

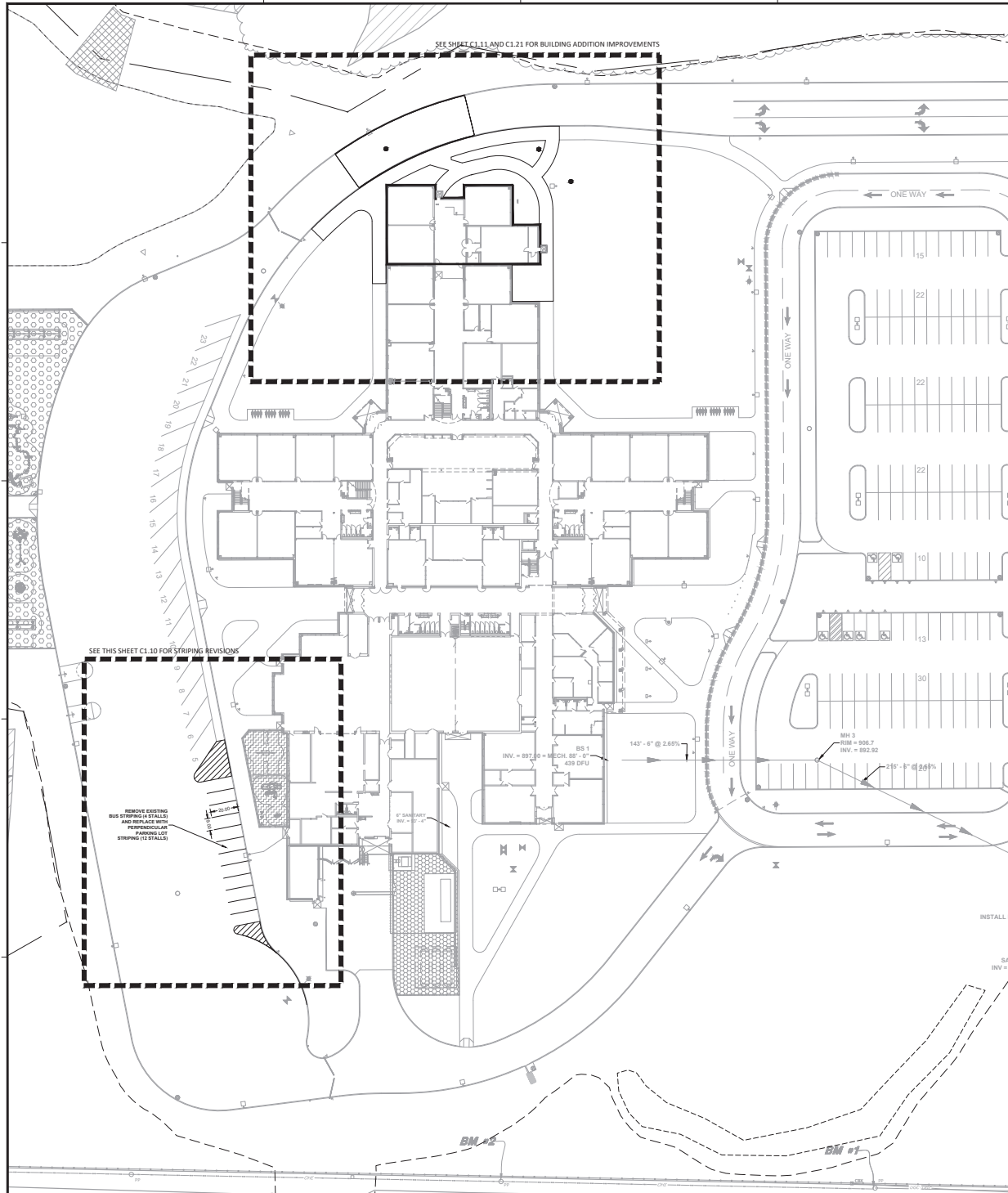
**Case File No. 22-0042**  
**Sunrise Elementary School**



BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





# SITE STATISTICS:

THE PROPERTY IS CURRENTLY ZONED "DP" (Development Flex)

EXISTING PARKING COUNTS:  
STAFF, VISITOR, PUBLIC/VOLUNTEER PARKING = 154 STALLS  
BUS PARKING = 23 BUS STALLS, ~85 EVENT ONLY CAR STALLS

