

**Case File No. 14-0044**

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



# LEGACY CREEK 4TH ADDITION

Client  
**MLA Architects**

Project  
**Stepping Stones  
Early Learning  
Center**

Location  
**Blaine, MN**

Certification

Summary

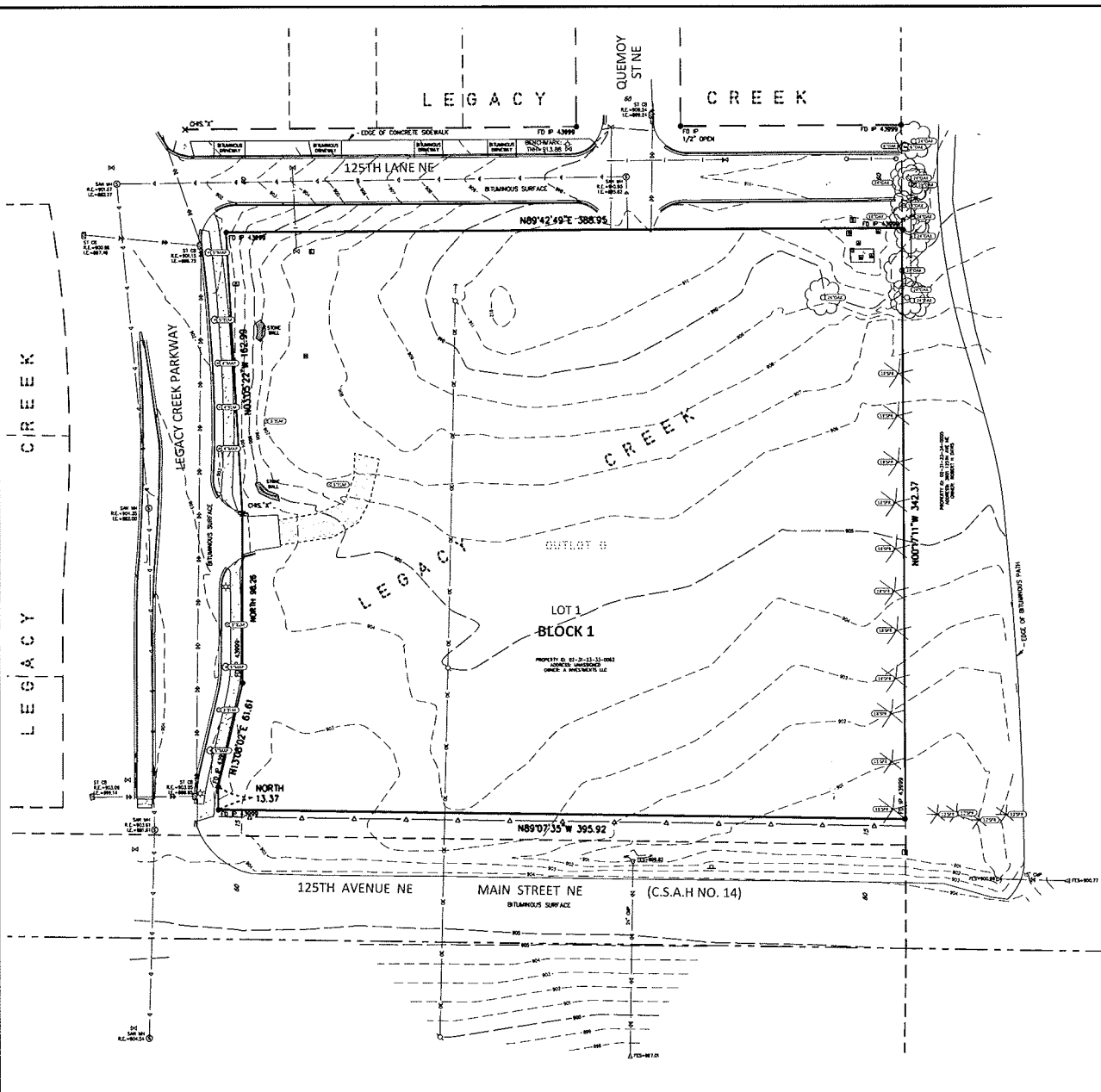
Designed: Drawn: JRM  
Approved: WTW Book / Page: 716/719  
Phase: Initial Issue: 7/2/14

