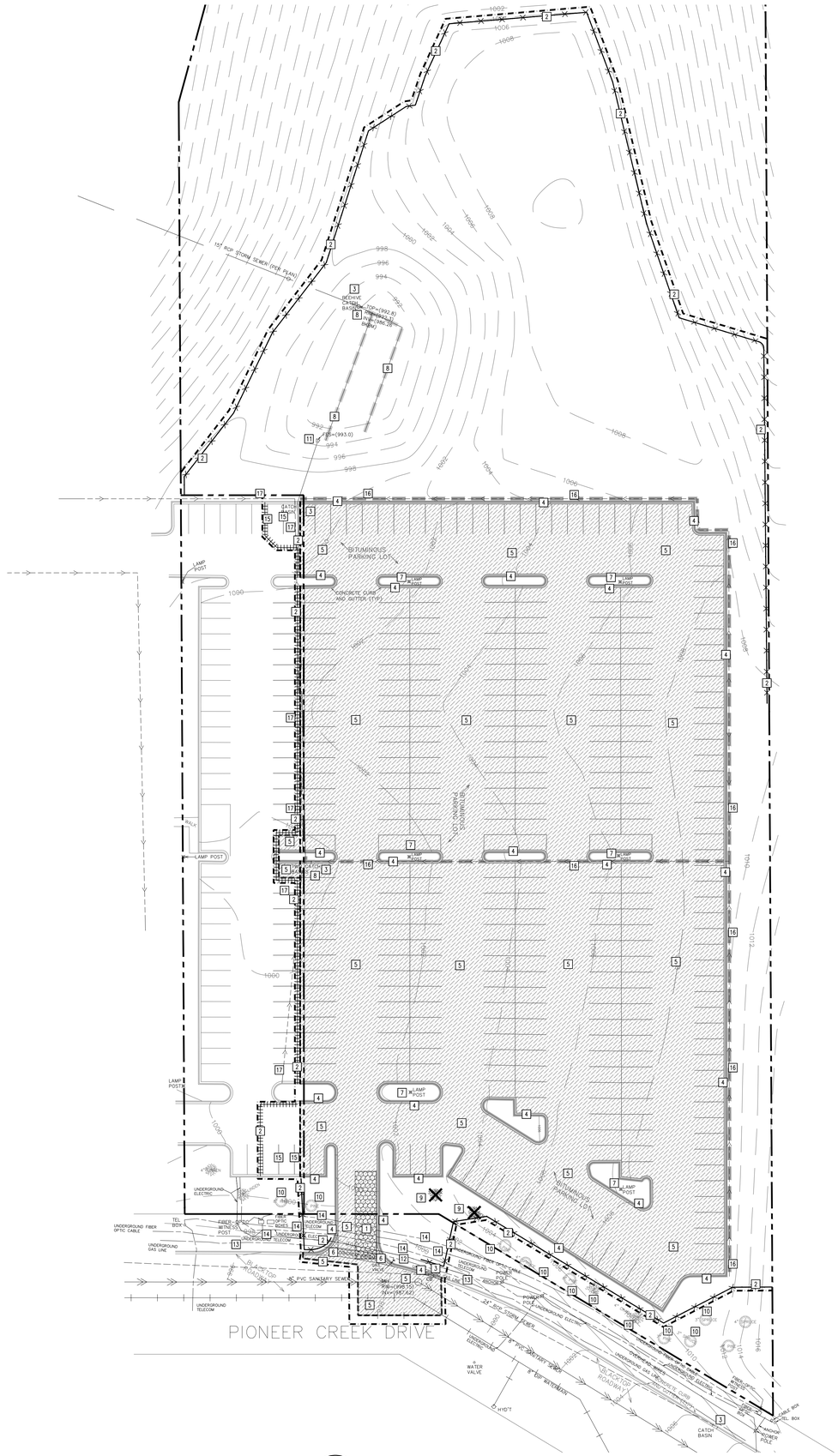
    d. The Applicant shall address all comments provided by the City's Fire Chief.

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



1 C1.000 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.000.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C5.000 AND 4/C5.000.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C5.000.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
7. REMOVE AND SALVAGE LIGHT POLE. FOOTINGS SHALL BE REMOVED IN THEIR ENTIRETY. LOCATION OF EXISTING CONDUITS ARE UNKNOWN. CONTRACTOR SHALL FIELD LOCATE AND REMOVE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
8. REMOVE STORM SEWER AND CATCH BASIN IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
9. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
10. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
11. REMOVE AND SALVAGE EXISTING RIP RAP. INTENT IS TO RE-INSTALL SALVAGED RIP RAP AFTER PROPOSED BIOFILTRATION BASIN HAS BEEN GRADED.
12. CONTRACTOR SHALL COORDINATE THE RELOCATION OF GAS VALVE WITH OWNER AND UTILITY OWNER PRIOR TO START OF CONSTRUCTION.
13. EXISTING GAS LINE TO REMAIN. PROTECT AT ALL TIMES.
14. EXISTING UNDERGROUND FIBER OPTIC, ELECTRICAL, AND TELECOMMUNICATION LINES TO REMAIN. PROTECT AT ALL TIMES.
15. CONTRACTOR SHALL REMOVE STRIPING BY GRINDING, PRESSURE WASHING, OR ALTERNATIVE MEANS AND METHODS. BLACK COVER UP PAINT IS NOT AN ACCEPTABLE METHOD.
16. REMOVE DRAIN TILE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
17. EXISTING DRAIN TILE TO REMAIN. PROTECT AT ALL TIMES.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- CONSTRUCTION ENTRANCE
- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- CURB REMOVAL
- PIPE REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL

ABBREVIATIONS

BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C5.000 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO OBTAIN CLEAR UNDERSTANDING OF THE FULL SCOPE OF TREE, UNDER BRUSH, AND OTHER VEGETATION CLEARING THAT NEEDS TO OCCUR.

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

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF MAPLE PLAIN STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF MAPLE PLAIN AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
7. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT. ANY CURB AND GUTTER, SIDEWALK, AND PAVEMENT NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. THE BACKGROUND INFORMATION WAS PREPARED BY GRONBERG & ASSOCIATES, INC. AT (952) 473-4141.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF MAPLE PLAIN. A MINIMUM 24-HOUR PRIOR NOTICE SHALL BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JIONT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF MAPLE PLAIN STANDARDS AND SPECIFICATIONS.
10. THE CONDITION OF THE PIONEER CREEK DRIVE SHALL BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PICTURES. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHALL REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF MAPLE PLAIN AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF MAPLE PLAIN FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

N

30' 15' 0 30' 60'
SCALE 1" = 30'

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

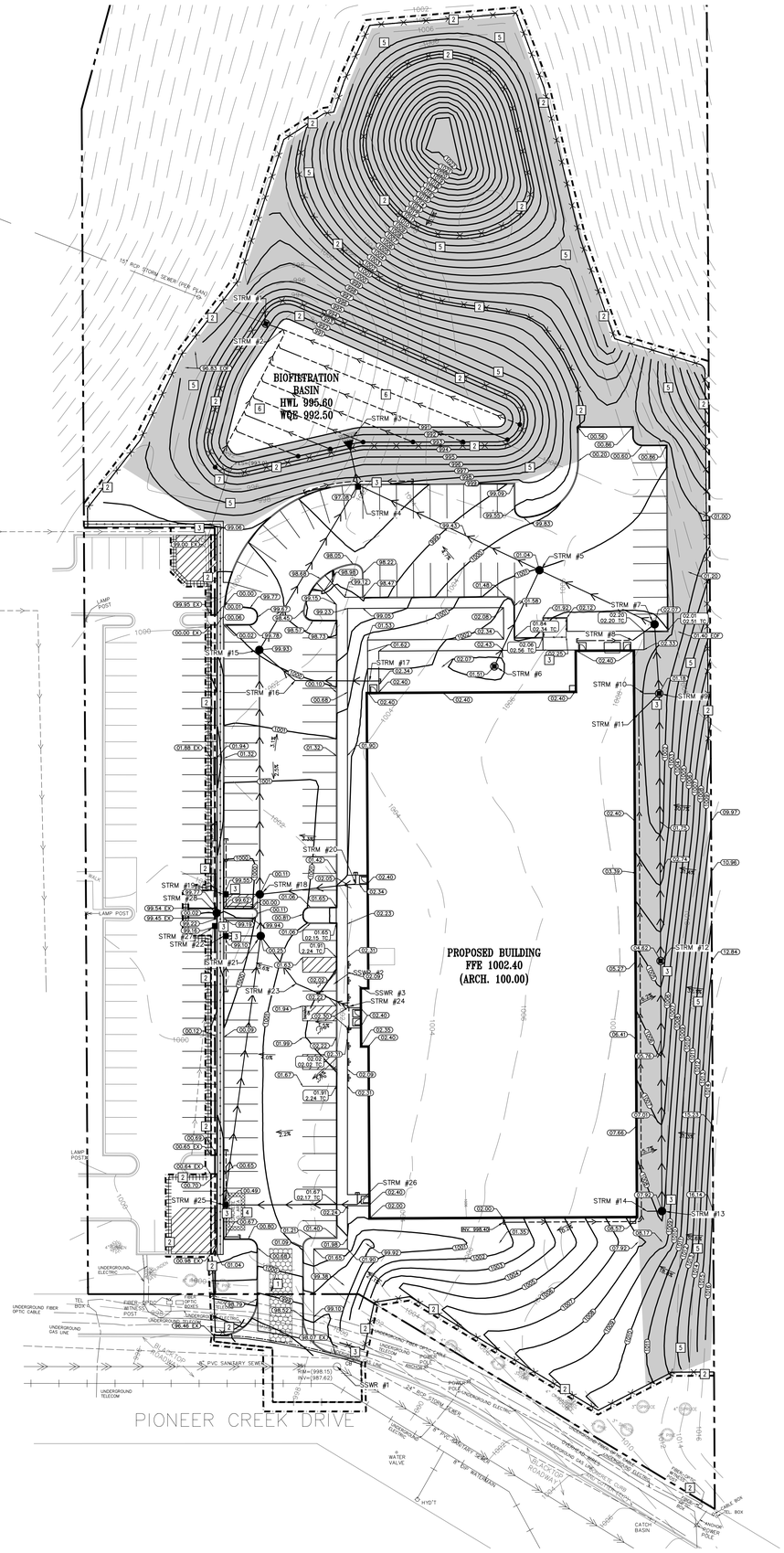
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num

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

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

C1.000



1 / C2.000 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.000.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C5.000 AND 4/C5.000.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C5.000.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
6. BIOFILTRATION BASIN AND WATER QUALITY TREATMENT POND IS TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 6/C5.000 FOR BIOFILTRATION BASIN(S) CROSS SECTION. **CONSTRUCTION TRAFFIC IN BIOFILTRATION AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. BIOFILTRATION AREA IS NOT APPROVED BORROW SITES AND IS NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATE AT A MINIMUM RATE OF 1-INCH PER HOUR USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.**
7. INSTALL SALVAGED RIP RAP AFTER PROPOSED BIOFILTRATION BASIN HAS BEEN GRADED. REFER TO DETAIL 9/C5.001. ADDITIONAL RIP RAP NECESSARY TO MATCH PROPOSED DETAIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IF NEEDED.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (1000)
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- FLARED END SECTION WITH RIPRAP
- EROSION CONTROL BLANKET (TEMPORARY)
- ROCK CONSTRUCTION ENTRANCE (1.0% slope)
- DRAINAGE FLOW ARROW
- RETAINING WALL SPOT ELEVATION (TW 05.00 / BW 03.00)
- SPOT ELEVATION (02.40)
- SOIL BORING (SB-1)
- CONCRETE WASHOUT AREA (C.O. AREA)

ABBREVIATIONS

BLDG	Building
BM	Benchmark
BS	Bottom of Step
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
NWL	Normal Water Level
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
TC	Top of Curb
TS	Top of Step
TW	Top of Wall
W.O.	Washout
WQE	Water Quality Elevation

APPROXIMATE DISTURBED AREA IS 4.25 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C5.000 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

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

N

30' 15' 0 30' 60'
SCALE 1" = 30'

EROSION CONTROL NOTES:

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 MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED 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 PROJECTS GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND PIONEER-SARAH CREEK WATERSHED MANAGEMENT COMMISSION WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS 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. SOILS 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 MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE 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 LEFT IDLE FOR MORE THAN SEVEN DAYS DURING 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. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE O (OATS), OR WW (WINTER WHEAT), 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 SEMI-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 TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
    - F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA 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. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED 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 ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., 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/DOT 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 COMPLETION OF GRADING ACTIVITIES.
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.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. 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 AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR 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 980.00-999.99. ALL SPOT ELEVATIONS SHOWN AS 00.00-30.00 ARE TO BE UNDERSTOOD TO MEAN 1000.00-1030.00.
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. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE 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 CIVIL ENGINEER.**
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 DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS 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. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL – AFTER COMPACTION – SHALL 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, AND NOTED ON, THE APPROVED GRADING PLAN AND . SPECIFICATIONS, THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
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 ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
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 PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, 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 MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING 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.

