



**AGENDA
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
March 05, 2026
6:00 PM**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**
- 4. CONSENT AGENDA**

A. Minutes for Approval from 02-05-26

- 5. PUBLIC HEARING**

A. 1800 Pioneer Creek Drive (PID No.'s 23-118-24-41-0004 and 23-118-24-41-0010)

- 6. NEW BUSINESS-**

Parker Smith/Smith Co. Management (Applicant) Pioneer Creek LTD (Owner) request that the City consider the following actions for the properties located at 1800 Pioneer Creek Center (PID No.s 23-118-24-41-0004 and 23-118-24-41-0010):

A. A proposed text amendment to Article 4. – Zoning, Sec. 10-453. – Definitions. The text amendment will consider the establishment of a definition for “Office Campus” which is currently referenced as a permitted use in the I-Industrial zoning district but not defined in the ordinance.

B. Site plan review to consider the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**



**MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
February 05, 2026
6:00 PM**

1. CALL TO ORDER

Chair called the Planning Commission meeting to order at approximately 6:15 PM.
The Pledge of Allegiance was recited.

PRESENT: Chair Jared Betterman, Vice-Chair Adam Ruhland, Commissioner David Chard, and Commissioner Nick Buller

ABSENT: Commissioner Stephen Shurson, Commissioner Mike Melton, and Commissioner Nick Altavilla

STAFF PRESENT: City Administrator Jacob Schillander, City Planner Mark Kaltsas, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

The Chair asked whether any items needed to be added or amended.

Commissioner Ruhland moved to amend the agenda to add a resolution related to Tax Increment Financing (TIF) and the associated public hearing for Tax Increment Financing and Ordinance Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Motion carried 4–0.

3. CONSENT AGENDA

A. Minutes for Approval from 09-04-25 & 12-4-25

Commissioners reviewed the minutes and noted they were thorough and detailed.

Commissioner Chard moved to approve the September 4, 2025 and December 4, 2025 Planning Commission meeting minutes as presented. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

4. NEW BUSINESS

- A. North Shore Development: Request for Rezoning and Approval of Preliminary & Final Plat

Staff Overview

City Planner Kaltsas presented the proposed Maple & Main downtown redevelopment project by North Shore Development. The proposal involves redevelopment of approximately 1.25–1.5 acres at the intersection of Main Street and Maple Avenue, consisting of five consolidated parcels assembled by the City over time.

Key components of the proposal include the construction of a 95-unit, market-rate multifamily residential building consisting of five stories, including two levels of structured parking. The applicant is requesting rezoning of the property from Mixed-Use Downtown (MU-D) to a Mixed-Use Downtown Planned Unit Development (PUD) to allow for project-specific design flexibility. The proposal also includes approval of a Preliminary and Final Plat to consolidate multiple parcels into a single development lot, along with requests for flexibility related to building height, setbacks, residential density, and streetscape standards. In addition, the project includes the establishment of Tax Increment Financing (TIF) District No. 2-1 within Development District No. 2 to help support eligible redevelopment costs.

City Planner Kaltsas provided extensive historical context, noting the City has pursued redevelopment of this block for more than 20 years, evaluating numerous concepts including retail, mixed-use, civic, and residential proposals. Staff explained that the proposed density exceeds the Comprehensive Plan's typical range on a per-parcel basis but is consistent when evaluated at the district-wide level, as supported by prior legal review.

Public Hearing for Tax Increment Financing and Ordinance Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543

Commissioner Ruhland moved to open the public hearing. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Public hearing opened at 7:25 PM.

Public Comment

Raya Esmaeli, Maple and Main Development proposal, land use attorney representing the adjacent property owner at 5210 Main Street. Commented on Comprehensive Plan consistency, density interpretation, and potential impacts on adjacent redevelopment. Esmaeli expressed general support for downtown revitalization while encouraging careful consideration of long-term planning implications.

Matt Alexander, representing North Shore Development, spoke in support of the project, thanked City staff for their collaboration, and described the project's architecture, parking strategy, and integration of historical and streetscape elements.

Alexander spoke to the naming of the building, Maple and Main. It is named to honor the history of the Maple Plain.

Katie Vassar, raised questions regarding pedestrian safety, Highway 12 access on Budd Avenue, lighting on Main St. E., walkability across Highway 12, and long-term maintenance of streetscape improvements. Staff responded regarding planned street improvements, lighting standards, and infrastructure responsibilities.

No additional public comments were received.

Commissioner Chard moved to close the public hearing. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Public hearing closed at 7:45 PM.

Commission Discussion

The Planning Commission discussed the use of the Planned Unit Development (PUD) framework as a tool to provide flexibility while still maintaining the overall intent of the City’s Comprehensive Plan. Commissioners reviewed how residential density should be evaluated at the district level rather than on an individual parcel basis, noting the unique characteristics of the downtown redevelopment site. Discussion also focused on building scale, massing, and architectural treatment, as well as the adequacy of parking supply and the importance of a pedestrian-oriented streetscape. In addition, the Commission considered the long-term implications of the project on future downtown redevelopment and the potential precedent it may establish.

Staff responded to questions regarding zoning mechanics, density calculations, parking ratios, maintenance responsibilities, and coordination with future public infrastructure improvements.

Commission Action

Following discussion and the close of the public hearing, the Planning Commission took formal action on the Rezoning from MU-D to MU-D Planned Unit Development, Planned Unit Development and Site plan, Preliminary & Final Plat, and Resolution 2026-0205-01, finding that Development District No. 2 and Tax Increment Financing District No. 2-1.

Commissioner Buller motioned to approve the Rezoning from MU-D to MU-D Planned Unit Development, Planned Unit Development and Site plan, Preliminary & Final Plat. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Assistant City Administrator Larson offered the recommendation to alter the last paragraph. Reading it aloud for the Planning Commission, “NOW, THEREFORE, BE IT RESOLVED by the Maple Plain Planning Commission that the Development Program and the TIF Plan are consistent with Maple Plain’s comprehensive plan and

other general plans for development and redevelopment of the community and are hereby recommended to the Maple Plain City Council.”

Commissioner Chard motioned to approve Resolution 2026-0205-01, finding that Development District No. 2 and Tax Increment Financing District No. 2-1 are consistent with the City of Maple Plain’s Comprehensive Plan and adopted development policies, with revisions as provided by Assistant City Administrator Larson. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

5. OTHER BUSINESS

No additional items were discussed.

6. ADJOURNMENT

The motion to adjourn was made by Commissioner Ruhland and seconded by Commissioner Buller.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Chard, and Commissioner Buller

Motion passed 4-0. The meeting concluded at 8:05 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator

City of Maple Plain

Request by Parker Smith/Smith Co. Management for Site Plan Review, Preliminary and Final Plat to Allow a New Building and Associated Site Plan Improvements for the Properties Located at 1800 Pioneer Creek Center

To:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	March 5, 2026
Applicant:	Park Smith/Smith Co. Management
Owner:	Pioneer Creek LTD
Location:	1800 Pioneer Creek Drive

Request:

Parker Smith/Smith Co. Management (Applicant) Pioneer Creek LTD (Owner) request that the City consider the following actions for the properties located at 1800 Pioneer Creek Center (PID No.s 23-118-24-41-0004 and 23-118-24-41-0010):

- a. A proposed text amendment to Article 4. – Zoning, Sec. 10-453. – Definitions. The text amendment will consider the establishment of a definition for “Office Campus” which is currently referenced as a permitted use in the I-Industrial zoning district but not defined in the ordinance.
- b. Site plan review to consider the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

Property/Site Information:

The properties are located just north of Highway 12 and west of County Road 83. The properties have an existing office building and associated parking lot. The unaddressed property to the east has a portion of one of the existing parking lots and no structures. The properties have the following characteristics:

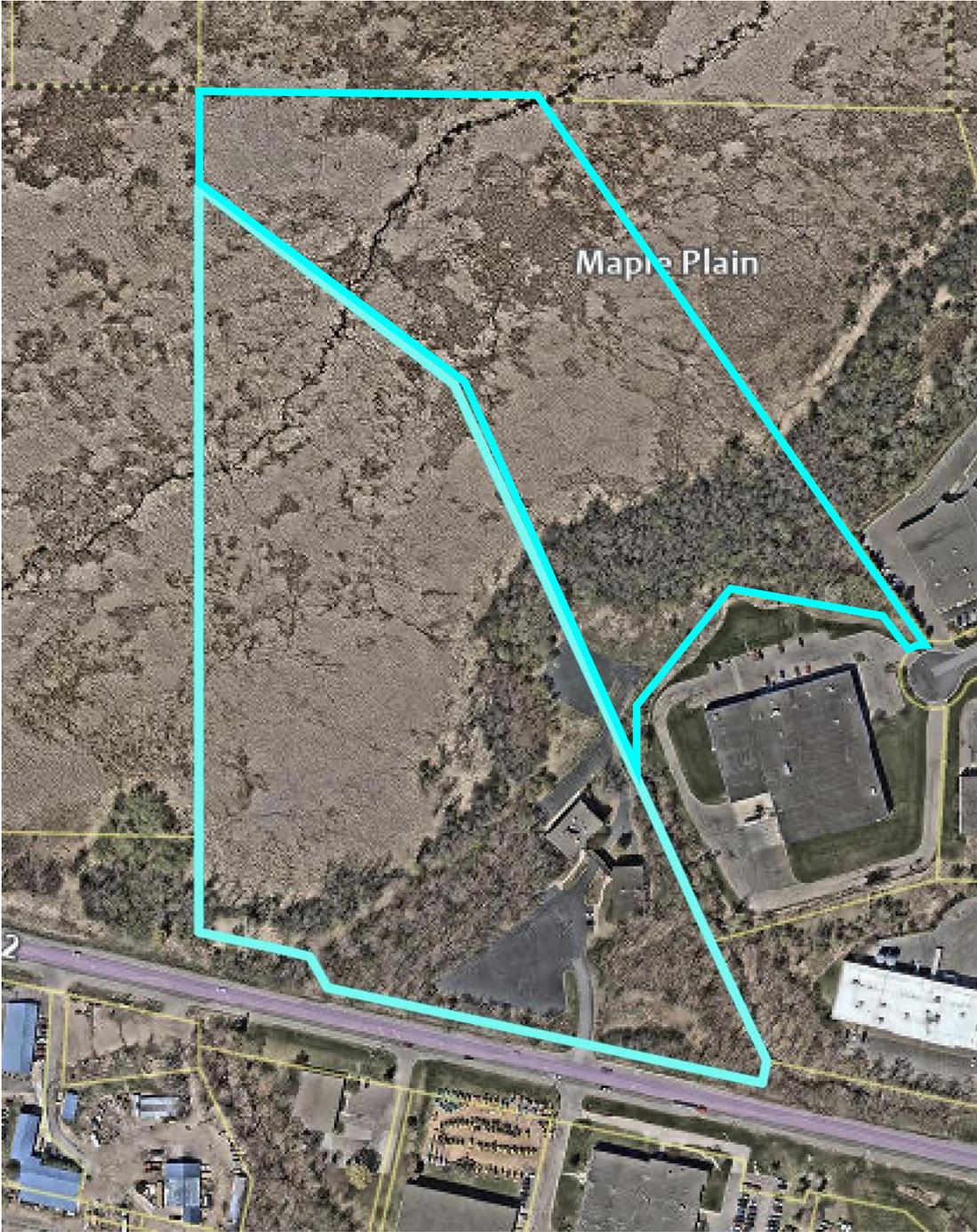
1800 Pioneer Creek Center

Zoning: *I - Industrial*

Comprehensive Plan: *Industrial*

Acreage: 19.94 (west Parcel) and 13.15 (east parcel) Acres

1800 Pioneer Creek Drive





Existing Conditions	
PID 2311824410010	
Total Parcel Area	13 Acres
Net Developable	2 Acres
PID 2311824410004	
Total Parcel Area	20 Acres
Net Developable	7 Acres
Existing Building Type	Office
Building Footprint	10,950 Sq. Ft.
Parking Provided	165



0 50' 100' 200' NORTH

Existing Conditions
 MASSING ALTERNATIVES FOR WENCK CAMPUS • Maple Plain, MN
 03.20.2020

Discussion:

The applicant has a purchase agreement to acquire the existing office building from the current owner. The applicant approached the city about their plans to re-use the existing building. The applicant would like to convert the existing building from a single tenant office building into a multi-tenant building that would allow for a wider variety of permitted uses than just office. The city discussed this request further with the applicant and noted that the existing building and property is zoned and guided I-Industrial. Within the I-Industrial zoning district, the city permits a variety of uses including “Office Campus”. The city’s ordinance does not further define “Office Campus” in the I-Industrial zoning district or within the overall Zoning Ordinance definitions.

The city further discussed the proposed uses that were described by the applicant along with the concept of having a multi-tenant office/multi-use building and believes that the city could consider an amendment to the zoning ordinance which would provide a definition of “Office Campus” that could include a wider variety of uses.

Ordinance Amendment:

Defining “Office Campus” in §10-453 provides a uniform, citywide interpretation applicable wherever the use is listed, reducing ambiguity for applicants, staff, and the public. Staff prepared a draft ordinance that can be considered by the Planning Commission and would allow for the proposed re-use of the existing building.

The proposed definition maintains the district’s employment character by (1) keeping office as the principal use, (2) limiting ancillary uses to 50% of GFA, and (3) prohibiting outdoor storage and manufacturing

beyond incidental lab/prototype functions within campus buildings. It would also stipulate that recreation/childcare elements must submit circulation, parking, and noise-mitigation plans at the site-plan stage.

Key elements of the proposed definition are as follows:

“Office Campus.” A master-planned or unified development, under single ownership or coordinated ownership/control, that is principally comprised of office uses (including general office, professional office, and medical office) within two or more buildings or within a single building designed to function as a multi-tenant campus, together with on-site circulation, shared parking, and common open space or amenities.

An Office Campus may include the following accessory uses that primarily serve employees, tenants, and campus visitors:

- Office and medical: general administrative offices; professional services (e.g., legal, accounting, architecture, engineering, technology); medical, dental, pet care and allied health clinics.
- Boutique retail and personal service: small-format retail and personal service uses such as jewelry sales, specialty goods, spa and wellness services, and similar shops oriented toward the day-to-day needs of campus users.
- Childcare: daycare or early childhood facilities sized to serve campus users and the immediate area.
- Recreation and fitness: indoor, low-impact recreational and training facilities, such as golf simulators, indoor sports training facilities, and fitness/weight training clubs.
- Food and amenity services: cafés, coffee shops, small eateries, and shared meeting, conferencing, or co-working amenities intended to support the campus.

Accessory Floor Area Limits.

Accessory uses listed above may occupy up to 50 percent of the total gross floor area of the Office Campus, unless a higher percentage is approved by the City through a conditional use permit

Site Plan Review:

In addition to the requested ordinance amendment, the city requires changes in commercial use to apply for site plan review. The site plan review process allows the city to consider things such as parking, lighting, uses, etc. of an existing building.

The city reviewed the proposed existing building and would note the following:

- Existing building square footage (2 buildings connected by a “skyway”): 37,000 SF
- There are four (4) stories in the west building and three (3) stories in the east building
- Parking Spaces – 165 parking spaces in the two surface lots
- 9,000 SF of the east building is currently occupied
- Each floor (either side) is approximately 5,500 SF (floor plans attached).

Access Road:

The applicant is proposing to connect the existing buildings/parking lots to Pioneer Creek Drive via a new access drive that will be constructed wholly on the subject parcel. The east parcel currently has frontage on the cul-de-sac of Pioneer Creek Drive. The city has noted that there are a handful of existing trees that will need to be removed to install the proposed access road. The city has reviewed the condition of the trees to be removed and noted that they would fall into a dead/dying/diseased category or non-significant tree. The city will require the applicant to stake the access road construction limits and will complete a final review of the existing trees to be removed in the field.

Parking calculations:

The current site has 165 parking spaces. The city’s ordinance requires one (1) parking space for each 250 SF of office area ($37,000/250 = 148$ parking spaces). The city requires the same level of parking for retail establishments. Based on the proposed multi-tenant use, the existing parking is adequate to support the uses. The city would note that the existing parking spaces would need to be crack sealed and re-stripped as a condition of the approval.

Lighting Plans:

The existing parking lot is illuminated with exterior pole lighting. The city has noted that the existing lighting should be brought into compliance with applicable standards. The applicant has prepared a lighting plan that shows the existing lighting and proposed lighting for the new access road connecting to Pioneer Creek Drive. The applicant has also provided lighting cut sheets showing a new and compliant light fixture for the existing and proposed poles.

Engineering Review:

The city’s engineer has reviewed the proposed plans for the new access drive and reviewed the existing site conditions. They noted that no additional stormwater is required as a result of the proposed access road construction. The engineer has provided minor comments to the applicant relating to the proposed improvements. The city’s engineer also did a site inspection and reviewed the condition of the existing parking lots. They provided the comments relating to crack sealing and striping the existing parking lots.

Fire Department Review:

The Fire Department had no comments relating to the proposed use. The applicant will work with the city on updating knox boxes on the buildings.

The Planning Commission is being asked to consider approval of a site plan review and text amendment to allow the re-use of the existing office building. The proposed new use would be a multi-tenant office campus that would provide a wide variety of potential uses. The existing building has been for sale for many years since the departure of Wenck Engineering. There has been interest, however, the large size of

the building and general decrease in “corporate” campuses use has not yielded any new users for the property. It is anticipated that the re-use of this building into smaller spaces will increase the number and type of businesses and services for the city. The proposed text amendment is believed to provide the clearest path to allowing the type of uses proposed and providing clarity to the zoning ordinance for the existing permitted use.

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 and a Text Amendment with the following findings and conditions:

1. The proposed site plan review and text amendment 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, and text amendment will be subject to the following conditions:
 - a. The Applicant shall make all revisions as directed by the Planning Commission and planning staff.
 - b. The Applicant shall comply with all comments made by the City’s engineer relating to the storm water and grading plans.
 - c. The Applicant shall address all comments provided by the City’s Fire Chief.
3. The Applicant shall pay for all costs associated with the City’s review of the site plan review and text amendment.

- Attachments:** Application
Site Plan
Grading Plan, Stormwater and Utility Plan
Lighting Plans
Floor Plans
Draft Ordinance Amendment

DRAFT

City of Maple Plain – Ordinance Amendment: ‘Office Campus’ Definition

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10 (“LAND USAGE”), ARTICLE 4 (“ZONING”), SECTION 10-453 (“DEFINITIONS”) OF THE MAPLE PLAIN CITY CODE TO ADD A DEFINITION FOR “OFFICE CAMPUS”; AND MAKING A CONFORMING REFERENCE IN THE I-INDUSTRIAL ZONING DISTRICT.