Revision History  
No. Date By Submittal / Revision

Sheet Title  
**Preliminary Plat**

Sheet No. Revision  
**1/1**

Project No. **MLA20099**



**LEGEND**

● FOUND MONUMENT	○ MARKED 1/4 CORNER	⊗ WATER MAIN	⊗ SANITARY SEWER	⊗ STORM SEWER	⊗ FLARED END SECTION	⊗ ELECTRIC TRANSFORMER	⊗ TELEPHONE PEDestal	⊗ GAS METER	⊗ OVERHEAD WIRE	⊗ CHAIN LINK FENCE	⊗ IRON FENCE	⊗ WIRE FENCE	⊗ WOOD FENCE	--- EASEMENT LINE	--- SETBACK LINE	--- RESTRICTED ACCESS	--- CONCRETE CURB	--- BUILDING LINE	--- BUILDING CANOPY	--- BITUMINOUS SURFACE	--- CONCRETE SURFACE	--- LANDSCAPE SURFACE	○ DECIDUOUS TREE	○ CONIFEROUS TREE
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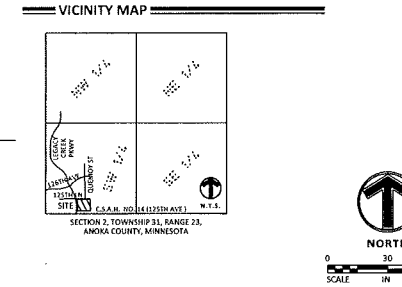
**DESCRIPTION**  
Outlot G, LEGACY CREEK, according to the recorded plat thereof, Anoka County, Minnesota

- PROPERTY SUMMARY**
1. Subject property's address is unavailable, its property identification number is 02-31-23-0062.
  2. The gross area of the subject property is 2.99 Acres or 130,298 Square Feet.
  3. The subject property is zoned B-2 - Community Commercial, per the City of Blaine zoning map dated January 21, 2014.
  4. There are no buildings on the subject property.

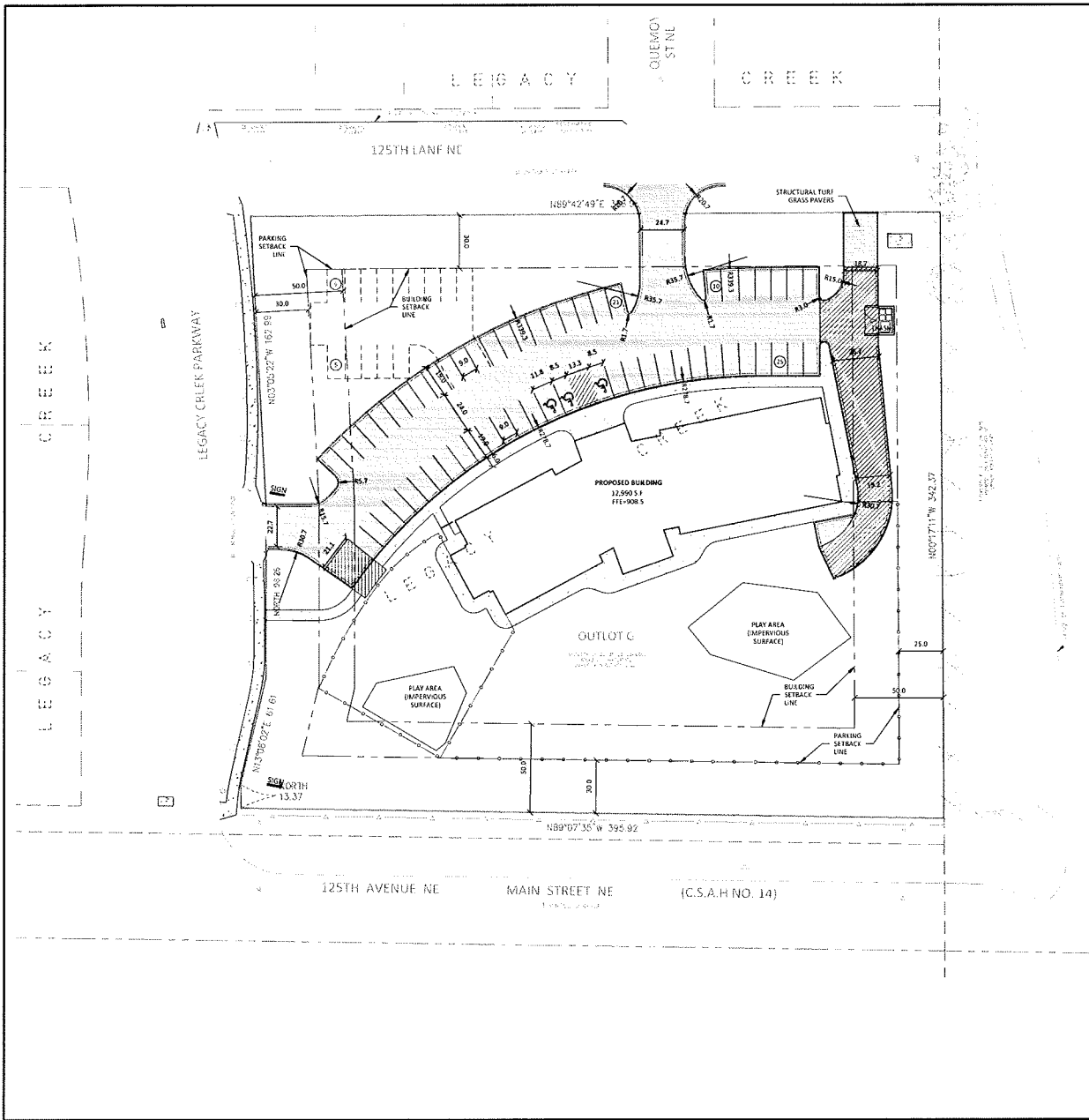
- BENCHMARKS**
1. The vertical datum is based on NAVD83.
- BENCHMARK**  
TBM north of property at Northwest quadrant of 125th Lane NE and Quemoi St NE.  
Elev = 896.17