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

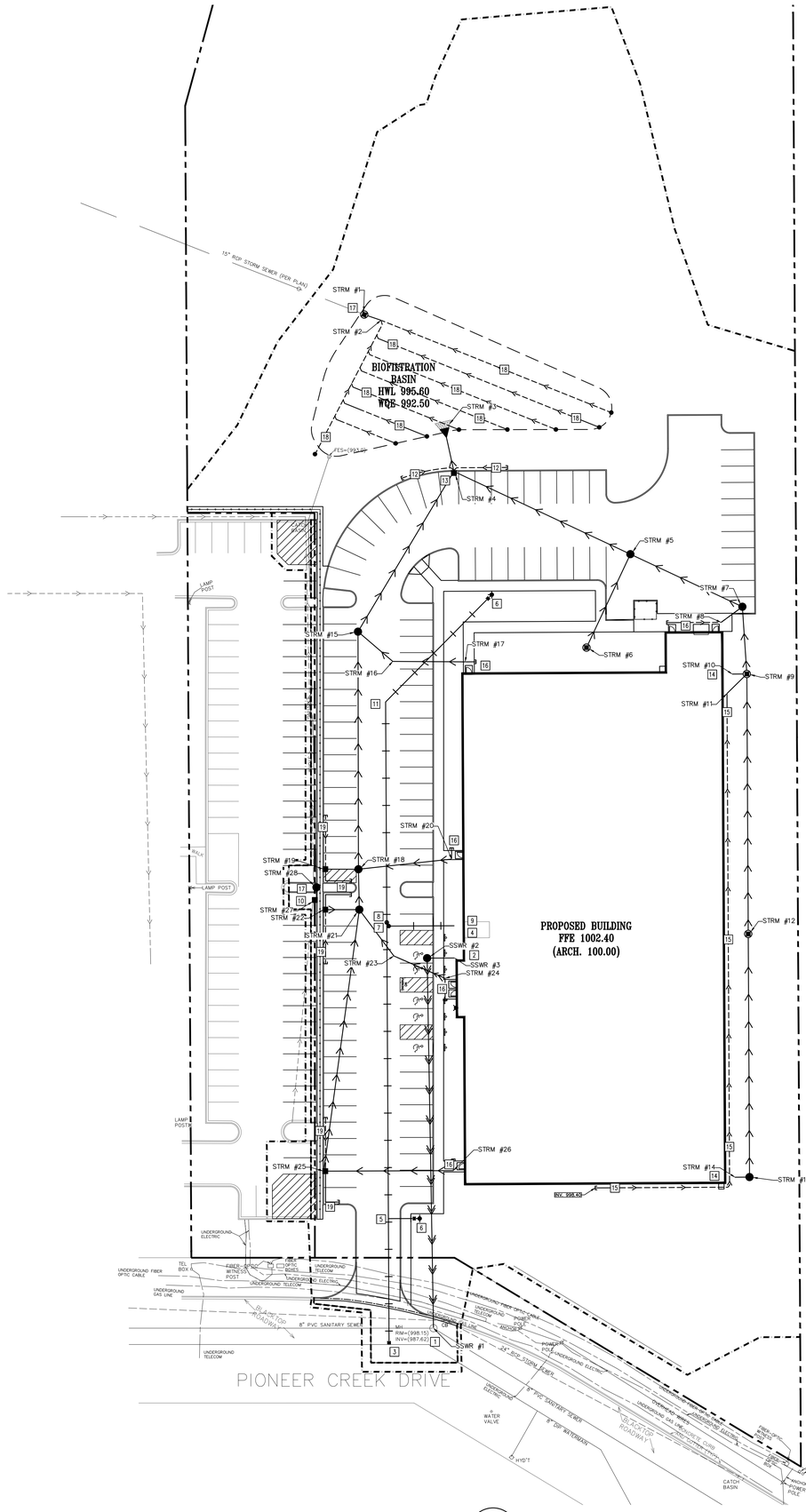
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num

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

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C2.000



1 C3.000 UTILITY PLAN 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION AT INV. 988.12. PROVIDE WATERTIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
2. LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
3. INSTALL 8-INCH WET TAP. REFER TO DETAIL 1/C5.001.
4. 1.5-INCH IRRIGATION STUB. REFER TO MECHANICAL AND LANDSCAPE PLANS AND SPECIFICATIONS.
5. INSTALL 8-INCH BY 6-INCH TEE.
6. INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 3/C5.001.
7. INSTALL 2-INCH CORPORATION STOP AND CURB BOX. REFER TO DETAIL 12/C5.000.
8. INSTALL 8-INCH BY 6-INCH REDUCER.
9. STUB 2-INCH TYPE K COPPER WATER SERVICE TO BUILDING. REFER TO DETAIL 12/C5.000. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
10. CONNECT EXISTING DRAIN TILE TO STRM #27. CONTRACTOR SHALL VERIFY EXISTING DRAIN TILE INVERT PRIOR TO ORDERING STORM SEWER STRUCTURES.
11. INSTALL 6-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
12. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 10/C5.000.
13. INSTALL SUMP CATCH BASIN WITH SNOUT, ENVIROHOOD OR APPROVED EQUAL. REFER TO DETAIL 10/C5.001.
14. LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
15. INSTALL PERIMETER DRAIN TILE. REFER TO DETAIL 14/C5.002. PROVIDE SOLID PIPE AND WATER TIGHT CONNECTIONS TO 10-FEET OF EITHER SIDE OF ALL WATER CROSSINGS PER MN PLUMBING CODE.
16. INSTALL FROST PROTECTION AT SIDEWALK TRANSITION. REFER TO DETAIL 11/C5.002.
17. INSTALL MANHOLE IN LINE WITH EXISTING 15-INCH RCP. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER WITH FINDINGS.
18. INSTALL FILTRATION BASIN DRAIN WITH STORM SEWER CLEAN OUT. REFER TO DETAIL 8/C5.000 FOR DRAIN TILE. REFER TO DETAIL 9/C5.000 FOR CLEAN OUT.
19. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 10/C5.000. DRAIN TILE TO BE INSTALLED IN FRONT OF CURB.

UTILITY NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF MAPLE PLAIN STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS, SIZES, AND INVERTS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
4. ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF MAPLE PLAIN STANDARDS.
7. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE. WATER SERVICES SHALL BE TYPE K COPPER.
8. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
9. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF MAPLE PLAIN. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
10. SANITARY SEWER PIPING SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE PVC UNLESS NOTED OTHERWISE.
11. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
12. ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
13. CONTRACTOR SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
14. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
15. ALL PORTIONS OF THE STORM AND SANITARY SEWER SYSTEMS LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
16. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- FIRE HYDRANT
- GATE VALVE
- FIRE CONNECTION
- CLEANOUT
- CATCH BASIN
- MANHOLE
- FLARED END SECTION WITH RIPRAP
- PIPE INSULATION

ABBREVIATIONS

BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain
WQE	Water Quality Elevation

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF MAPLE PLAIN STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

N

30' 15' 0 30' 60'

SCALE 1" = 30'

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

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	48" CB MH	R-2390	992.50	W = 986.09 E = 987.89	---------- 10 L.F. OF 6" PVC @ 1.17%, STRM #2
STRM #2	DRAIN TILE CONNECTION	NA		W = 988.00	----------
STRM #3	24" FES	NA		S = 992.50	24 L.F. OF 24" RCP @ 1.00%, STRM #4
STRM #4	60" SUMP CB MH	R-3067	997.08	N = 992.74 SE = 992.74 SW = 992.99	---------- 107 L.F. OF 18" RCP @ 1.00%, STRM #5 103 L.F. OF 12" RCP @ 1.00%, STRM #15
STRM #5	48" MH	R-1733	1001.04	NW = 993.81 SE = 993.81 SW = 997.37	---------- 68 L.F. OF 18" RCP @ 1.00%, STRM #7 57 L.F. OF 12" RCP @ 2.00%, STRM #6
STRM #6	27" CB	R-2390	1001.51	NE = 998.51	----------
STRM #7	48" MH	R-1733	1002.07	NW = 994.49 S = 994.49 SW = 997.45	---------- 37 L.F. OF 18" RCP @ 1.00%, STRM #9 15 L.F. OF 4" PVC @ 6.55%, STRM #8
STRM #8	DRAIN TILE CONNECTION	NA		NE = 998.40	----------
STRM #9	48" CB MH	R-2390	1001.18	N = 994.86 S = 994.86 W = 995.18 SW = 997.36	---------- 143 L.F. OF 15" RCP @ 0.62%, STRM #12 8 L.F. OF 12" PVC @ 2.00%, STRM #10 15 L.F. OF 4" PVC @ 6.78%, STRM #11
STRM #10	ROOF DRAIN CONNECTION	NA		E = 995.34	----------
STRM #11	DRAIN TILE CONNECTION	NA		NE = 998.40	----------
STRM #12	48" CB MH	R-2390	1004.62	N = 995.75 S = 995.75	---------- 134 L.F. OF 15" RCP @ 0.61%, STRM #13
STRM #13	48" MH	R-1733	1007.92	N = 996.57 W = 996.57	---------- 8 L.F. OF 10" PVC @ 2.00%, STRM #14
STRM #14	ROOF DRAIN CONNECTION	NA		E = 996.73	----------
STRM #15	48" MH	R-1733	999.93	NE = 994.02 S = 994.02 SE = 996.42	---------- 131 L.F. OF 12" RCP @ 1.00%, STRM #18 25 L.F. OF 4" PVC @ 1.00%, STRM #16
STRM #16	4" 45° BEND	NA		NW = 996.67 E = 996.67	---------- 40 L.F. OF 4" PVC @ 4.34%, STRM #17
STRM #17	DRAIN TILE CONNECTION	NA		W = 998.40	----------
STRM #18	48" MH	R-1733	1000.11	N = 995.33 S = 995.33 W = 995.86 E = 996.58	---------- 22 L.F. OF 12" RCP @ 1.00%, STRM #21 19 L.F. OF 12" RCP @ 1.00%, STRM #19 52 L.F. OF 4" PVC @ 3.53%, STRM #20
STRM #19	24"x36" CB	R-3067	999.55	E = 996.05	----------
STRM #20	DRAIN TILE CONNECTION	NA		W = 998.40	----------
STRM #21	48" MH	R-1733	1000.25	N = 995.55 S = 995.55 W = 995.80 SE = 997.75	---------- 145 L.F. OF 12" RCP @ 1.00%, STRM #25 20 L.F. OF 12" RCP @ 1.00%, STRM #22 32 L.F. OF 4" PVC @ 1.00%, STRM #23
STRM #22	24"x36" CB	R-3067	999.10	E = 996.00	----------
STRM #23	4" 22.5° BEND	NA		NW = 998.07 SE = 998.07	---------- 31 L.F. OF 4" PVC @ 1.07%, STRM #24
STRM #24	DRAIN TILE CONNECTION	NA		NW = 998.40	----------
STRM #25	24"x36" CB	R-3067	1000.49	N = 997.00 E = 998.00	---------- 71 L.F. OF 4" PVC @ 0.56%, STRM #26
STRM #26	DRAIN TILE CONNECTION	NA		W = 998.40	----------
STRM #27	24"x36" CB	R-3067	999.16	N = 995.18	----------
STRM #28	48" MH	R-1733	1000.02	N = 995.15 S = 995.15	---------- 7 L.F. OF 15" RCP @ 0.50%, STRM #27