WHEREAS, pursuant to Minnesota Statutes § 462.357, the City of Maple Plain is authorized to adopt and amend zoning regulations to promote the public health, safety, and general welfare; and

WHEREAS, Article 4 of the Maple Plain City Code contains the City’s zoning regulations, including citywide definitions used to interpret permitted and conditional uses across all zoning districts; and

WHEREAS, “Office Campus” is referenced in the I–Industrial district as a permitted use but has not been defined in § 10-453 (“Definitions”), creating ambiguity for applicants, staff, and the public; and

WHEREAS, the City Council finds that establishing a clear, flexible, and modern definition of “Office Campus” will promote orderly, compatible employment development and allow limited on-site amenities and services that primarily support the campus population;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN ORDAINS:

Section 1. Maple Plain City Code § 10-453 (“Definitions”) is amended to add the following definition in alphabetical order:

“Office Campus.” A master-planned or unified development, under single ownership or coordinated ownership/control, that is principally comprised of office uses (including general office, professional office, and medical office) within two or more buildings or within a single building designed to function as a multi-tenant campus, together with on-site circulation, shared parking, and common open space or amenities.

An Office Campus may include the following accessory uses that primarily serve employees, tenants, and campus visitors:

- (1) Office and medical: general administrative offices; professional services (e.g., legal, accounting, architecture, engineering, technology); medical, dental, pet care and allied health clinics.
 - (2) Boutique retail and personal service: small-format retail and personal service uses such as jewelry sales, specialty goods, spa and wellness services, and similar shops oriented toward the day-to-day needs of campus users.
 - (3) Childcare: daycare or early childhood facilities sized to serve campus users and the immediate area.
 - (4) Recreation and fitness: indoor, low-impact recreational and training facilities, such as golf simulators, indoor sports training facilities, and fitness/weight training clubs.
 - (5) Food and amenity services: cafés, coffee shops, small eateries, and shared meeting, conferencing, or co-working amenities intended to support the campus.
- (a) Accessory Floor Area Limits.
Ancillary and accessory uses listed above may occupy up to 50 percent of the total gross floor area of the Office Campus, unless a higher percentage is approved by the City through a conditional use permit
- (b) Operational Standards.
Accessory retail, personal service, childcare, food, and recreational facilities shall be configured and signed so as to primarily serve the campus population; outdoor storage is prohibited; any manufacturing or industrial activity is limited to incidental prototype or lab functions customary to office or medical users.
- (c) Site Planning and Mitigation.
Office Campus developments shall provide shared parking and internal pedestrian connectivity between buildings and amenities. Recreation and childcare uses shall submit circulation, parking, and noise-mitigation plans as part of the building permit review process, consistent with Article 4's application, interpretation, and performance-enforcement provisions of the Zoning Code.

Section 3. Severability.

If any section or portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions.

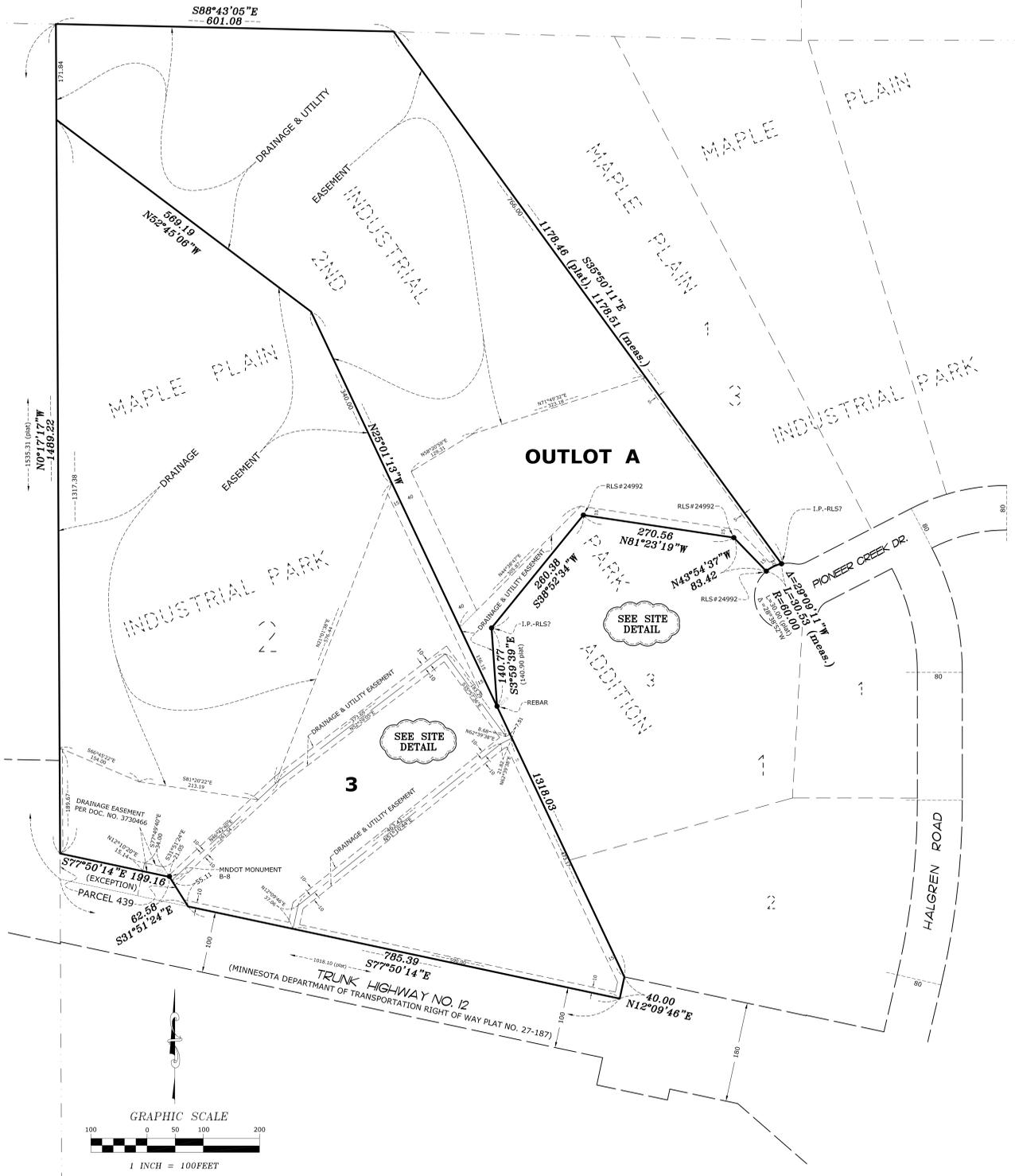
Section 4. Effective Date.

This ordinance shall take effect upon adoption and publication as provided by law.

Adopted by the Maple Plain City Council this ___ day of _____, 2026.

CERTIFICATE OF SURVEY

~for~ SMITH COMPANY MANAGEMENT
~of~ 1800 Pioneer Creek Center
Maple Plain, Minnesota 55359



PROPERTY DESCRIPTION:

(per Certificate of Title No. 867560)
 Lot 3, Block 2, MAPLE PLAIN INDUSTRIAL PARK, Hennepin County, Minnesota.
 EXCEPT Parcel 439 of Minnesota Department of Transportation Right of Way Plat No. 27-187.
 AND
 Outlot A, MAPLE PLAIN INDUSTRIAL PARK 2ND ADDITION, Hennepin County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/10/25 & 11/14/2025.
- Bearings shown are on Hennepin County datum.
- Parcel ID Number: 23-118-24-41-0004.
- Total Parcel Area: 19.94 Acres.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

BENCHMARK: MNDOT GSID STA. # 11889
 STATION NAME: Y 117 RESET
 ELEVATION: 1013.66 (N.A.V.D. 1988)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- ◀ DENOTES STORM SEWER APRON
- DENOTES FIBER OPTIC BOX
- DENOTES HAND HOLE
- ⊕ DENOTES HYDRANT
- ☆ DENOTES LIGHT POLE
- DENOTES MAILBOX
- ⊕ DENOTES SIGN
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- WET — DENOTES WETLAND BOUNDARY
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES RETAINING WALL

SITE DETAIL



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: October 27, 2025 License No. 41578

DRAWN BY: CJT	JOB NO: 25-1040BT	DATE: 10/21/25
CHECK BY: JER	FIELD CREW: BH / BJ	
1	11/17/25	ADD ADDITIONAL TOPOGRAPHY
2		
3		
NO.	DATE	DESCRIPTION

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

1800 PIONEER CREEK CENTER PRIVATE DRIVE

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

MAPLE PLAIN, MINNESOTA

LEGEND *

— OHW —	EXISTING OVERHEAD ELECTRIC	— —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— >—	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— >>—	PROPOSED STORM SEWER PIPE
□	EXISTING TELEPHONE PEDESTAL	— <<—	PROPOSED DRAINTILE AND CLEAN-OUT
□	EXISTING ELECTRICAL PEDESTAL	— ELEC —	PROPOSED ELECTRIC SERVICE *
□	EXISTING CABLE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
□	EXISTING UTILITY POLE	— TEL —	PROPOSED TELEPHONE SERVICE *
☆	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
—>—	EXISTING STORM SEWER	□	PROPOSED CATCH BASIN
— —	EXISTING WATER MAIN	□	PROPOSED FLARED-END SECTION
—>—	EXISTING SANITARY SEWER	⊗	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	⊗	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
□	EXISTING CATCH BASIN	— 928 —	PROPOSED CONTOUR
◀	EXISTING FLARED-END SECTION	— 930 —	PROPOSED CONTOUR
⊗	EXISTING GATE VALVE	⊗ 920.60	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
⊗	EXISTING HYDRANT	— S —	PROPOSED SILT FENCE
⊗	EXISTING WELL	— 4.0% —	PROPOSED DIRECTION OF DRAINAGE
⊙	EXISTING SANITARY SEWER MANHOLE	■	PROPOSED BITUMINOUS
— 928 —	EXISTING CONTOUR	■	PROPOSED FILTRATION MEDIA
— 930 —	EXISTING CONTOUR	○	PROPOSED INLET PROTECTION
⊗ 920.99	EXISTING SPOT ELEVATION	■	PROPOSED HEAVY-DUTY PAVEMENT
⊗ 207.42	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	■	PROPOSED ENKAMAT
■	EXISTING BITUMINOUS	■	PROPOSED RETAINING WALL
☀	EXISTING TREES	■	BITUMINOUS PAVEMENT REMOVAL
✕	EXISTING TREE TO BE REMOVED	■	CONCRETE SIDEWALK REMOVAL
→	SURFACE DRAINAGE DIRECTION	■	PROPOSED CONCRETE SIDEWALK
— x —	EXISTING FENCE	■	
— ○ —	EXISTING RETAINING WALL		
— WET —	EXISTING WETLAND		