- SURVEY NOTES**
1. The bearing system is based on the Anoka County coordinate system, with a bearing of N89°07'35"W for the South line of the SW 1/4 of Section 2, Township 31, Range 23.
  2. The originating monuments utilized to establish the horizontal position of this survey was the SW corner and the S 1/4 corner of said section.
  3. Field work was completed on 6/25/2013.

<b>PLAT AREAS</b>	<b>ADDRESSES</b>
Area: Lot 1, Block 1 = 130,298 Sq. Ft. or 2.99 Acres Total = 130,298 Sq. Ft. or 2.99 Acres	OWNER: A Investments LLC 250 104th Avenue NW Minnetonka, MN 55348
	DEVELOPER: Stepping Stones Early Learning Center Amy Weststrom 12553 Eagle View Blvd. Woodbury, MN 55129
	ENGINEER/SURVEYOR: SAMBATEK INC. 12800 WHITWATER DRIVE, SUITE 300 MINNETONKA, MN 55343



7/11/2014 8:04 AM \\SMBATEK\PROJECTS\20099\PLAT\PLAT.dwg



**LEGEND**

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT	PROPERTY LIMIT	HEAVY DUTY ASPHALT PAVING
CURB & GUTTER EASEMENT	CURB & GUTTER EASEMENT	CONCRETE PAVING
BUILDING	BUILDING	
RETAINING WALL	RETAINING WALL	
WETLAND LIMITS	WETLAND LIMITS	
UTILITY	UTILITY	
SAWCUT LINE	SAWCUT LINE	
SIGN	CONCRETE PILING	
PIPE ROW/LIARD		
NUMBER OF PARKING STALLS PER ROW		
KEY NOTE		

**DEVELOPMENT SUMMARY**

AREA				
IMPERVIOUS AREA	44,456 SF	1.02 AC		
GREEN SPACE / PLAY AREA	85,830 SF	1.97 AC		
GROSS SITE AREA	130,286 SF	2.99 AC		
SETBACKS				
SEIZING	NORTH	WEST	SOUTH	EAST
PARKING	30	50	25	50
ZONING				
EXISTING ZONING				COMMERCIAL B-2
PROPOSED ZONING				COMMERCIAL B-2
PARKING STALLS				55 STALLS
PROOF OF PARKING				9 STALLS

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIST. PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SEE ARCHITECTURAL PLANS FOR Pylon SIGN DETAILS.
  - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
  - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 1% (1:100), EXCEPT AT CURB RAMP (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
  - DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

- KEY NOTES**
- BUILDING, STAIRS, STAIRS SET ARCHITECTURAL PLANS.
  - 8-612 CONCRETE CURB AND GUTTER.
  - 8-618 CONCRETE CURB AND GUTTER.
  - TIP OUT CURB SECTION
  - CONCRETE APRON
  - FLAT CURB SECTION.
  - SEGMENTAL BLOCK RETAINING WALL.
  - ACCESSIBLE RAMP