SANITARY SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SSWR #1	EX	EX	998.15	W = 987.62 SE = 987.62 N = 988.12	---------- ---------- 204 L.F. OF 6" PVC @ 3.81%, SSWR #2
SSWR #2	48" MH	R-1733	1002.05	S = 995.89 E = 996.09	---------- 15 L.F. OF 4" PVC @ 2.08%, SSWR #3
SSWR #3	SERVICE CONNECTION	NA		W = 996.40	----------

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

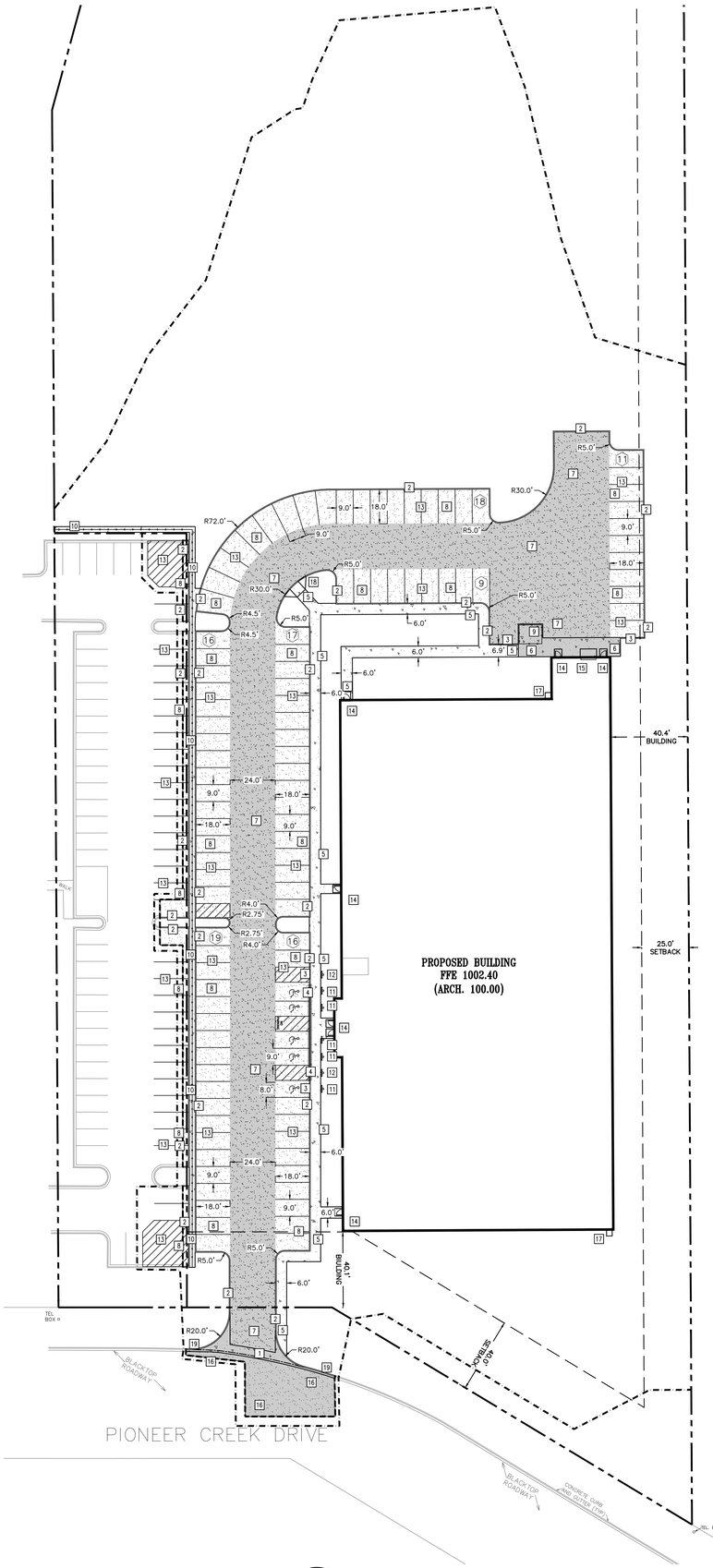
Nathaniel P. Anderson
License Number: **59311** Date: **11/14/2025**

Revisions		
Description	Date	Num

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

UTILITY PLAN

C3.000



1 C4.000 PAVING AND GEOMETRIC PLAN
1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 1/C5.002.
2. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 2/C5.002.
3. INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 4/C5.002.
4. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C5.002.
5. INSTALL CONCRETE WALK. REFER TO DETAIL 8/C5.002.
6. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 7/C5.002.
7. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C5.002.
8. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 5/C5.002.
9. INSTALL CONCRETE DUMPSTER PAD. REFER TO DETAIL 7/C5.002. REFER TO LANDSCAPE PLANS FOR SCREENING FENCE.
10. INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 10/C5.002 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
11. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 9/C5.002.
12. INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 9/C5.002.
13. PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
14. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
15. CONCRETE APRON. REFER TO STRUCTURAL PLANS AND DETAILS.
16. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. INTENT IS TO MATCH EXISTING PAVEMENT SECTION. REFER TO DETAIL 12/C5.002 FOR BIDDING PURPOSES
17. INSTALL CONCRETE SPLASH PAD. REFER TO DETAIL 8/C5.002 FOR CONCRETE SECTION. CONCRETE PAD SHALL BE INSTALLED IN LINE WITH PROPOSED OVERFLOW ROOF DRAIN. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION IN THE FIELD. PAD DIMENSIONS SHALL BE 3 FEET BY 4 FEET UNLESS DEPICTED OTHERWISE. PAD SHALL BE SLOPED AT 2% AWAY FROM THE BUILDING.
18. INSTALL PEDESTRIAN CURB RAMP. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038A.
19. INSTALL B624 CONCRETE CURB AND GUTTER. REFER TO DETAIL 13/C5.002.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- RETAINING WALL
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- FLAT CURB AND GUTTER
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (9)

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
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

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

PAVING NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF MAPLE PLAIN 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 PLAIN 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 PLAIN FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
10. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
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. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
15. INSTALL DRIVE ENTRANCE PER CITY OF MAPLE PLAIN STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF MAPLE PLAIN REQUIREMENTS FOR TRAFFIC CONTROL.
16. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

N

30' 15' 0 30' 60'
SCALE 1" = 30'

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

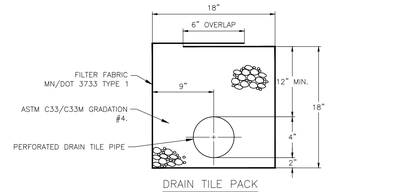
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num

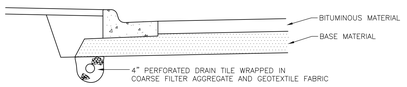
Comm: 252103
Date: 11/14/2025
Drawn: WH
Check: KAB

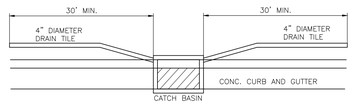
PAVING AND GEOMETRIC PLAN

C4.000



DRAIN TILE PACK





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, WHICH EVER IS GREATER.

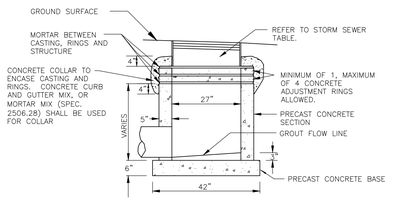
4) FOR CATCH BASINS NOT LOCATED IN A CURB LINE CONTRACTOR SHALL EXTEND DRAIN TILE IN 4 DIRECTIONS, IN THE SHAPE OF AN "X", FOR 15-FEET FROM EDGE OF CATCH BASIN STRUCTURE.

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.

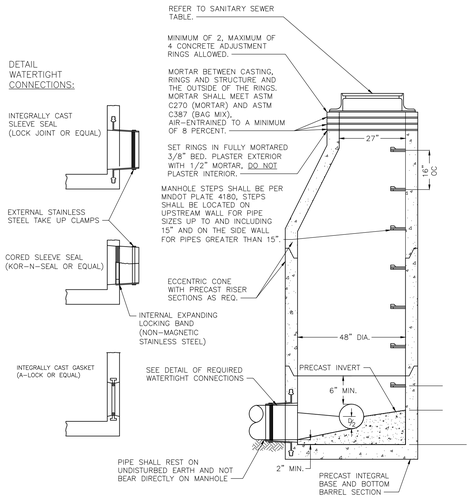
10 C5.000 DRAIN TILE AT LOW POINT CATCH BASIN
NOT TO SCALE



NOTE:

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

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



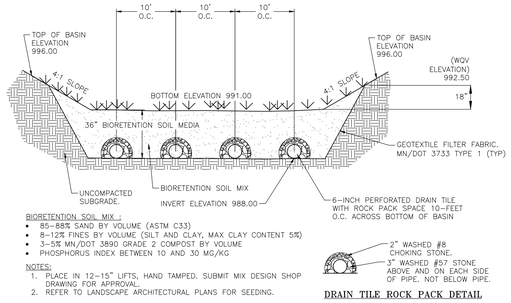
NOTES:

PRECAST RISER SECTIONS TO MEET ASTM C-478.

JOINTS BETWEEN PRECAST SECTIONS SHALL USE O-RING RUBBER GASKET CONFORMING TO ASTM C-443.

WATERTIGHT PIPE CONNECTIONS SHALL MEET ASTM C-923 & C-443 AND ALLOW FOR 10° DEFLECTION IN ANY DIRECTION.

7 C5.000 SANITARY SEWER MANHOLE
NOT TO SCALE

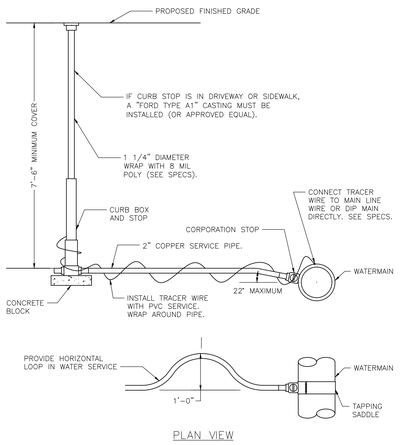


BIORETENTION SOIL MIX :
- 85-88% SAND BY VOLUME (ASTM C33)
- 8-12% FINES BY VOLUME (SILT AND CLAY, MAX CLAY CONTENT 5%)
- 3-5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME
- PHOSPHORUS INDEX BETWEEN 10 AND 30 MG/KG

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

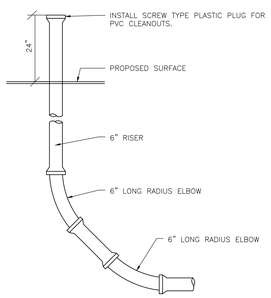
DRAIN TILE ROCK PACK DETAIL

8 C5.000 BIOFILTRATION BASIN DETAIL
NOT TO SCALE

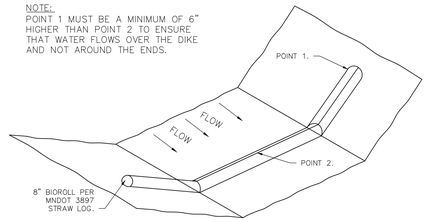


PLAN VIEW

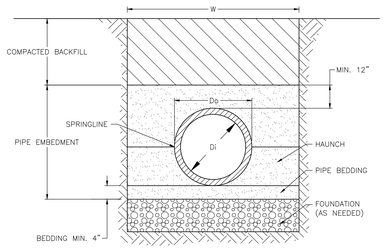
12 C5.000 CURB STOP
NOT TO SCALE



9 C5.000 ABOVE GRADE STORM SEWER CLEANOUT
NOT TO SCALE



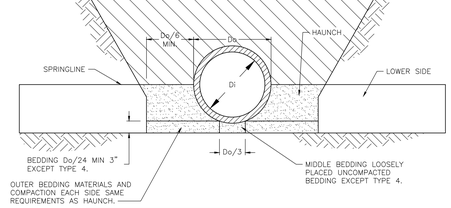
4 C5.000 BIO ROLL
NOT TO SCALE



NOTES:

1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=Do+16" OR 1.25*Do+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 C5.000 TYPICAL PIPE BEDDING FOR PVC
NOT TO SCALE