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

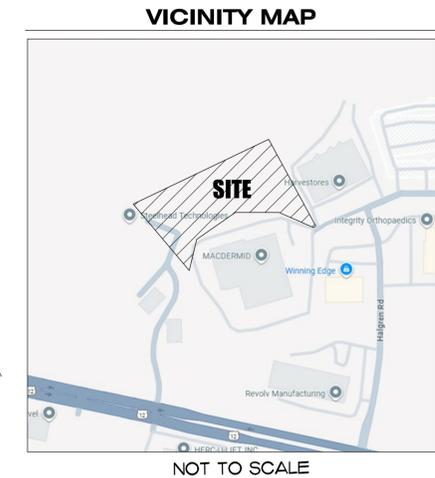
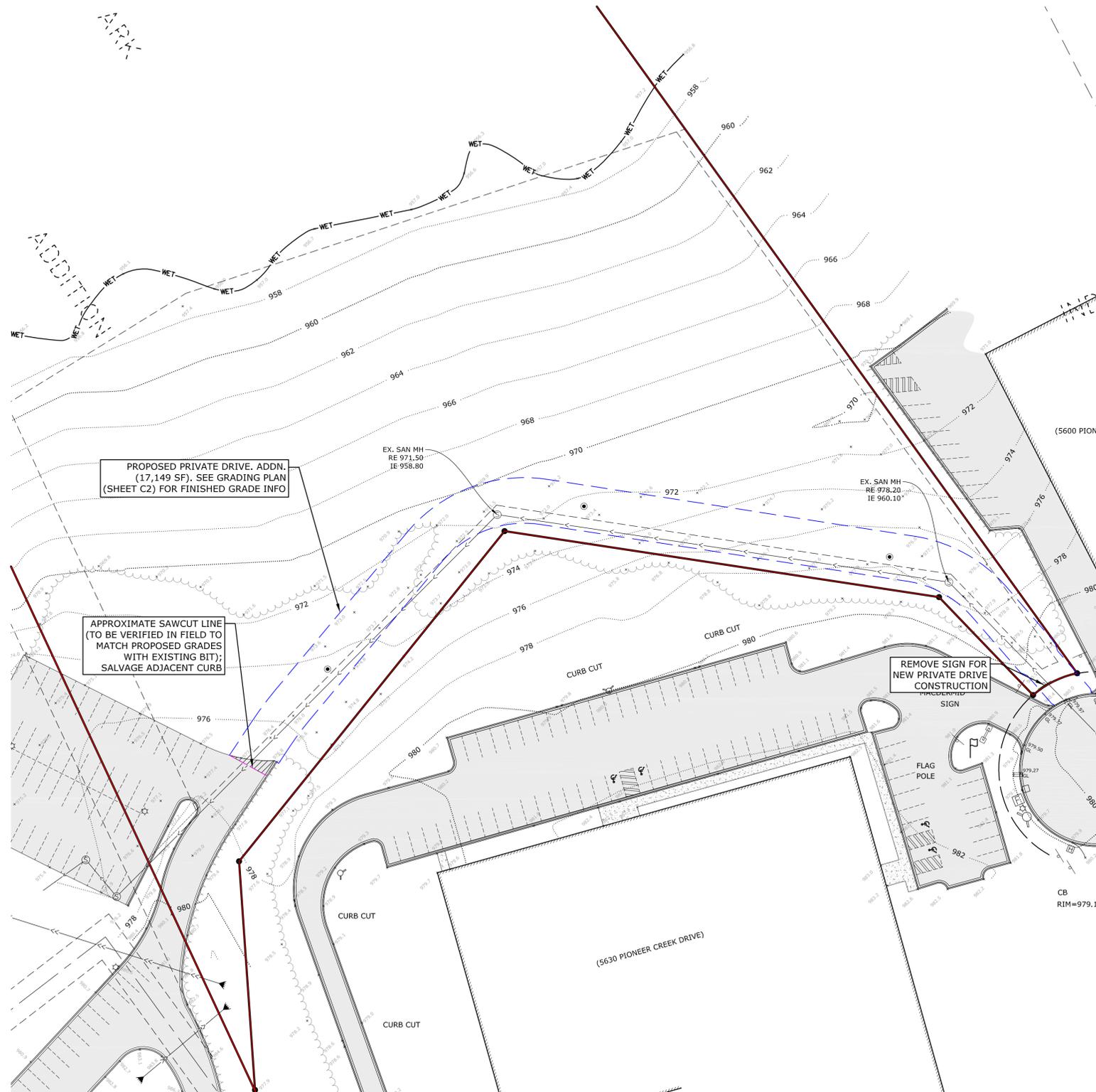
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



DRAWN BY:	M.Q.A.	DESIGN BY:	Q.M.A.
CHKD BY:	M.Q.A.	PROJ. NO.:	25-2220
ORIGINAL DATE:	DECEMBER 12, 2025		
DATE	REVISION DESCRIPTION		

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

QASEM M. ABUGHAZLEN LIC. NO. 56289
DATE: 12.12.2025

1800 PIONEER CREEK CENTER PRIVATE DRIVE
MAPLE PLAIN, MINNESOTA

TITLE SHEET, LEGEND, EXISTING CONDITIONS, AND REMOVAL PLAN

PREPARED FOR:
PARKER SMITH

SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET INDEX

- C0** TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
- C1.1** CIVIL SITE PLAN
- C1.2** CIVIL SITE PLAN
- C2** GRADING, DRAINAGE & EROSION CONTROL PLAN
- C3** DETAILS & NOTES

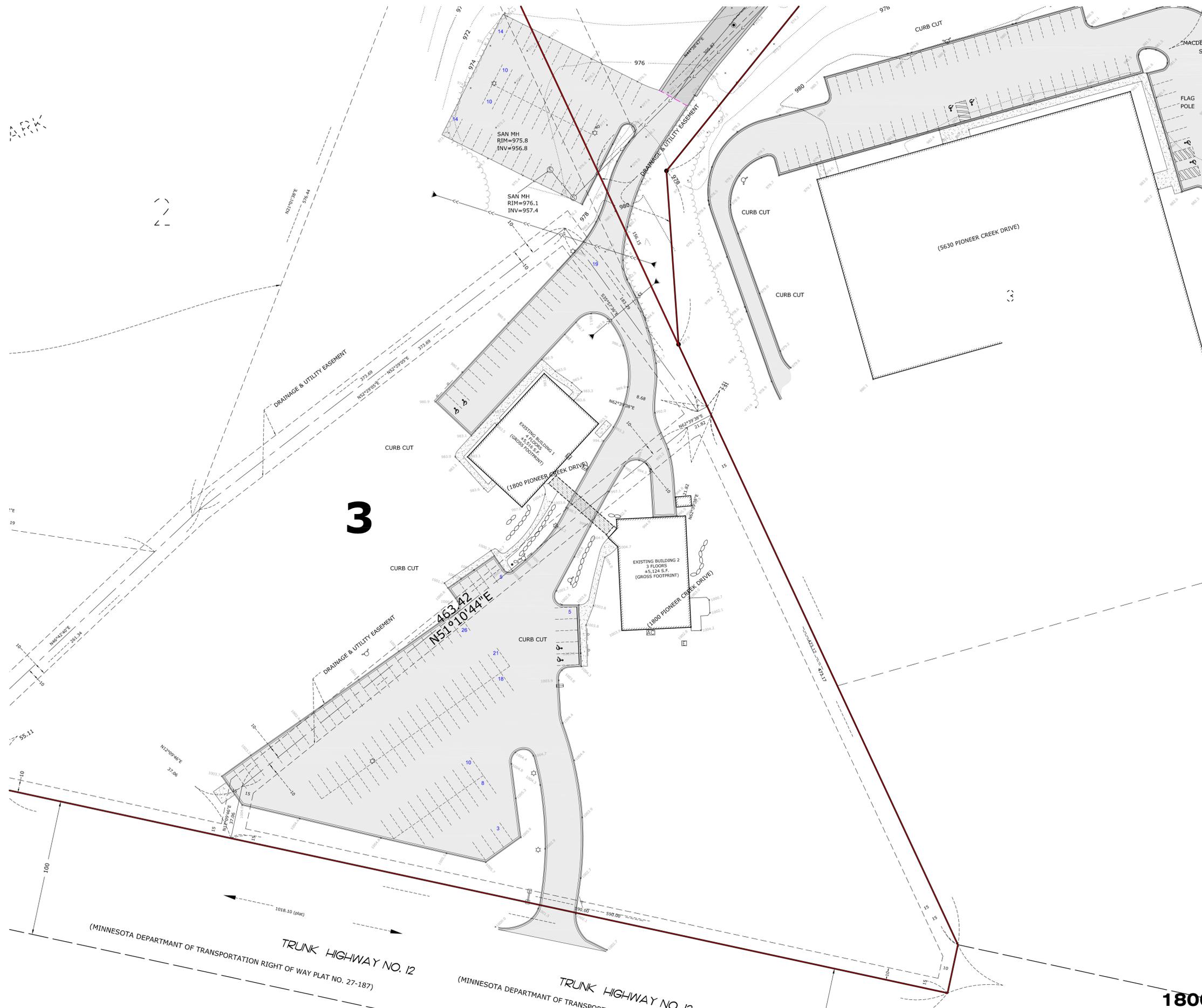
NORTH

0 20 40

1 INCH = 40 FEET

C0





GENERAL SITE INFORMATION:

LOT 1 SIZE (PID: 23-118-24-41-0004) = 868,816 SF (19.945 ACRES)
 LOT 2 SIZE (PID: 23-118-24-41-0010) = 573,242 SF (13.160 ACRES)

BOTH LOTS:
 EXISTING IMPERVIOUS = 89,349 SF (2.051 ACRES)
 PROPOSED STREET ADDITION (WITHIN PARCEL) = 16,815 SF (0.386 ACRES)
 TOTAL IMPERVIOUS = 106,164 SF (2.437 ACRES)

CURRENT ZONING = INDUSTRIAL (I-1)
 PROPOSED OCCUPANCY = MIXED USE

BUILDING 1 (WESTERN BLDG):
 5,516 SF GROSS AREA PER FLOOR; 4 FLOORS
 PROPOSED PARKING DATA = 5,516 SF X 4 FLOORS = 22,064 SF
 22,064 SF AT 1 STALL / 250 SF = 89 STALLS REQUIRED

BUILDING 2 (EASTERN BLDG):
 5,124 SF GROSS AREA PER FLOOR; 3 FLOORS
 PROPOSED PARKING DATA = 5,124 SF X 3 FLOORS = 15,372 SF
 15,372 SF AT 1 STALL / 250 SF = 62 STALLS REQUIRED

TOTAL REQUIRED = 151 STALLS
 TOTAL PROVIDED = 163 STALLS

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHKD BY:	PROJ. NO.
M.Q.A.	25-2220
ORIGINAL DATE:	
DECEMBER 12, 2025	

DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEN LIC. NO. 56289
 DATE: 12.12.2025

1800 PIONEER CREEK CENTER PRIVATE DRIVE
 MAPLE PLAIN, MINNESOTA
 CIVIL SITE PLAN

PREPARED FOR:
PARKER SMITH

SITE PLANNING & ENGINEERING
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Know what's below.
 Call before you dig.

NORTH

0 20 40
 1 INCH = 40 FEET

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

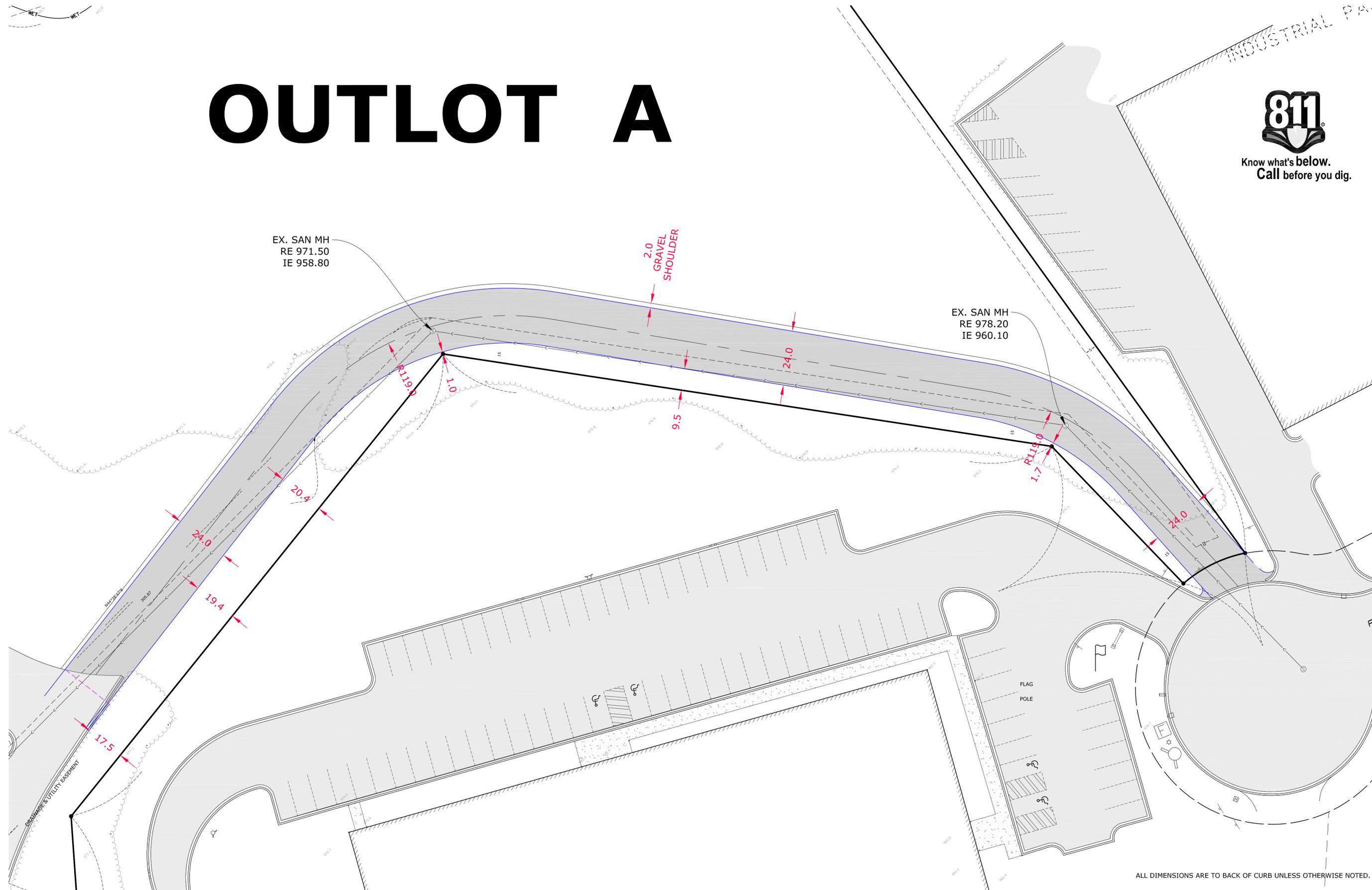
**CIVIL SITE PLAN
 1800 PIONEER CREEK CENTER**

C1.1

OUTLOT A



Know what's below.
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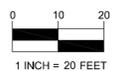


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NORTH



1 INCH = 20 FEET

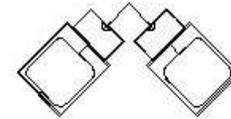
CIVIL SITE PLAN
1800 PIONEER CREEK CENTER

C1.1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description
	1	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P-G2-	2 @ 90 degrees	20584	0.900	Set at 140W Type 4 Area Light
	2	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P-G2	Single	20584	0.900	Set at 140W Type 4 Area Light

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height	
Lot Area	Illuminance	Fc	1.66	10.6	0.1	16.60	106.00	0.25	

1 DOUBLE HEAD Pole with 2 Fixtures = 2 Fixtures
 2 SINGLE HEAD Poles with 1 Fixture each = 2 Fixtures
 Total Fixtures = 4 Fixtures

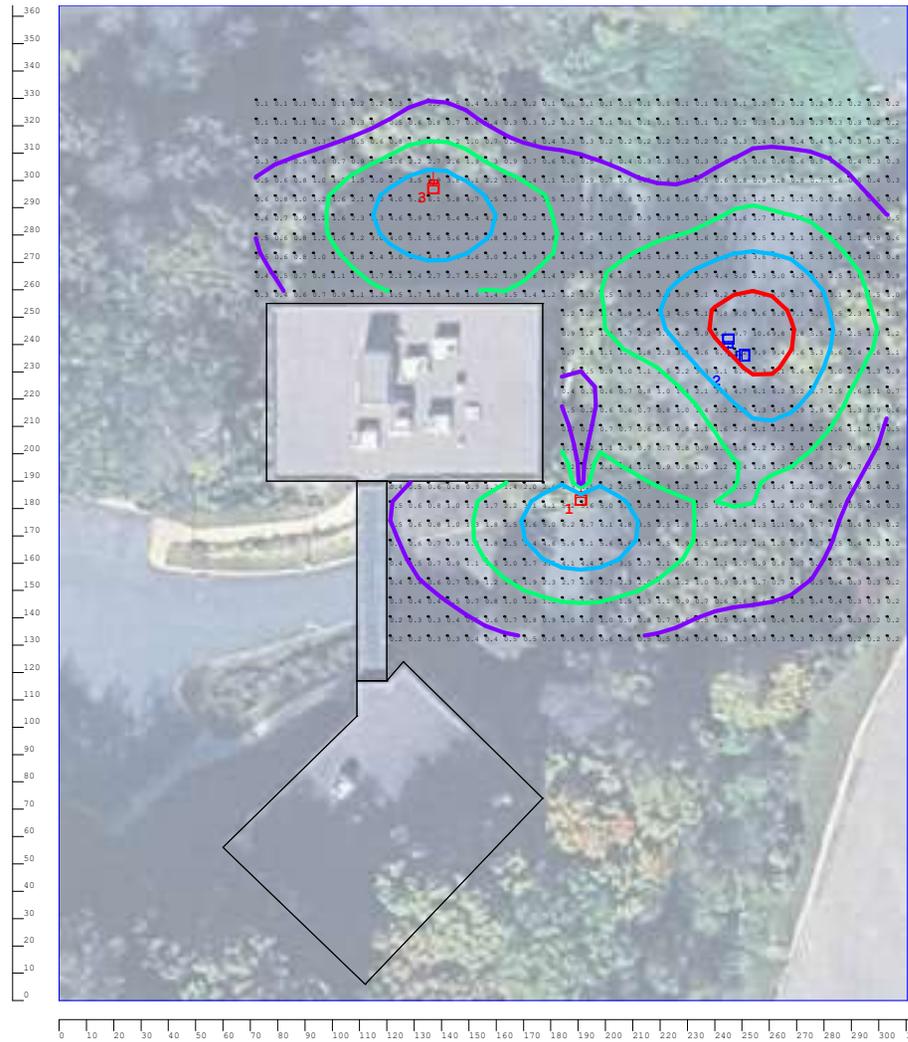


Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Mounting Height		
1	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P-G2	191	189	25	270	15
2	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P-G2-	245	236	25	45	15
3	KT-ALED140PS-M2-OSX-NM-8CSB-VDIM-P-G2	137	303	25	270	15