PROPOSED PARKING COUNTS:  
STAFF, VISITOR, PUBLIC/VOLUNTEER PARKING = 154 STALLS  
STAFF PARKING - BUS LOOP = 12 STALLS  
TOTAL PROPOSED STALL COUNT = 166 STALLS  
BUS PARKING = 19 BUS STALLS, ~73 EVENT ONLY CAR STALLS

ACCESSIBLE PARKING STALL REQUIREMENTS = 6 STALLS  
ACCESSIBLE PARKING STALLS PROVIDED = 6 STALLS



AMERICAN TURNER BOLD & RYAN, INC.  
ARCHITECTURE ENGINEERING  
LANDSCAPE ARCHITECTURE  
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AMERICAN TURNER BOLD & RYAN, INC.  
202

CONSULTANTS



Real People. Real Solutions.  
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GOLDEN VALLEY, MINNESOTA 55427  
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REVISIONS

Addition and Alterations to  
**Sunrise Elementary School**  
Anoka-Hennepin School District 11  
4501 125th Street  
Blaine MN 55449

KEYPLAN



OWNERS

CHECKED BY

ISSUED FOR

CITY SUBMITTAL

ISSUE DATE

JUNE 16, 2022

SHEET NAME

SUNRISE SITE & STRIPING PLAN

AT&S&R PROJECT NO.

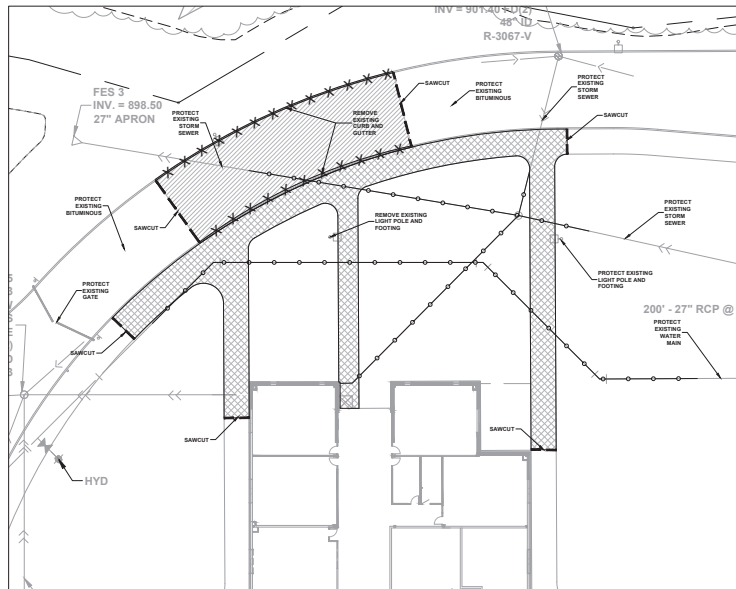
22028

REVISION NO.

REVISION NO.

SHEET NUMBER

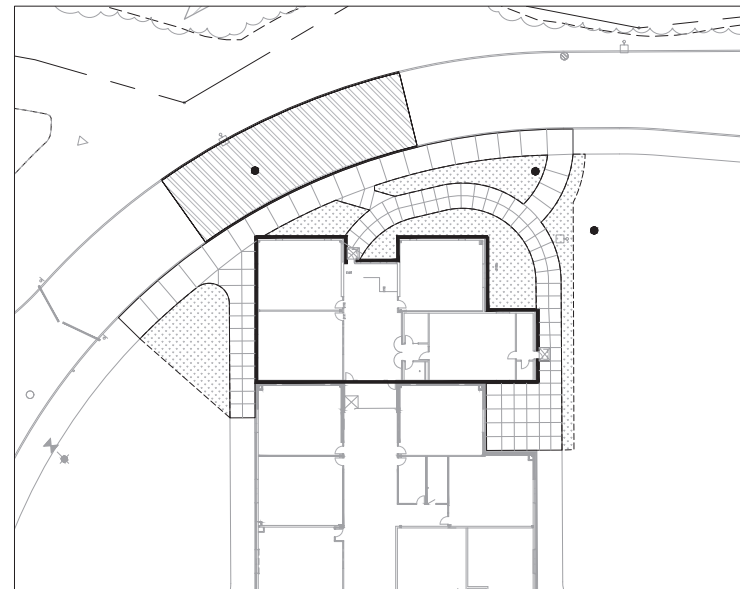
C1.10



**1**  
**REMOVALS PLAN**

**LEGEND**

- CONCRETE PAVEMENT REMOVALS
- CONCRETE CURB AND GUTTER REMOVALS
- BITUMINOUS PAVEMENT REMOVALS
- UTILITY REMOVALS
- SAWCUT
- PROPERTY LINE