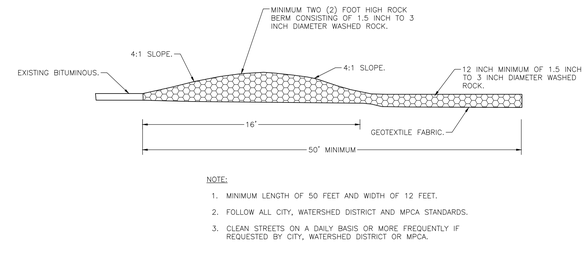
STANDARD TRENCH INSTALLATION SOIL AND MINIMUM STANDARD PROCTOR COMPACTION REQUIREMENTS		
INSTALLATION TYPE	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	95% CATEGORY I	90% CATEGORY I 95% CATEGORY II 100% CATEGORY III
TYPE 2	90% CATEGORY I 95% CATEGORY II	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 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 C1479-07 FOR DETAILS.
7. TYPE III BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

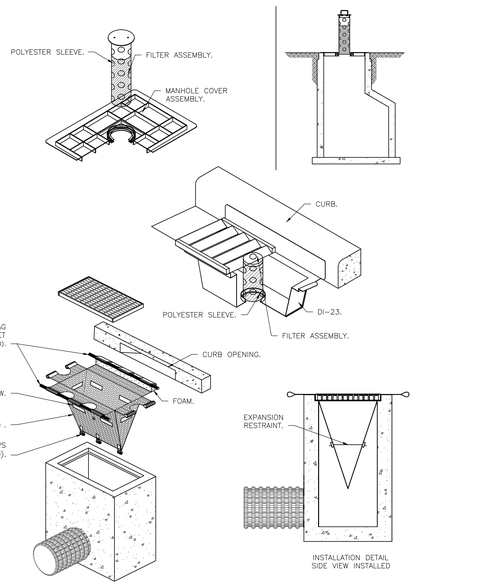
6 C5.000 TYPICAL PIPE BEDDING FOR RCP AND DIP
NOT TO SCALE

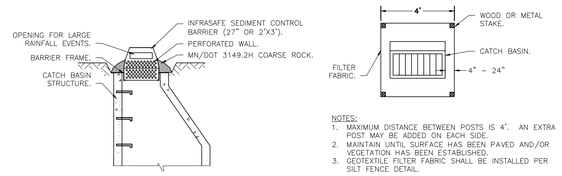


NOTE:

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 C5.000 BERMED ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

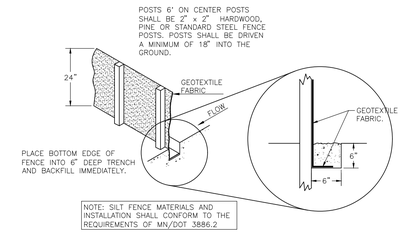




NOTES:

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 C5.000 INLETS SEDIMENTATION PROTECTION OPTIONS
NOT TO SCALE



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

3 C5.000 SILTATION FENCE
NOT TO SCALE

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

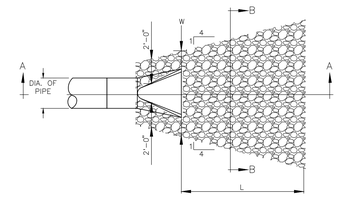
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num.

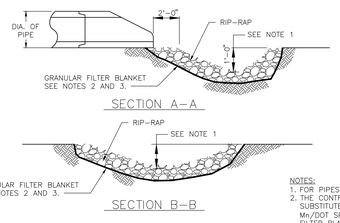
Comm: 252103
Date: 11/14/2025
Drawn: WH
Check: KAB

CIVIL DETAILS

C5.000



PLAN



SECTION A–A

SECTION B–B

RIPRAP REQUIREMENTS				
DIA. OF ROUND PIPE (IN.)	W (FT.)	L (FT.)	12" DEPTH CLASS II RIPRAP (CU. YDS.)	18" DEPTH CLASS II RIPRAP (CU. YDS.)
12	6.0	8	2.8	4.1
15	6.5	8	2.9	4.4
18	7.0	10	3.9	5.9
21	7.5	10	4.2	6.3
24	8.0	12	5.5	8.3
27	8.5	12	5.8	8.7
30	9.0	14	7.3	10.9
36	10.0	16	9.2	13.8
42	10.5	18	10.9	16.3
48	11.0	20	12.9	19.4

NOTES:
1. FOR PIPES GREATER THAN 30" USE 1'-6".
2. THE CONTRACTOR, AT THEIR OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC BLANKET, Mn/DOT SPEC. 3601, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.
3. VOLUMES OF GRANULAR FILTER SHALL BE 1/2 THE VOLUME OF OF RIP-RAP AT ANY GIVEN PIPE DIAMETER.
4. RIP-RAP SHALL BE PLACED IN ACCORDANCE WITH Mn/DOT SPEC. 2511.

9 C5.001 RIP-RAP AT FLARED ENDS
NOT TO SCALE

PLAN

SECTION

MANHOLE STEPS SHALL BE PLACED ON THE DOWNSTREAM SIDE FOR ALL LINES UP TO 36" DIAMETER PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWNSTREAM FOR ALL LINES OVER 36".

REFER TO STORM SEWER TABLE.

MINIMUM OF 2, MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS ALLOWED.

MORTAR BETWEEN CASTING, RINGS AND STRUCTURE AND THE OUTSIDE OF THE RINGS. MORTAR SHALL MEET ASTM C270 (MORTAR) AND ASTM C387 (BAG MIX), AIR-ENTRAINED TO A MINIMUM OF 8 PERCENT.

MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON THE SIDE WALL FOR PIPES GREATER THAN 15"

REINFORCED PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.

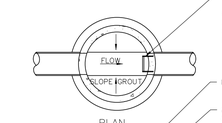
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.

PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.

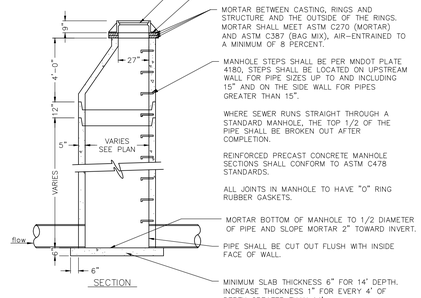
MINIMUM SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EVERY 4' OF DEPTH GREATER THAN 14'.

NOTE
1: SNOUT OR ENVIROHOOD DEVICE SHALL HAVE A CROSS-SECTIONAL AREA GREATER THAN OR EQUAL TO THE CROSS-SECTIONAL AREA OF THE OUTLET PIPE OF THE SUMP MANHOLE.
2: SUMP DEPTH SHALL BE EQUAL TO 3 TIMES THE OUTLET PIPE DIAMETER, WITH A MAXIMUM SUMP DEPTH OF 9 FEET.

10 C5.001 SUMP CATCH BASIN MANHOLE
NOT TO SCALE



PLAN



SECTION

MANHOLE STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 36" DIAMETER. PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWNSTREAM FOR ALL LINES 36" AND OVER.

REFER TO STORM SEWER TABLE.

MINIMUM OF 2, MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS ALLOWED.

MORTAR BETWEEN CASTING, RINGS AND STRUCTURE AND THE OUTSIDE OF THE RINGS. MORTAR SHALL MEET ASTM C270 (MORTAR) AND ASTM C387 (BAG MIX), AIR-ENTRAINED TO A MINIMUM OF 8 PERCENT.

MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON THE SIDE WALL FOR PIPES GREATER THAN 15".

WHERE SEWER RUNS STRAIGHT THROUGH A STANDARD MANHOLE, THE TOP 1/2 OF THE PIPE SHALL BE BROKEN OUT AFTER COMPLETION.

REINFORCED PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.

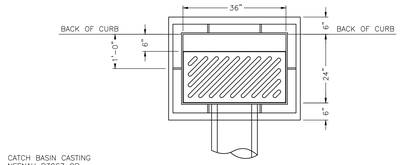
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.

MORTAR BOTTOM OF MANHOLE TO 1/2 DIAMETER OF PIPE AND SLOPE MORTAR 2" TOWARD INVERT.

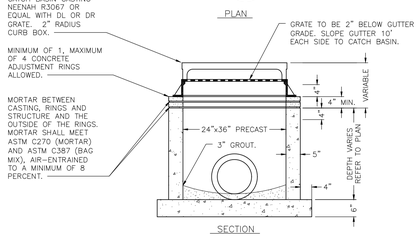
PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.

MINIMUM SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EVERY 4' OF DEPTH GREATER THAN 14'.

6 C5.001 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE



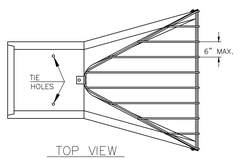
PLAN



SECTION

NOTES:
1. RIGHT HAND GRATE SHOWN IN PLAN VIEW.
2. REINFORCED PRECAST CONCRETE CATCH BASIN SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.

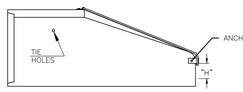
7 C5.001 24" x 36" PRECAST CATCH BASIN
NOT TO SCALE



TOP VIEW

RIPRAP REQUIRED	
SIZE OF PIPE	CU. YD. MN/DOT 3601 CL II
12" TO 24"	4
27" TO 33"	8
36" TO 48"	12
54" TO 72"	16

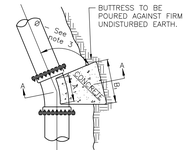
NOTES:
1. TIE LAST 3 JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60° FROM TOP OF BOTTOM OF PIPE.
2. PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END. HOT DIP GALVANIZE AFTER FABRICATION.



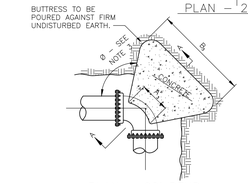
SIDE VIEW

TRASH GUARD			
SIZE OF PIPE	BARS	"H"	BOLTS
12" TO 18"	3/4"	4"	5/8"
21" TO 42"	1"	6"	3/4"
48" TO 72"	1-1/4"	12"	1"

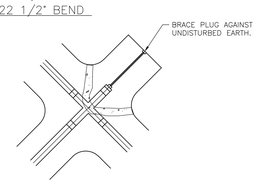
8 C5.001 FLARED-END SECTION
NOT TO SCALE



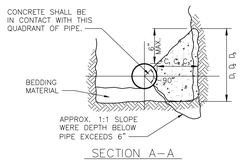
PLAN – 22 1/2° BEND



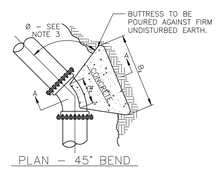
PLAN – 90° BEND



PLUGGED CROSS



SECTION A–A

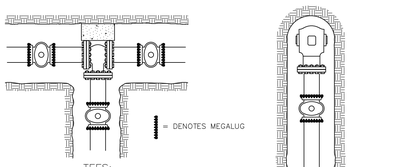


PLAN – 45° BEND

NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND AN EARTH RESISTANCE OF 1 TON PER SQUARE FOOT.
2. DIMENSIONS C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE O EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.

BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B1	D1	B2	D2	B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-0"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"

4 C5.001 THRUST BLOCK DETAIL FOR MECHANICAL PIPE BENDS
NOT TO SCALE



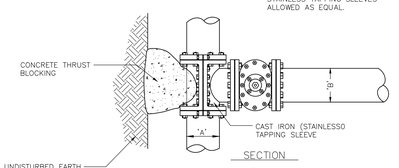
NOTES:
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS.
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS.
3. THRUST BLOCKING AT ALL TEES, BENDS AND AT HYDRANTS.

5 C5.001 TYPICAL MEGALUG LOCATION
NOT TO SCALE

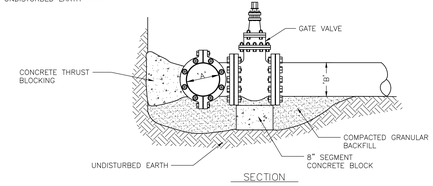
	EXISTING PIPE 'A'						
	18"	16"	14"	12"	10"	8"	6"
BRANCH PIPE 'B' 12"	C,D	C,D	C	C			
10"	C,D	C,D	C,D	C	C		
8"	C,D	C,D	C,D	C,D	C	C	
6"	C,D	C,D	C,D	C,D	C,D	C	C
4"	C,D	C,D	C,D	C,D	C,D	C,D	C

C – CLOW F-5205,TCW A212A OR EQUAL. FULL CAST IRON TAPPING SLEEVE.
D – KENNEDY SQUARESEAL OR EQUAL. CAST IRON TAPPING SLEEVE.

NOTE:
STAINLESS TAPPING SLEEVES ALLOWED AS EQUAL.