Project : Pioneer Creek BLDG KT-ALED140 Mounting Height - 25' Tilt - 15°	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com
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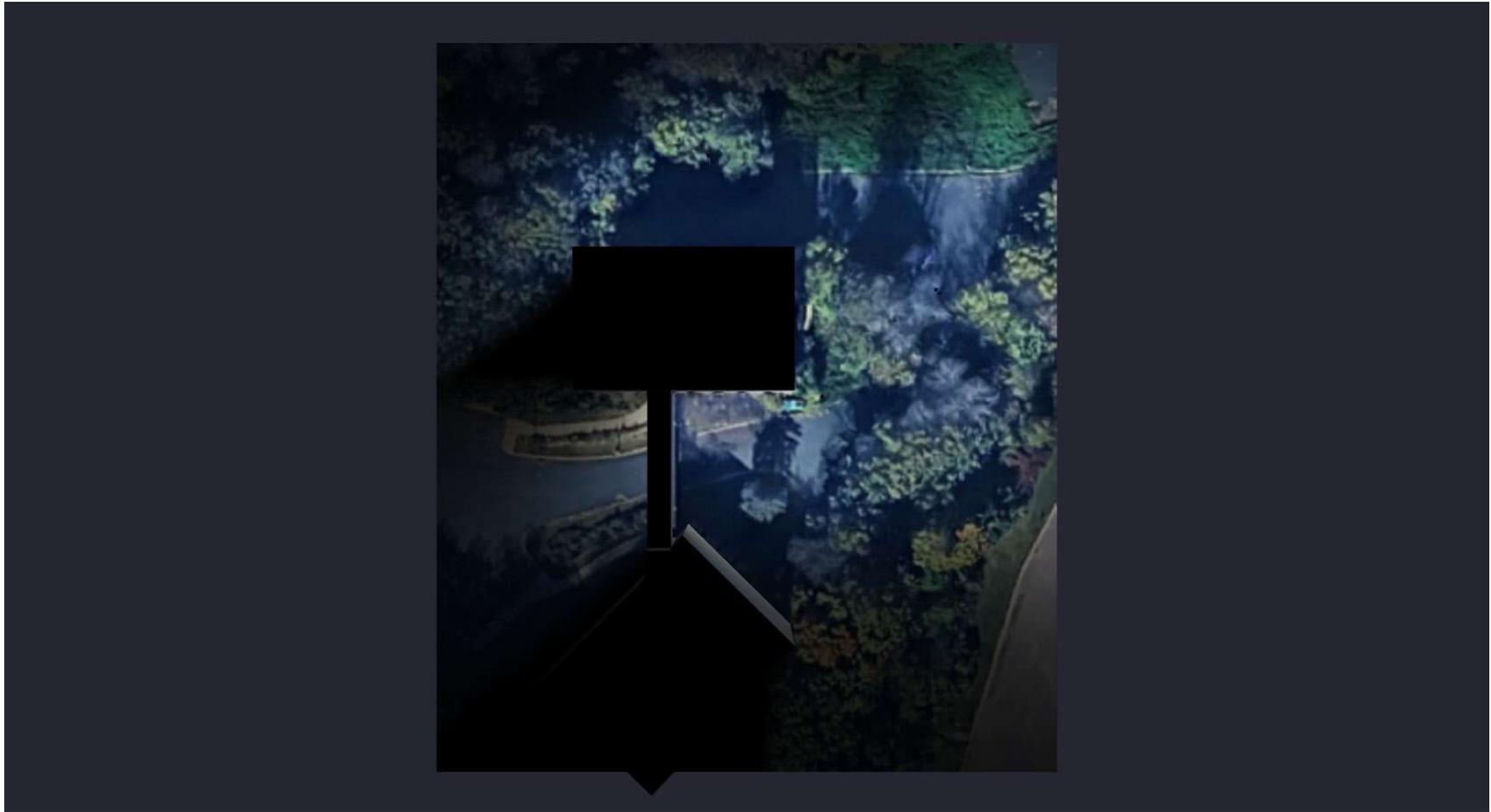
View of point by point

Project : Pioneer Creek BLDG
KT-ALED140

RED = 8+FC, BLUE = 4FC
GREEN = 2FC, VIOLET = 1FC

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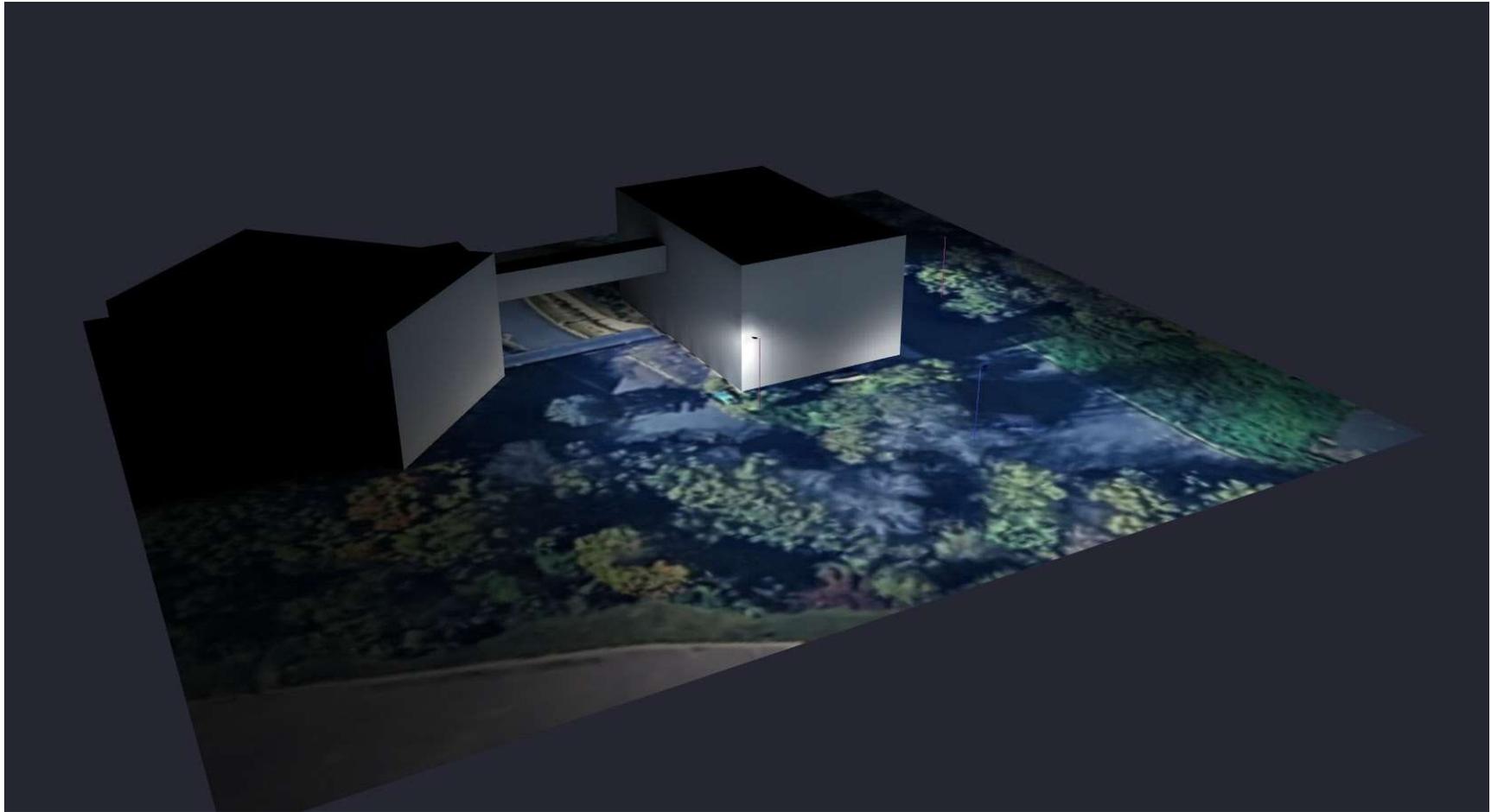