**2**  
**SITE AND LANDSCAPE PLAN**

**LEGEND**

- REFERENCE KEY TO SITE DETAILS  
DETAIL ID NUMBER (TOP)  
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT
- PROPOSED MANHOLE (MH)
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- APPROXIMATE SOD LIMITS
- PROPERTY LINE

REVISIONS

Addition and Alterations to  
**Sunrise Elementary School**  
Anoka-Hennepin School District 11  
4501 125th Street  
Blaine MN 55449



KEY PLAN

CHECKED BY

ISSUED FOR

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SHEET NAME

SUNRISE

REMOVALS AND

SITE AND

LANDSCAPE

PLANS

AT&S&R PROJECT NO.

22028

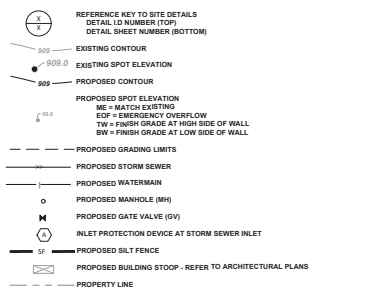
REVISION NO.

SHEET NUMBER

**C1.11**

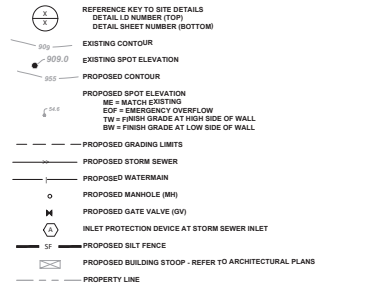


### LEGEND

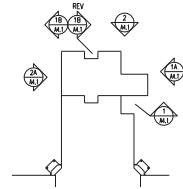


2  
C1.72

### LEGEND



## C1.21

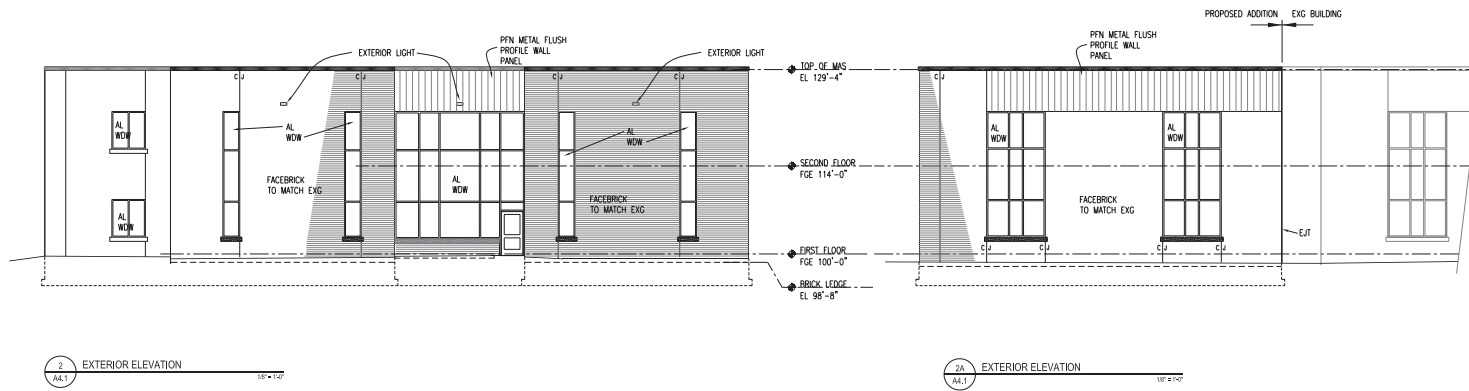
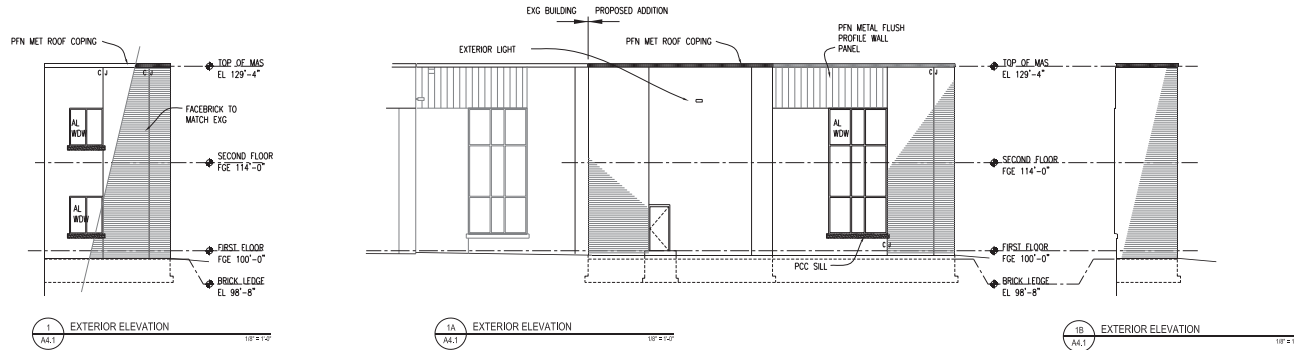