SECTION



SECTION

1 C5.001 WATERMAIN WET TAP (TYP.)
NOT TO SCALE

2 C5.001 GATE VALVE AND BOX INSTALLATION
NOT TO SCALE

3 C5.001 TYPICAL HYDRANT WITH GATE VALVE AND BOX
NOT TO SCALE

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

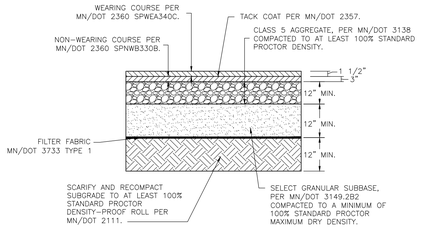
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num

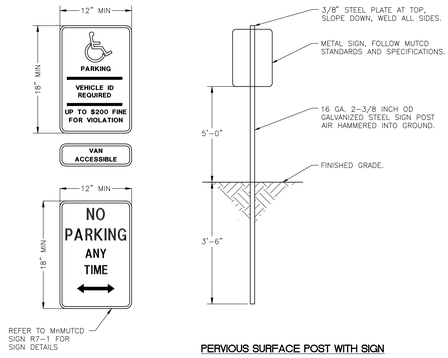
Comm: 252103
Date: 11/14/2025
Drawn: WH
Check: KAB

CIVIL DETAILS

C5.001

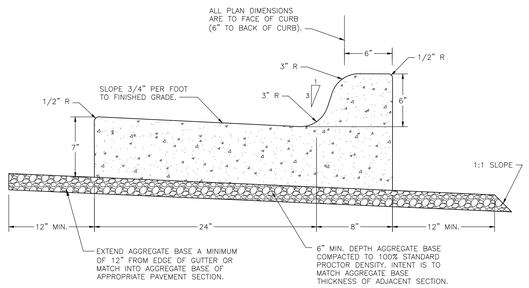


12 C5.002 HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



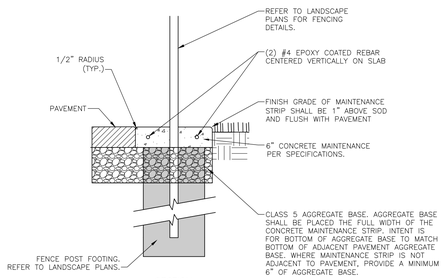
PERVIOUS SURFACE POST WITH SIGN

9 C5.002 SIGN AND POST
NOT TO SCALE

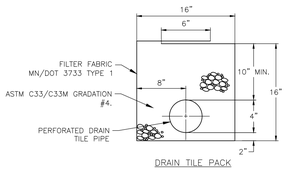


NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

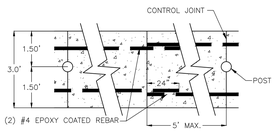
13 C5.002 B624 CURB AND GUTTER
NOT TO SCALE



SECTION



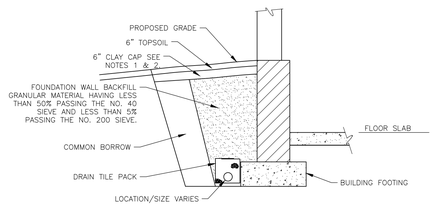
DRAIN TILE PACK



PLAN

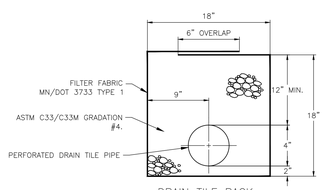
NOTE:
1) PROVIDE 6" MINIMUM CLASS 5 AGGREGATE BASE BENEATH CONCRETE MAINTENANCE STRIP.
2) PROVIDE CONTROL JOINTS AT EACH FENCE POST AND CENTERED BETWEEN FENCE POST, 5-FOOT MAXIMUM.

10 C5.002 CONCRETE MAINTENANCE STRIP
NOT TO SCALE

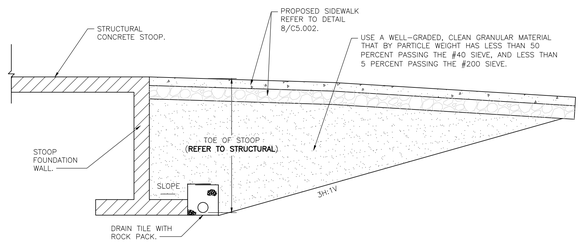


NOTE:
1. WHERE PAVEMENT IS ADJACENT TO FOUNDATION WALL, CONTRACTOR SHALL INSTALL PAVEMENT SECTION DIRECTLY OVER FOUNDATION WALL BACKFILL. CLAY CAP AND TOPSOIL SHALL NOT BE INSTALLED UNDER PROPOSED PAVEMENT SECTIONS.
2. THE FINAL ONE-FOOT OF BACKFILL FOR LANDSCAPED OR TURF "GREEN" AREAS SHALL CONSIST OF CLAY OR SILT BASED BACKFILL AND TOPSOIL. THE INTENT IS TO PREVENT STORM WATER FROM INFILTRATING INTO SOILS DIRECTLY ADJACENT TO THE FOUNDATION WALL OF THE BUILDING.
3. DRAIN TILE SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF THE BUILDING FOOTING.

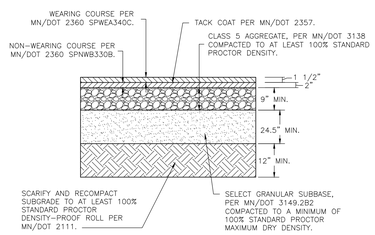
14 C5.002 BUILDING PERIMETER DRAIN TILE
NOT TO SCALE



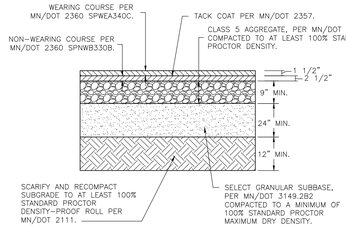
DRAIN TILE PACK



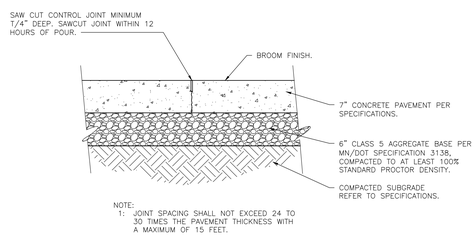
11 C5.002 FROST PROTECTION AT STOOP
NOT TO SCALE



5 C5.002 LIGHT-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

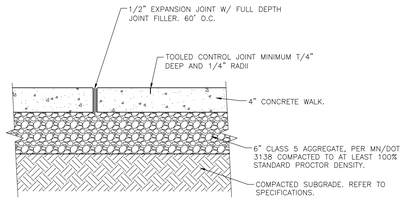


6 C5.002 HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



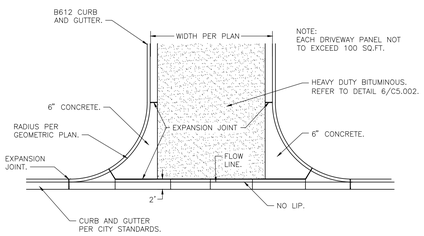
NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 15 FEET.

7 C5.002 CONCRETE PAVEMENT
NOT TO SCALE

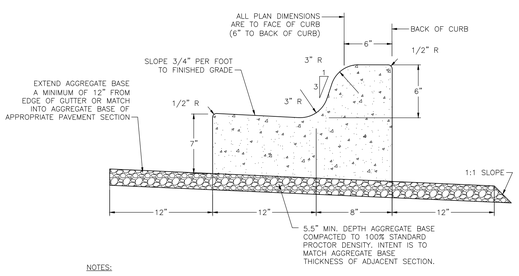


NOTE:
1: JOINT SPACING SHALL BE A MAXIMUM OF 6-FEET ON CENTER.

8 C5.002 CONCRETE SIDEWALK (TYP.)
NOT TO SCALE

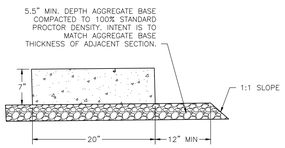


1 C5.002 CONCRETE DRIVE ENTRANCE
NOT TO SCALE



NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

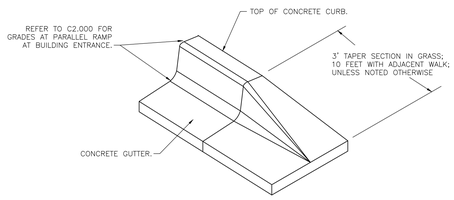
2 C5.002 B612 CONCRETE CURB AND GUTTER
NOT TO SCALE



NOTE:

1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

3 C5.002 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



4 C5.002 NOSE-DOWN CURB SECTION
NOT TO SCALE

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

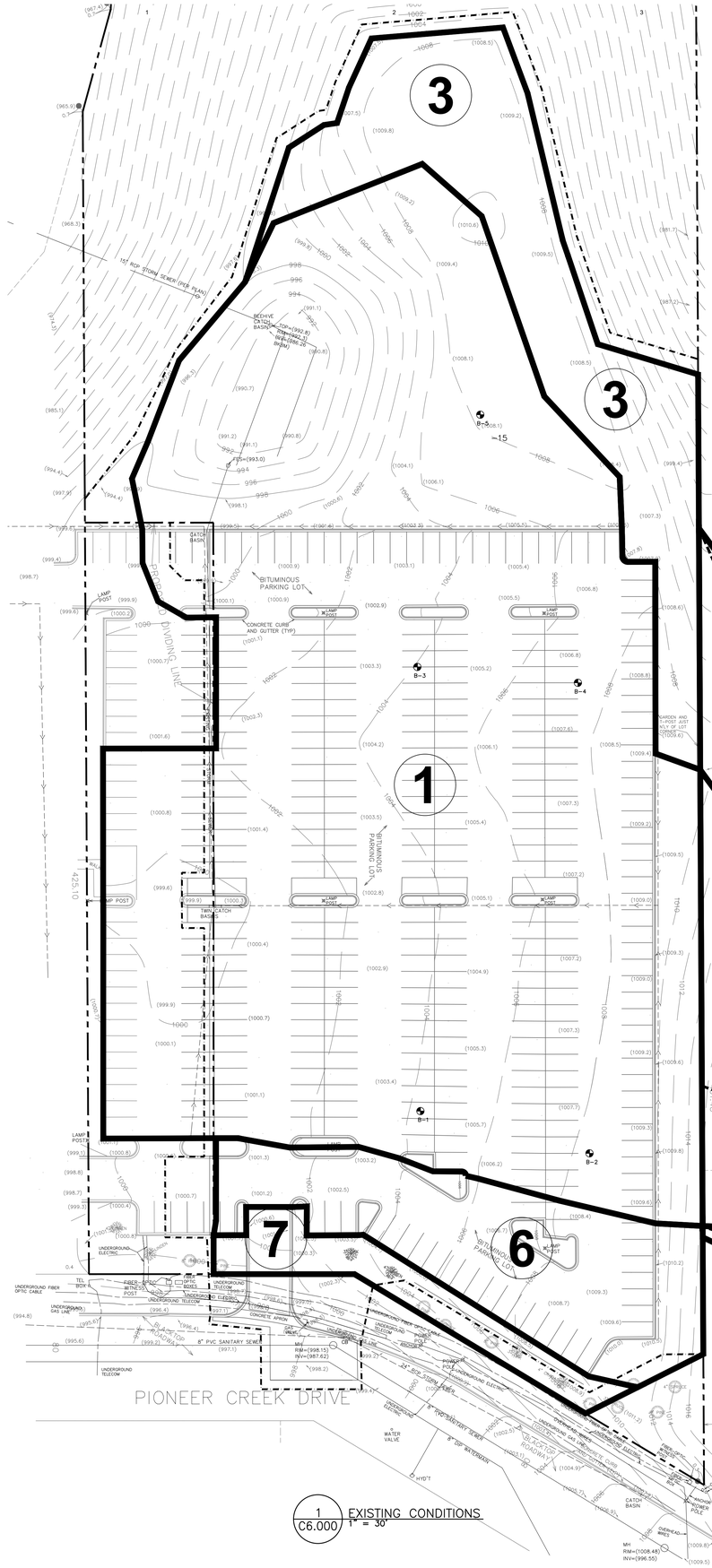
Nathaniel P. Anderson
License Number: 59311 Date: 11/14/2025

Revisions		
Description	Date	Num.