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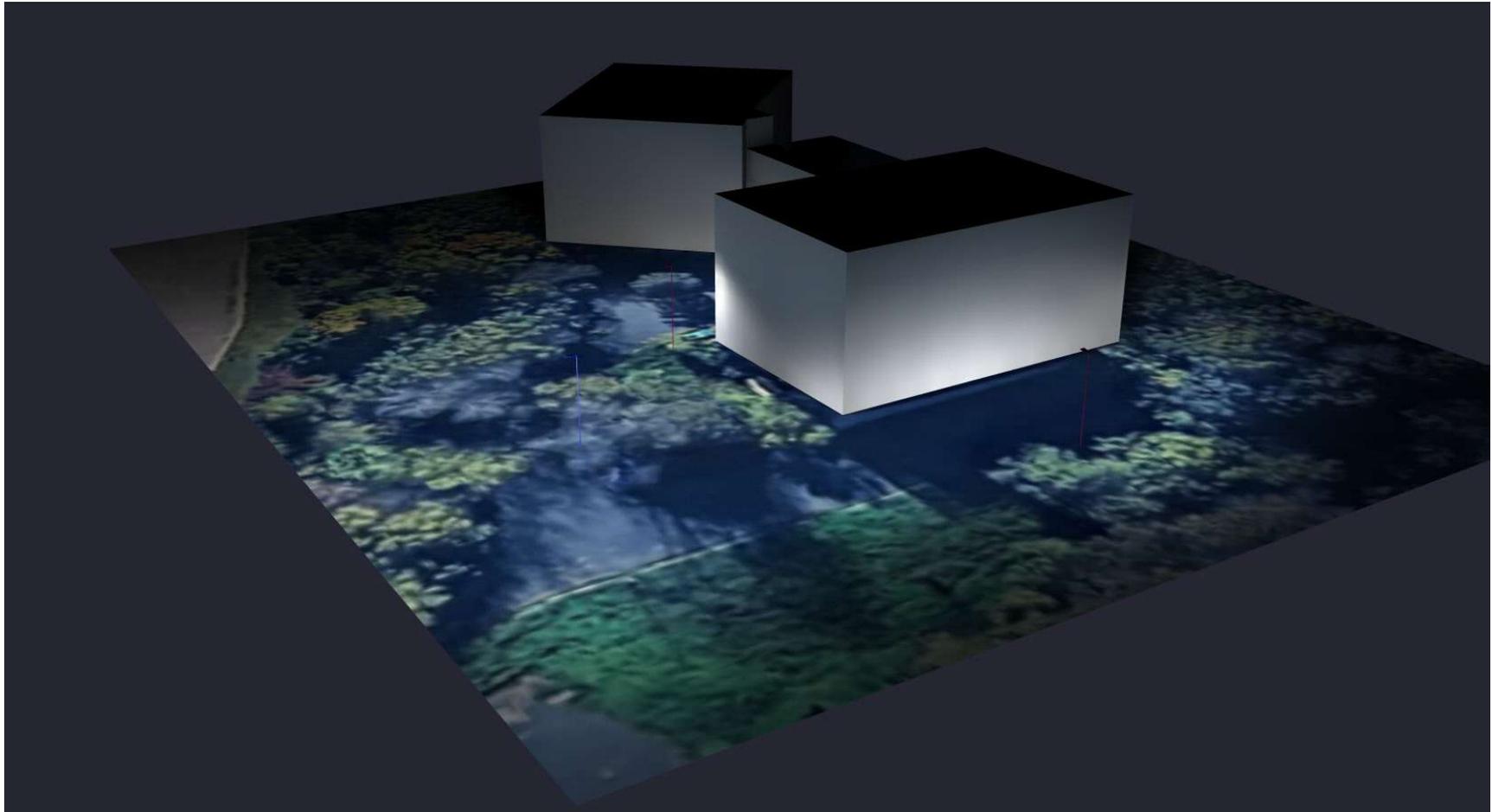




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Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

Illumination results shown on this lighting design are based on project parametrics provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

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Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description
	6	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	Single	19632.9	0.900	Set at 140W Type 3 Area Light

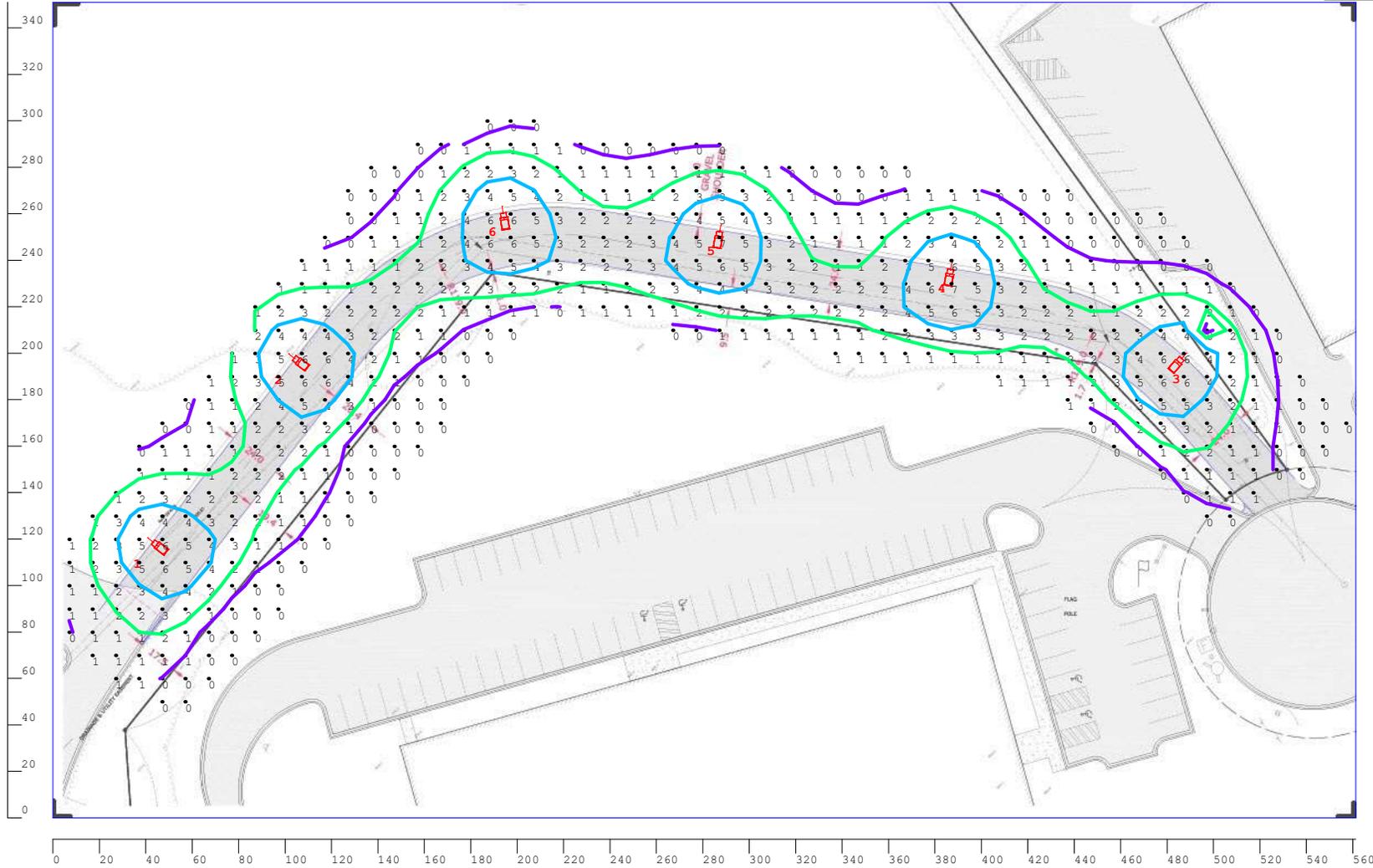
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height	
Lot Area	Illuminance	Fc	1.70	7	0	N.A.	N.A.	0.25	

Luminaire Location Summary							
LumNo	Label	Insertion Point			Mounting Height	Orient	Tilt
		X	Y				
1	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	40.75	120.5	25	322.549	0	
2	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	101.5	199.75	25	322.549	0	
3	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	488.25	200	25	229.086	0	
4	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	387.25	239	25	260.049	0	
5	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	287.75	255.25	25	260.049	0	
6	KT-ALED140PS-M2-OSB-NM-8CSB-VDIM	193.5	263.25	25	279.462	0	