ELEVATION KEY PLAN

NO SCALE

EXTERIOR ELEVATION GENERAL NOTES

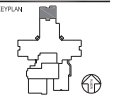
1. ARCHITECTURAL ELEVATION 100'-0" =  
LANDSCAPE/PAV ELEVATION = 80'-0" =
2. C/J = THRU WALL CONTROL JOINT - REFER TO DIL 1/2"
3. C/J = IS CONTROL JOINT - REFER TO DIL 1/2"
4. BRK INDICATES BRICK LEDGE ELEVATION
5. REFER TO FLOOR PLANS FOR WINDOW TYPES



REVISIONS

Addition and Alterations to  
**Sunrise Elementary School**  
Anoka-Hennepin School District 11  
4501 125th Street  
Blaine MN 55449

SIGNATURE / SEAL



DESIGNED BY  
TAP

CHECKED BY  
DMM

DESIGNED FOR  
CITY PLANNING  
REVIEW

ISSUE DATE  
JUNE 10, 2022

SHEET NAME

EXTERIOR  
ELEVATIONS  
(SITE REVIEW)

ATSR PROJECT NO.  
20028

REVISIONS

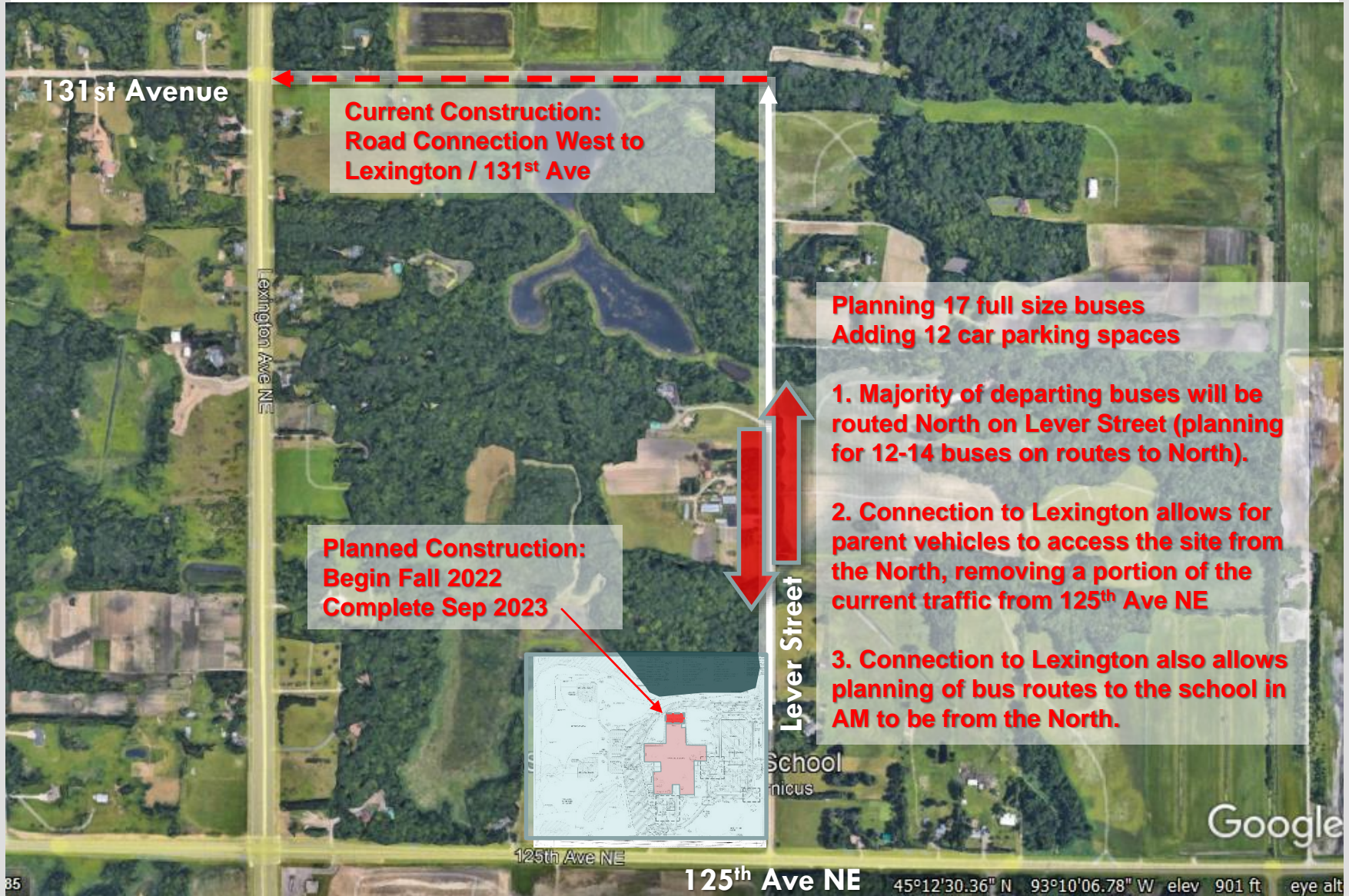
SHEET NUMBER

A4.1



# Sunrise Elementary - Addition

## ISD #11 Traffic Plan for Sunrise Elementary





**BOLTON  
& MENK**

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7575 Golden Valley Road  
Suite 200  
Minneapolis, MN 55427

Ph: (763) 544-7129  
Bolton-Menk.com

June 10, 2022 (Revised June 22, 2022)

City of Blaine  
10801 Town Square Drive NE  
Blaine, MN 55449

RE: Sunrise Elementary School Addition – Conditional Use Permit Amendment

Greetings,

This project is a 11,400 square foot, two story eight-classroom building addition for an additional 200 students + 10 staff. A portion of the addition is utilized to meet current storm shelter requirements. Storm sewer and watermain need to be rerouted to make room for the larger than pre-planned addition footprint. No trees or shrubs are currently planned, but all disturbed areas will be sodded with the irrigation system altered. Currently 16 buses serve the school with an additional 3 anticipated. 12 additional car spaces are planned for additional staff.

The Site plan and building had a preliminary review with the City of Blaine on April 27, 2022. It is at that meeting the School District was made aware of the current extension of Lever Street to the North and its connection to Lexington which will allow for a vast majority of all buses, and parent traffic to utilize this more desirable traffic pattern greatly reducing the current congestion at Lever / 125<sup>th</sup> Ave NE. The option for extending the parent pickup loop was reviewed but removed from consideration due to this redirection of traffic flow with the new Street extension. Additionally, a the possibility of traffic study was discussed but was not deemed necessary.

A preliminary meeting also occurred with the Rice Creek Watershed District on May 10, 2022 and based on an area of site impact less than 10,000 square feet and the pre-planned storm water system capacity, Administrative review only is required for this project as no changes to storm water treatment will be necessary.

If you have any questions or concerns, please contact our office.

Sincerely,

**Bolton & Menk, Inc.**

**Laura Detzler**  
Landscape Architect  
[laura.detzler@bolton-menk.com](mailto:laura.detzler@bolton-menk.com)