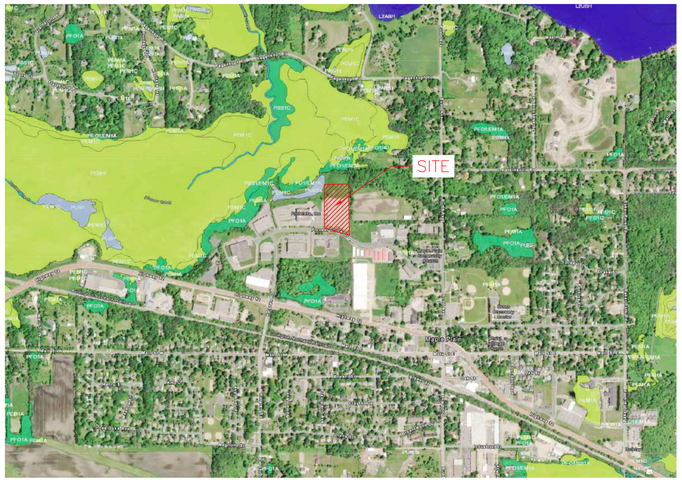
Comm: 252103
Date: 11/14/2025
Drawn: WH
Check: KAB

CIVIL DETAILS

C5.002



1 C6.000 EXISTING CONDITIONS
1" = 30'



VICINITY MAP
MAPLE PLAIN, MINNESOTA

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 EARTHERN 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 SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES 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 (ARE 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 23 OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
PIONEER CREEK	AQL, AQG

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL

ITEM DESCRIPTION	ESTIMATED QUANTITY	
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	SY

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 2–YEAR (2.86")	10–YEAR (4.24")	100–YEAR (7.21")	ROUTING
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	2.26	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 PROTOLABS
6	0.31	0.09	0.40	1.55	2.40	4.26	SHEET FLOWS WEST TO PROTOLABS
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 2–YEAR (2.86")	10–YEAR (4.24")	100–YEAR (7.21")	ROUTING
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

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 BMP'S 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 GYMNASTICS. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
   - 1.1. INSPECT SUMP CATCH BASINS ON A BIANNUAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL
   - 1.2. CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL ⅓ 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 UTILIZE THE PROPER FACILITIES. 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.

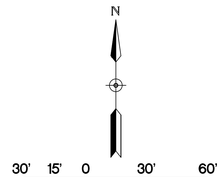
HANDLING AND STORAGE OF HAZARDOUS MATERIALS:
IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

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 TRUCKS 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 PROTOLABS COMPANY AND CONSISTS OF A PARKING LOT. THERE IS AND EXISTING FILTRATION BASIN ON THE NORTH SIDE OF THE SITE THAT PROVIDE STORMWATER MANAGEMENT. THIS EXISTING FILTRATION DRAINS TO THE REGIONAL STORMWATER POND ON THE NORTH SIDE OF THE PROTOLABS BUILDING.

PROPOSE SITE DESCRIPTION –– THE PROPOSED DEVELOPMENT CONSISTS OF A NEW GYMNASTICS 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 PROTOLABS BUILDING.



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 GYMNASTICS
5555 PIONEER CREEK DR
MAPLE PLAIN, MN
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, TARPS, 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.B 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, SUMP CATCH BASINS, ETC...) SHALL BE SUBMITTED TO PIONEER–SARAH CREEK WATERSHED MANAGEMENT COMMISSION PRIOR TO PROJECT CLOSEOUT. 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 BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

NORTH SHORE GYMNASTICS

Maple Plain, MN

Wold

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
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

BKBM Project No. 25283.5

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.

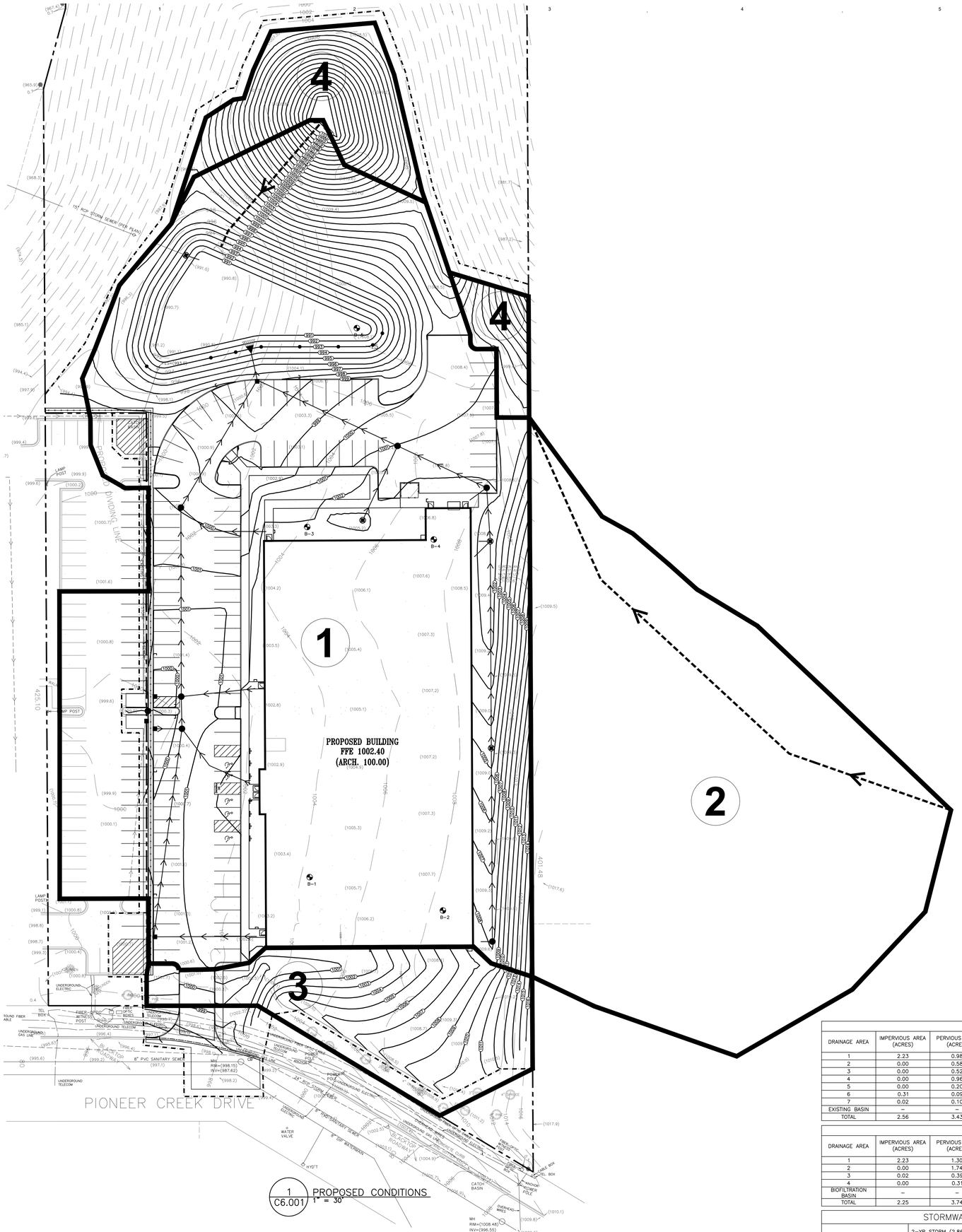
Nathaniel P. Anderson
License Number: **59311** Date: **11/14/2025**

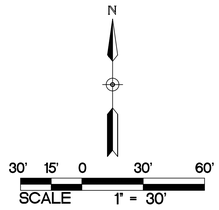
Revisions		
Description	Date	Num

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

STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS

C6.000





EXISTING DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.21")	ROUTING
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	2.26	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 PROTOLABS
6	0.31	0.09	0.40	1.55	2.40	4.26	SHEET FLOWS WEST TO PROTOLABS
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 2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.21")	ROUTING
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

NORTH SHORE GYMNASTICS

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
Suite 700 Minneapolis,
MN 55430 Phone:
763.843.0420
bkbm.com

BKBM Project No. 25283.5

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

Revisions		
Description	Date	Num

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

STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS

C6.001

LANDSCAPE MATERIALS LEGEND:

Existing Tree to Remain

Tree Protection Fence

Existing Tree to Remove

Existing Wooded Area to Remain

GENERAL NOTES:

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.

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

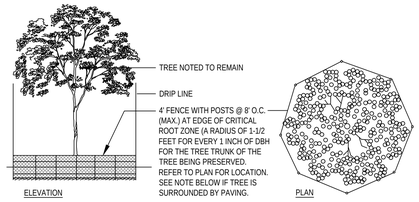
Sec. 10-676. - Tree replacement schedule.
- A. Replace 50 percent of the total diameter inches of all significant trees lost.
- B. Replace 25 percent of total diameter inches of all other types of trees including coniferous, common and ornamental.

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.

TREE REPLACEMENT SUMMARY:

EXISTING SIGNIFICANT INCHES ON SITE: 58
EXISTING SIGNIFICANT INCHES TO BE REMOVED: 7

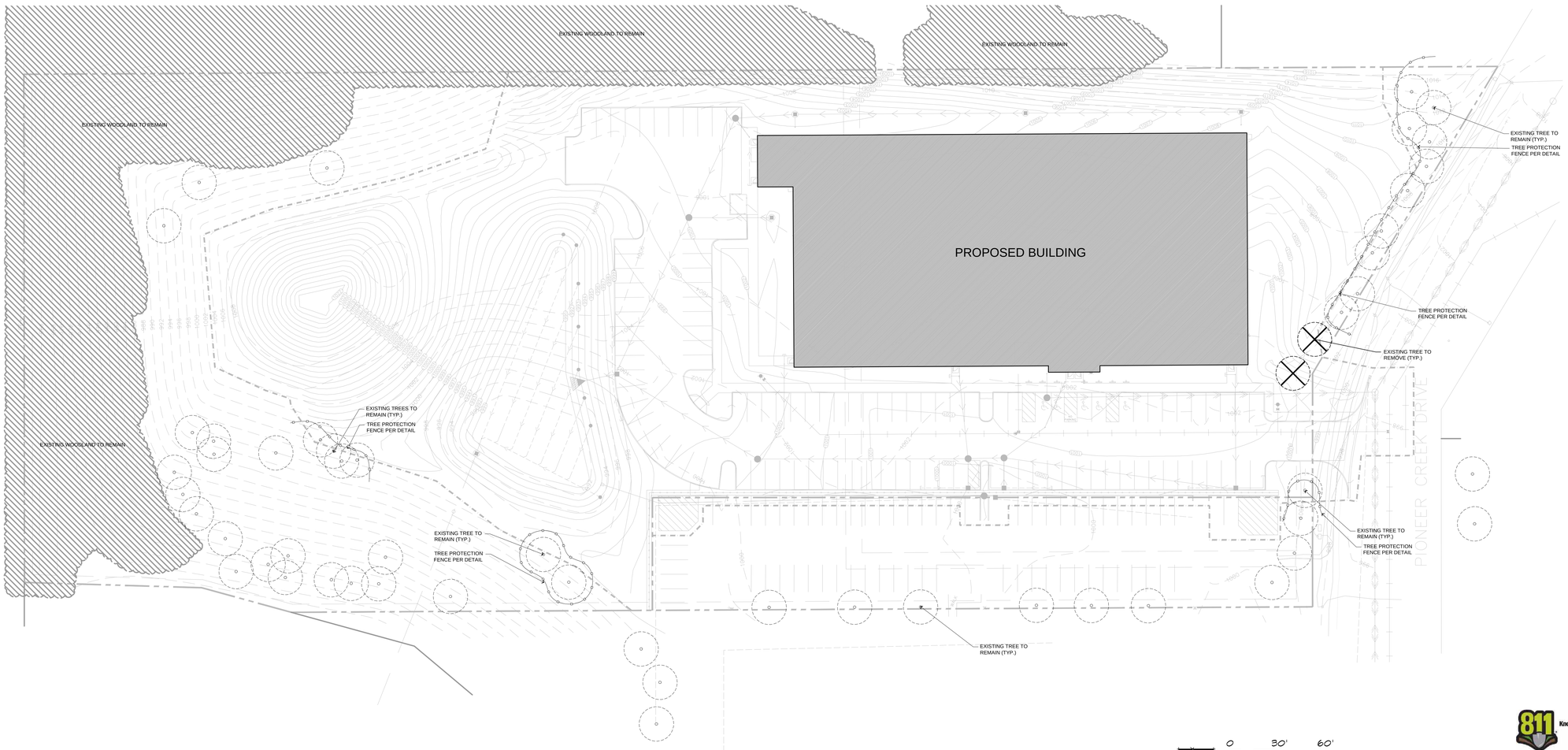
TOTAL INCHES REQUIRED FOR MITIGATION: 0
REPLACEMENT INCHES PROPOSED: 10



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.