**Sambatek**  
www.sambatek.com  
12800 Whiteoak Drive, Suite 300  
Minnetonka, MN 55343  
763.478.8010 telephone  
763.478.8532 facsimile

Engineering | Surveying | Planning | Environmental  
**Client**  
**MLA**  
**ARCHITECTS**  
12 Long Lake Road  
St. Paul, MN 55115

**Project**  
**Stepping Stones**  
**Early Learning**  
**Center**

**Location**  
**BLAINE, MN**  
xxxxx Legacy Creek Parkway NE  
Blaine, MN 55449

**Certification**  
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.

Mark C. Anderson  
Registered Professional Engineer  
Date: 08/05/2014  
I hereby certify that I am a duly licensed professional engineer under the laws of the state of Minnesota.

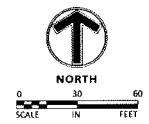
**Summary**  
Designed: MCA Drawn: CCA  
Approved: MCA Book / Page: 102/10  
Phase: PRELIMINARY Initial Issue: 07/12/2014

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
**SITE PLAN**

**Sheet No. Revision**  
**C3.01**

**Project No.** MLA20099







mla  
architects

12 LONG LAKE RD.  
SUITE 117  
ST. PAUL, MN 55115  
TEL: (651) 770-4442  
FAX: (651) 770-1997

MEMBER:  
AMERICAN INSTITUTE OF ARCHITECTS

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Drawing Scales apply to Full Size Sheets.