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View of point by point

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KT-ALED140

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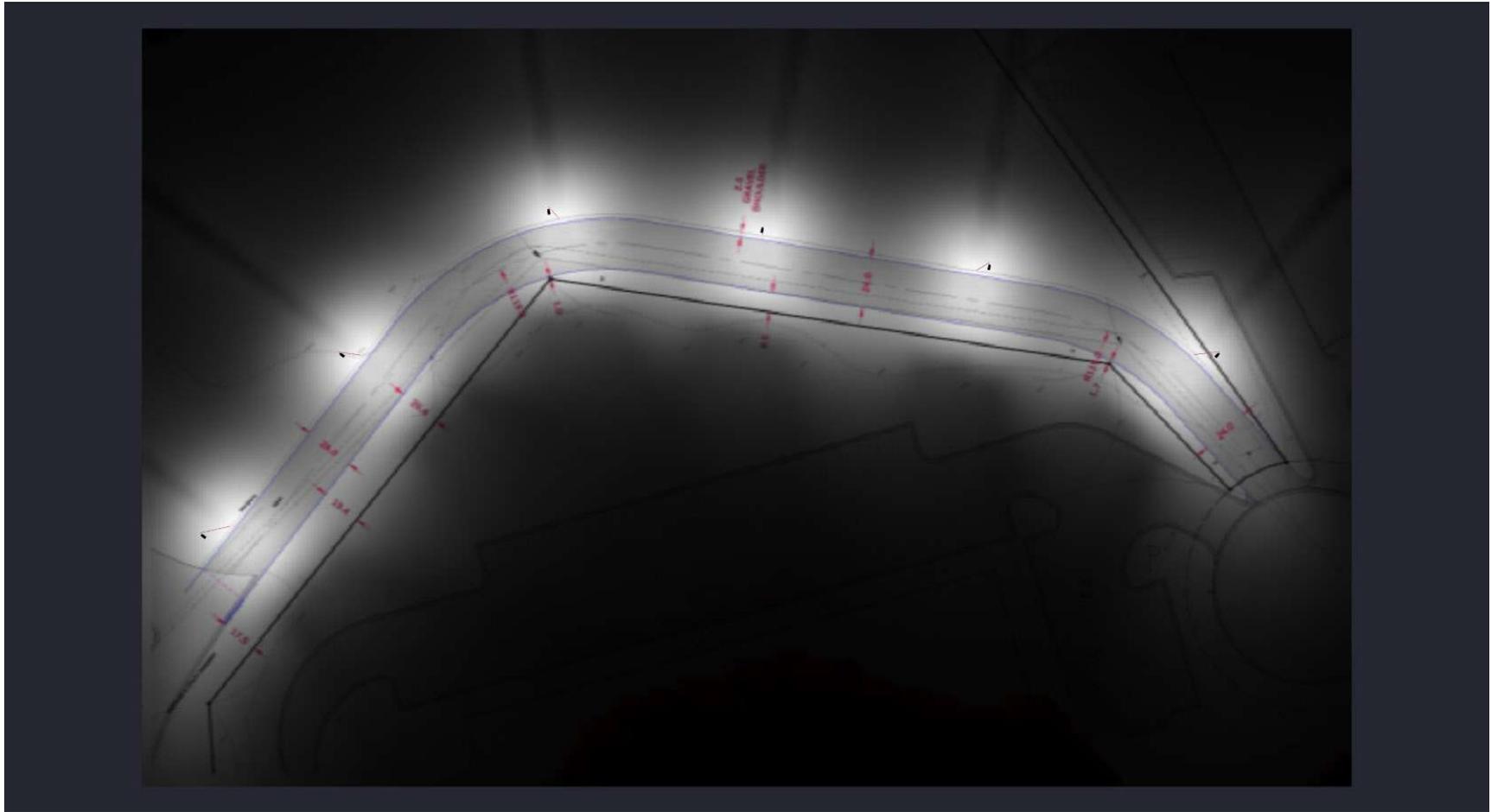
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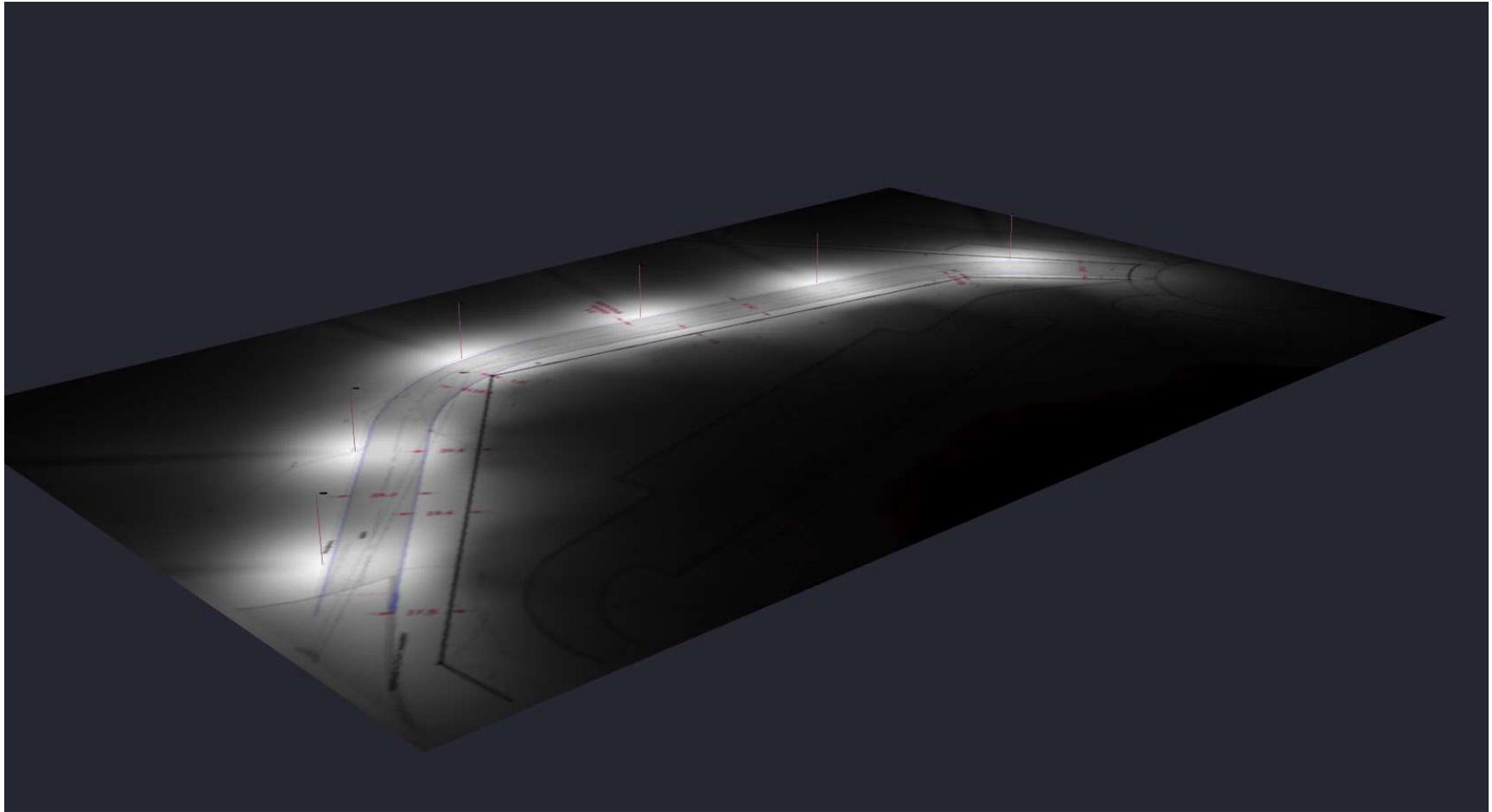




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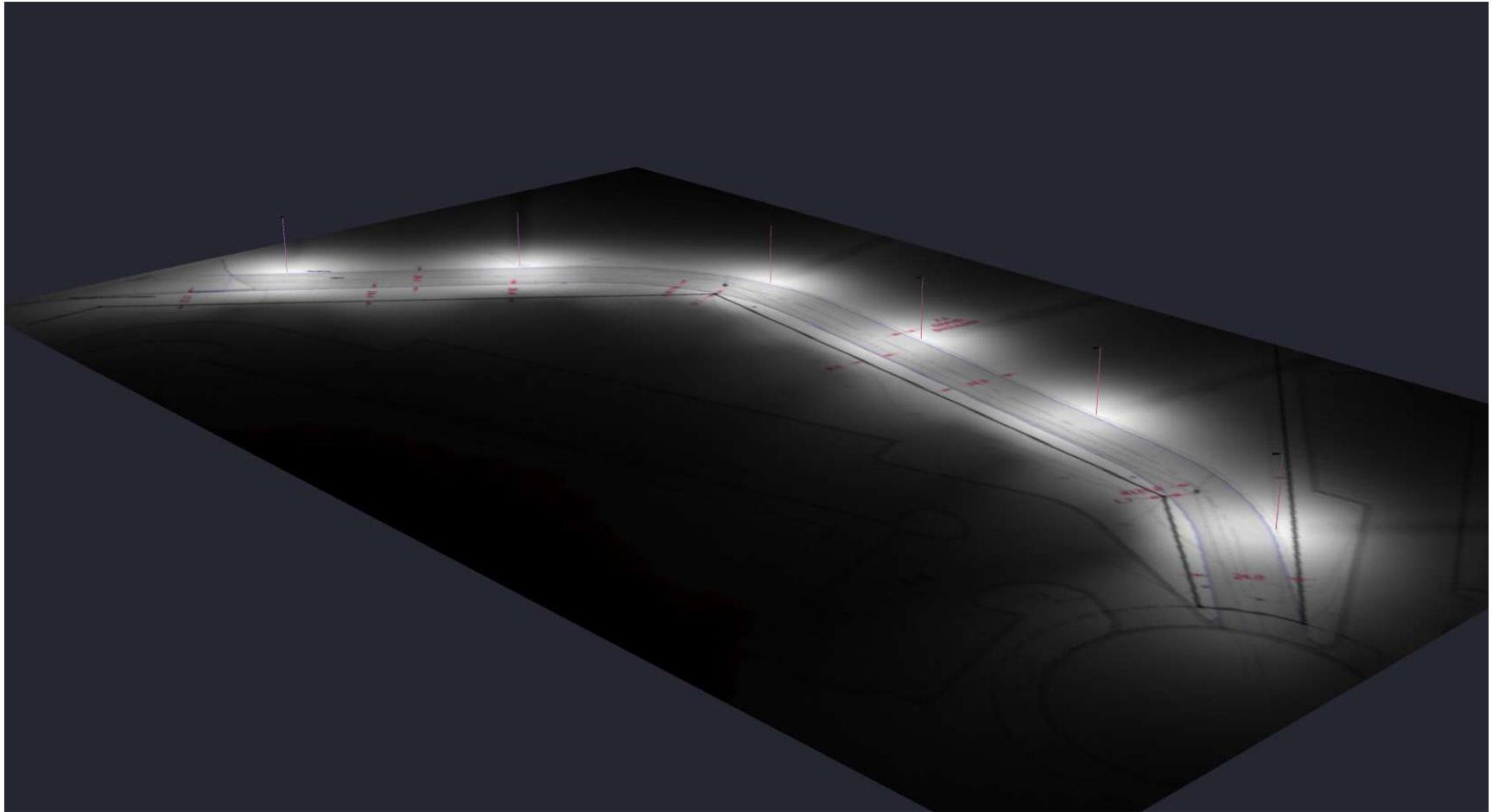




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