NORTH SCALE: 1" = 30'-0" (0, 30', 60')

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

75% CD SET

NOT FOR CONSTRUCTION

TREE PRESERVATION PLAN:

North Shore Gymnastics

Maple Plain, MN

Wold

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

BKBM Structural & Civil Engineers
6120 Earle Brown Dr., Suite 700
Minneapolis, MN 55340
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.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, specification or report 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:

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

GENERAL NOTES:

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.

LANDSCAPE REQUIREMENTS:

City of Maple Plain Municipal Code: ARTICLE 4 - ZONING Sec. 10-543. - "MU" Mixed-Use District

Landscaping.

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. Parking lot 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.

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.

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.

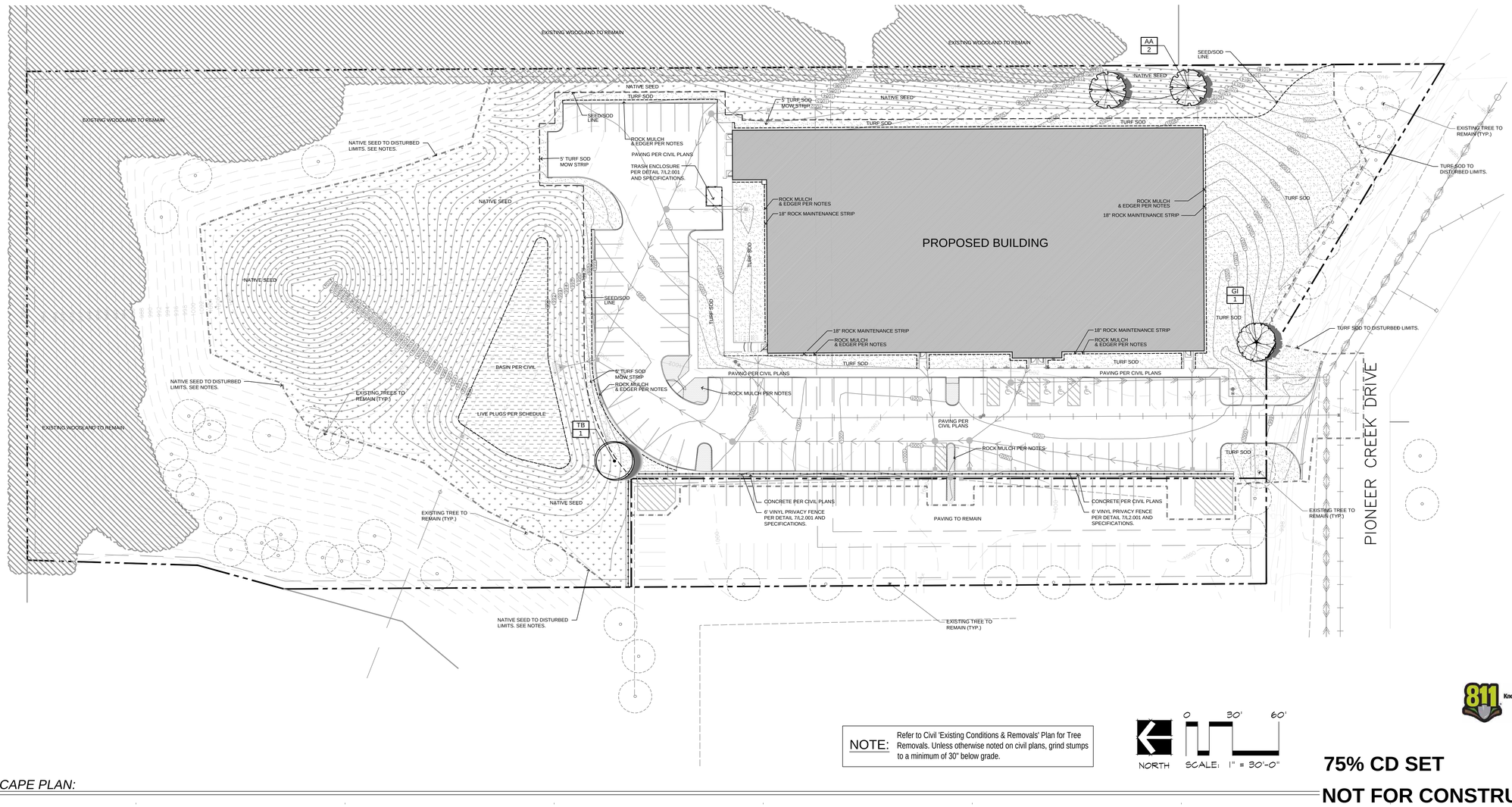
LANDSCAPE SUMMARY:

EXISTING SIGNIFICANT INCHES ON SITE: 58
EXISTING SIGNIFICANT INCHES TO BE REMOVED: 7

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

PLANT SCHEDULE

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



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.

NORTH SCALE: 1" = 30'-0" (0, 30', 60')

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

75% CD SET
NOT FOR CONSTRUCTION

LANDSCAPE PLAN:

North Shore Gymnastics

Maple Plain, MN

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

BKBM Structural & Civil Engineers
6120 Earle Brown Dr., Suite 700
Minneapolis, MN 55340
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.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, specification or report 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

LANDSCAPE PLAN

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

MAPLE PLAIN INDUSTRIAL PARK 6TH ADDITION

R.T.DOC.NO. _____

MARSHVIEW

S 00°18'23" E 915.47

THE EAST LINE OF MAPLE PLAIN INDUSTRIAL PARK 5TH ADDITION

MAPLE PLAIN PARK 5TH INDUSTRIAL ADDITION

BLOCK 1

LOT 1

OUTLOT A

1

2

N 89°56'04" E 315.44

N 12°00'24" E 44.08

N 67°27'17" W 165.74

N 88°55'19" E 89.65

N 77°29'34" E 82.23

DRAINAGE AND UTILITY EASEMENT

N 33°09'33" E 19.10

N 89°31'13" W 95.53

N 89°31'13" W 83.41

S 10°12'04" W 44.38

N 33°09'33" E 27.88

S 35°41'08" E 32.08

224.73

N 89°41'37" E 70.00

N 00°01'37" W 410.00

N 89°59'36" W 144.87

76.87

68.00

409.62

N 00°18'23" W 634.35

N 01°42'13" E 110.04 (MEAS.)
110.02 (PLAT)

N 15°19'43" E 57.78

65.75

21.54

137.44

N 72°00'22" E 1055.61

N 58°53'33" W 222.63

PIONEER CREEK DRIVE

80

MAPLE PLAIN INDUSTRIAL PARK 4TH ADDITION

FOUND 2 INCH CAPPED IRON PIPE REFERENCE MONUMENT 11824RMS23E4 SEC. 23-118-24

Drainage and utility easements shown thus:

10 | 10

Being 10 feet in width, and adjoining side lot lines, and being 10 feet in width, and adjoining public ways unless otherwise indicated on this plat.

NOT TO SCALE

○ : Denotes Set 1/2 inch by 14 inch iron pipe monument, marked by MN Lic. No. 12755, to be set in accordance with Minnesota State Statute 505.021, subd. 10

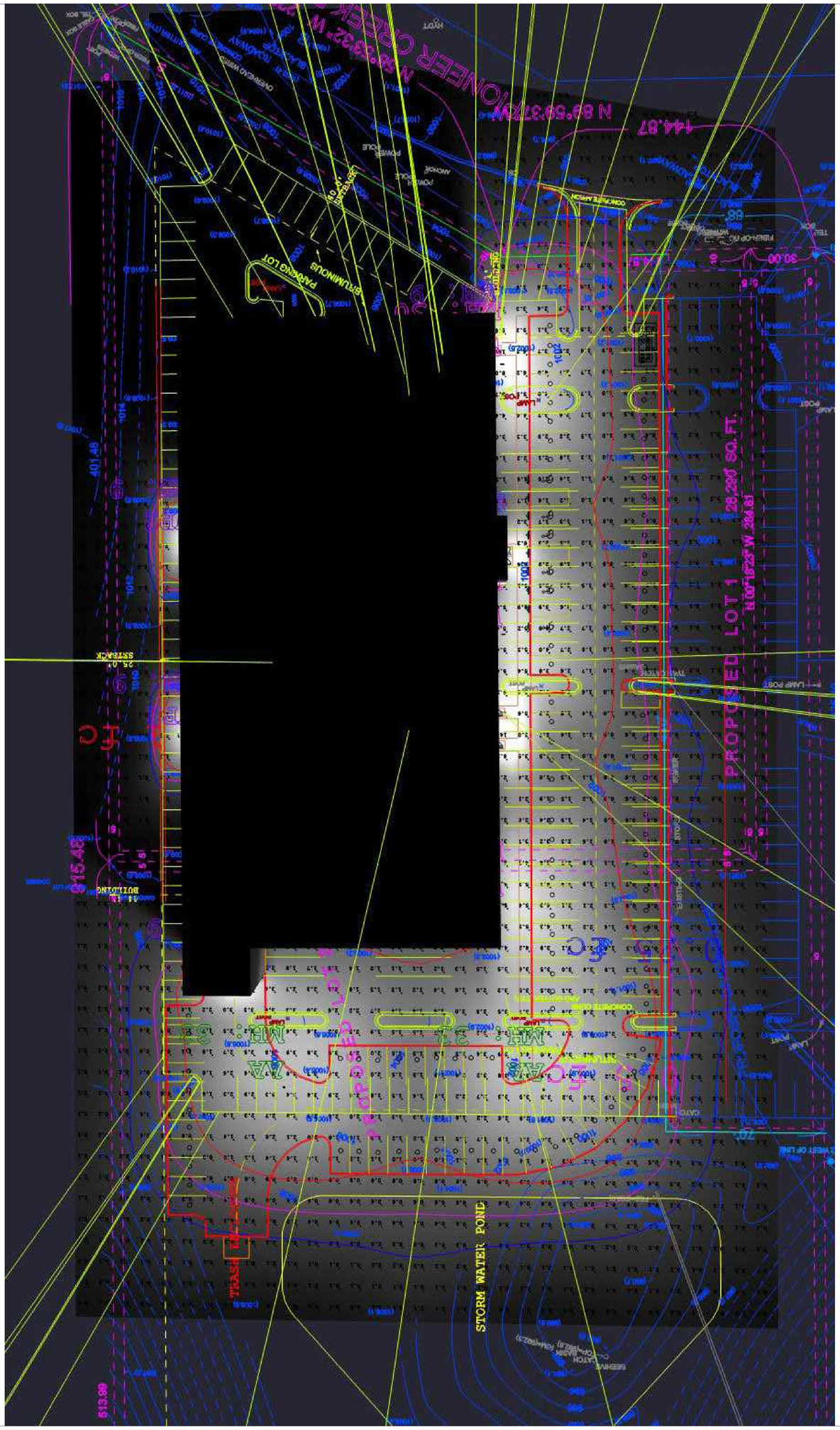
◉ : Denotes found Henn. Co. monument, as noted

THE EAST LINE OF MAPLE PLAIN INDUSTRIAL PARK 5TH ADDITION IS ASSUMED TO HAVE A BEARING OF S 00°18'23" E

0 40 80 160

SCALE IN FEET

GRONBERG & ASSOCIATES, INC. ENGINEERS, LAND SURVEYORS, PLANNERS



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.84	15.3	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	WP2	Single	WFM 40 G3 4K	0.910	3900	27	189
	3	WP	Single	ALF LS250 T4 G2 FSK-25000Lm-40K	0.910	25598	158.3	474.9
	2	AA	Single	ALF LS500 T5 G2 FSK-33500Lm-40K	0.910	33660	198	396

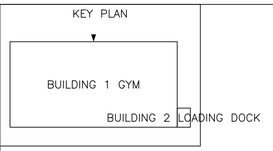
North Shore Gymnastics

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

Revisions	#	Date	Comments

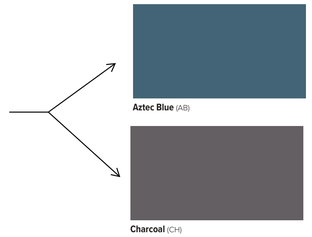
VIKING electric
A Sonepar Company

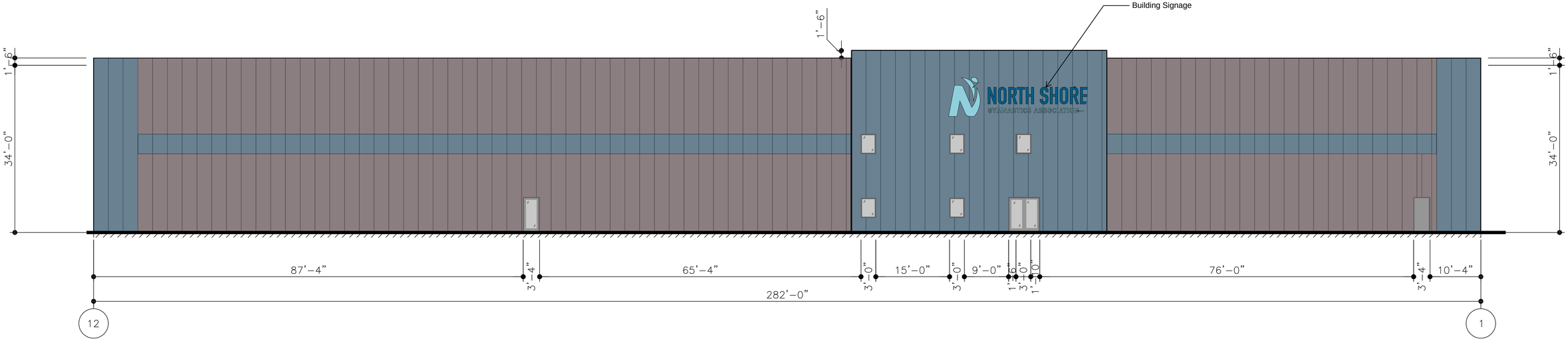
KEY PLAN



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)

AMERICAN BUILDINGS
a NUCOR brand

ACCREDITED AC 472

MBMA MEMBER

Drawing Generated By eQuote

PROJECT NAME:
NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME:
YANIK COMPANIES
SPRING PARK, MN

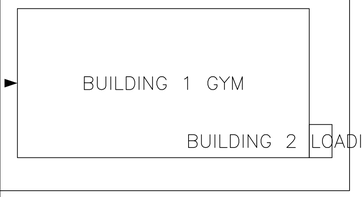
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
PRELIMINARY SHEETING ELEVATIONS
11/10/2025 12:05 PM

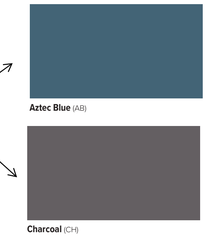
QUOTE NUMBER:
MON-25221 A1

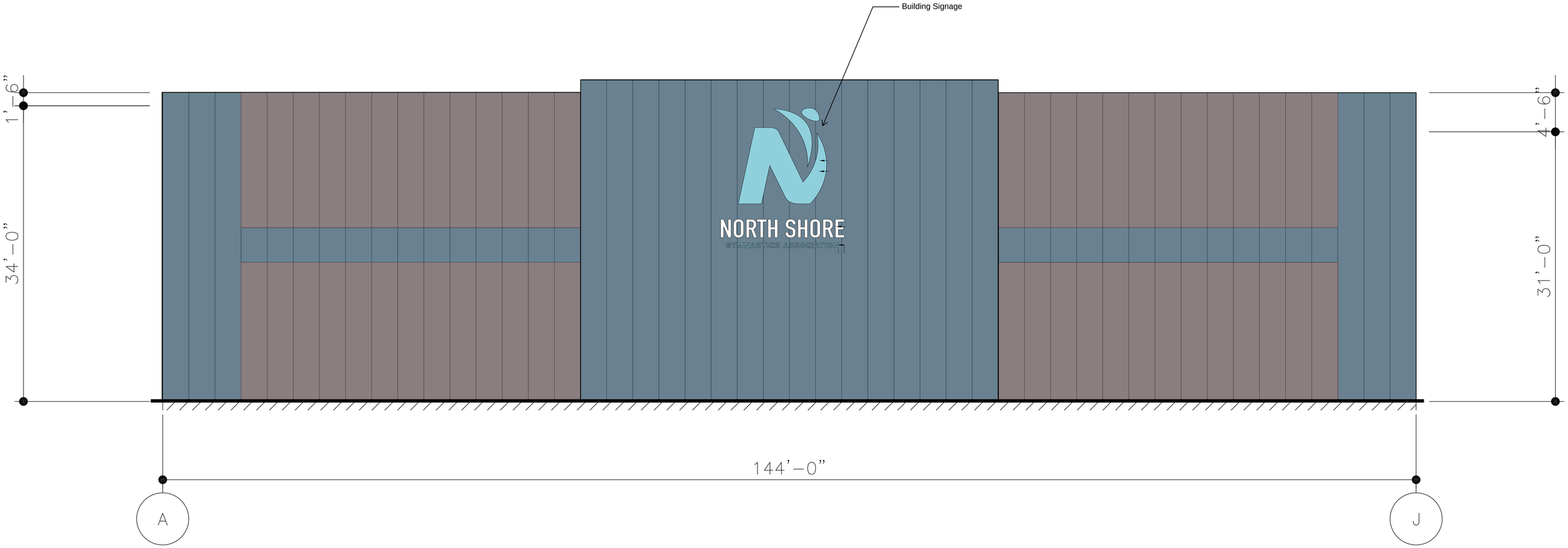
SHEET NUMBER:
WS8

KEY PLAN



Preliminary Color Choices





WALL SHEETING ELEVATION AT LINE 1

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

AMERICAN BUILDINGS a NUCOR brand

MBMA MEMBER

ACCREDITED AC 472

Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME: YANIK COMPANIES
SPRING PARK, MN

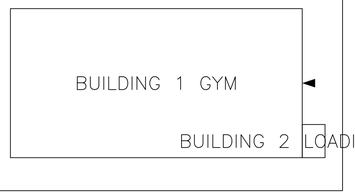
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

11/10/2025 12:04 PM

SHEET NUMBER: WS5

QUOTE NUMBER: MON-25221 A1

KEY PLAN

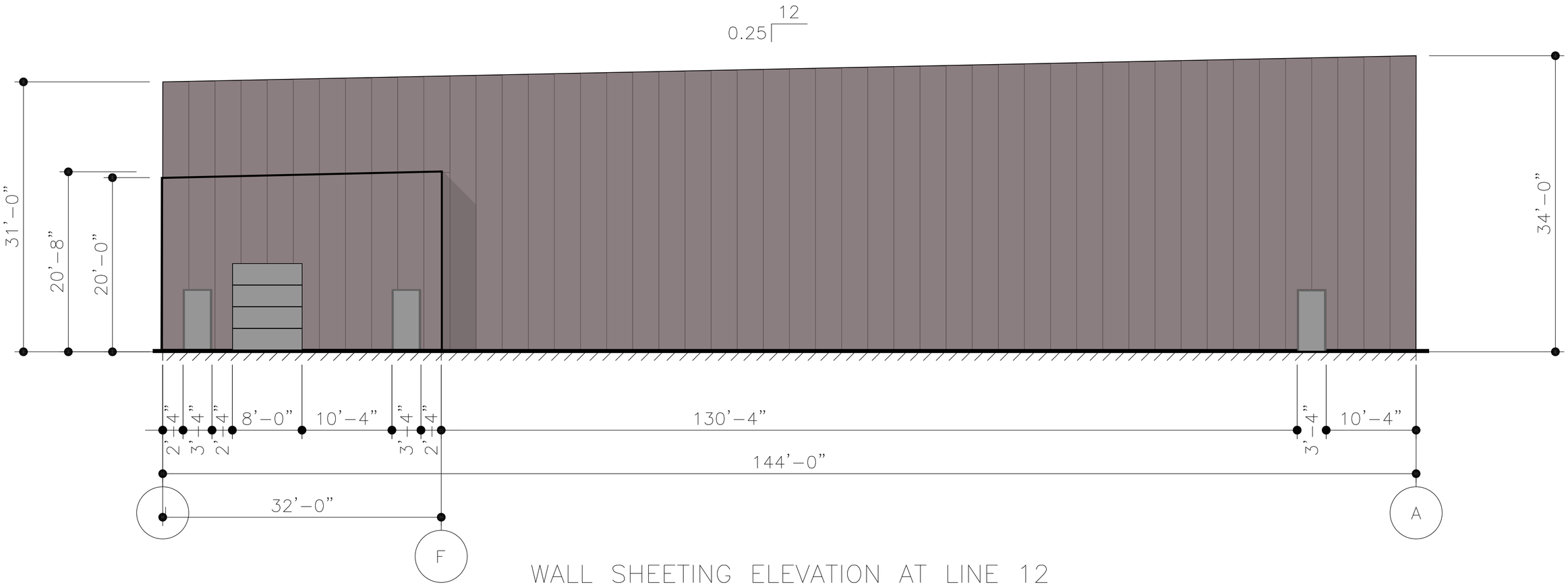


FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'-4"	7'-2"	0'-0"	FACTORY

Preliminary Color Choices

Charcoal (CH)



WALL SHEETING ELEVATION AT LINE 12

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

AMERICAN BUILDINGS a NUCOR brand

MBMA MEMBER

ACCREDITED AC 472

Drawing Generated By eQuote

PROJECT NAME: NORTH SHORE GYMNASTICS
MAPLE PLAIN, MN

CUSTOMER NAME: YANIK COMPANIES
SPRING PARK, MN

DO NOT USE FOR FINAL CONSTRUCTION

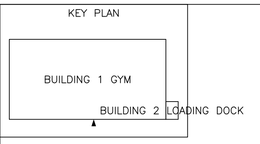
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

11/11/2025 2:51 PM

QUOTE NUMBER: MON-25221 A1

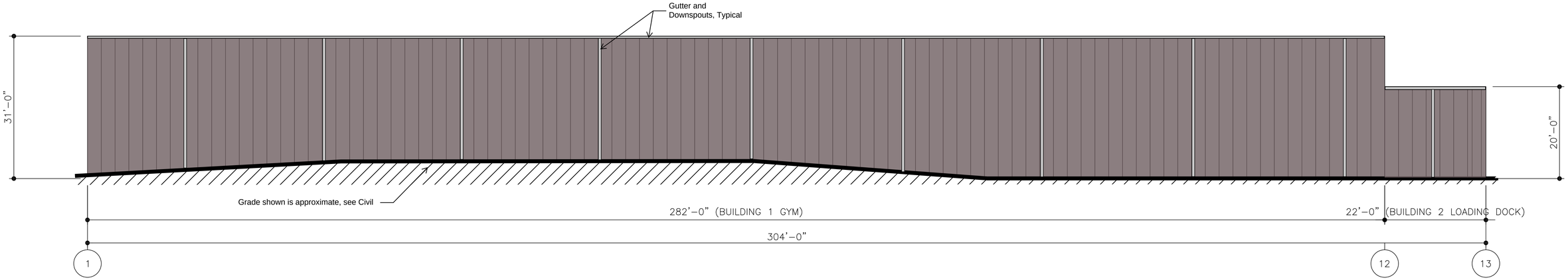
SHEET NUMBER: WS7

KEY PLAN



Preliminary Color Choices

Charcoal (CH)



WALL SHEETING ELEVATION AT LINE J

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

AMERICAN BUILDINGS a NUCOR brand

ACCREDITED AC 472

MBMA MEMBER

Drawing Generated By eQuote

PROJECT NAME: NORTH SHORE GYMNASTICS

MAPLE PLAIN, MN

CUSTOMER NAME: YANIK COMPANIES

SPRING PARK, MN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

11/11/2025 2:51 PM

SHEET NUMBER: WS6

QUOTE NUMBER: MON-25221 A1

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

						TOP IN COMPRESSION		BOTTOM IN COMPRESSION	
Gage	Thickness (in.)	Yield (ksi)	Tensile (ksi)	Panel Wt. (psf)	I_x (Gross) (in^4)	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)

	26 GAGE		24 GAGE	
SPAN (ft.)	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.