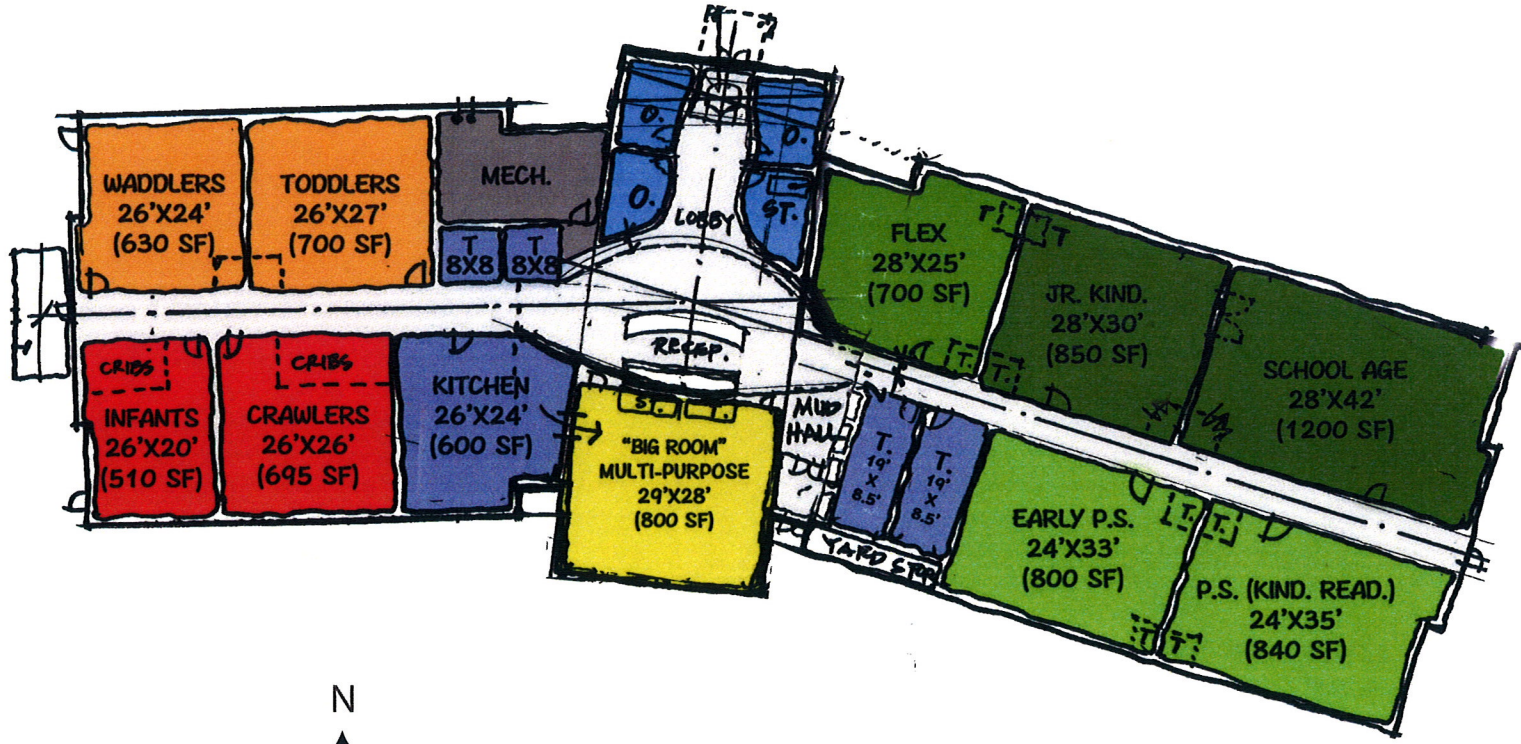
# STEPPING STONES EARLY LEARNING CENTER

BLAINE,  
MINNESOTA

## SUBMITTAL PACKAGE FOR CUP AND PRELIMINARY PLAT

NO.	DATE	REVISION DESCRIPTION

PROJECT NO: 14-1001 SHEET NO.  
 DATE: 07-11-2013  
 DRAWN BY: PHRS A-2  
 CHECKED BY: JS



Floor Plan





mla  
architects  
12 LONG LAKE RD.  
SUITE 17  
ST. PAUL, MN 55115  
TEL: (651) 770-4442  
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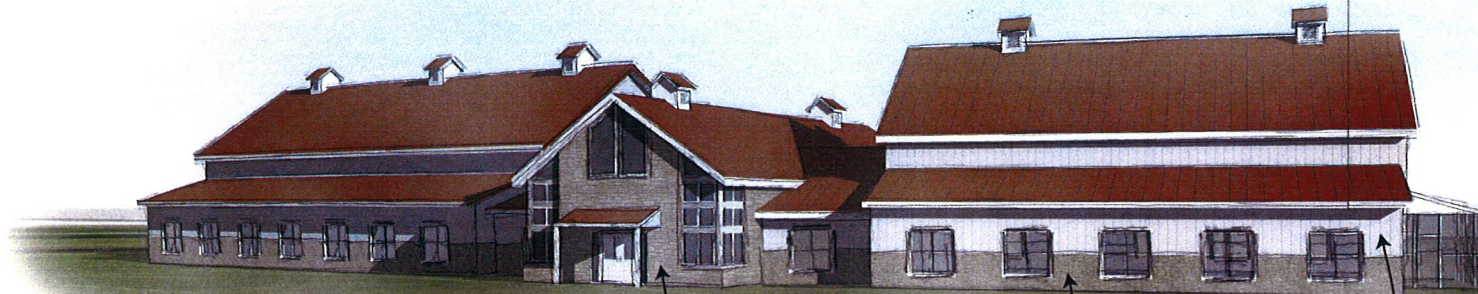
STEPPING  
STONES  
EARLY  
LEARNING  
CENTER

BLAINE,  
MINNESOTA

SUBMITTAL  
PACKAGE FOR  
CUP AND  
PRELIMINARY  
PLAT

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DATE: 07-11-2013  
DRAWN BY: PhRS      A-3  
CHECKED BY: JS



North Perspective

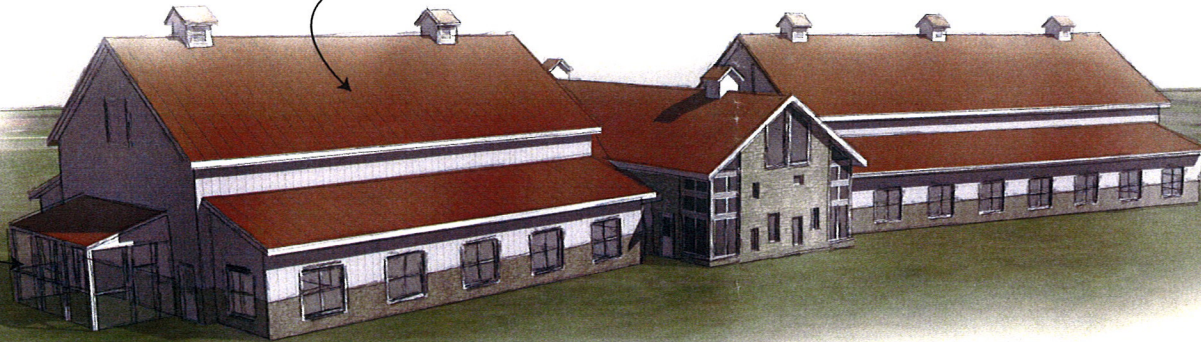
Masonry 1

Masonry 2

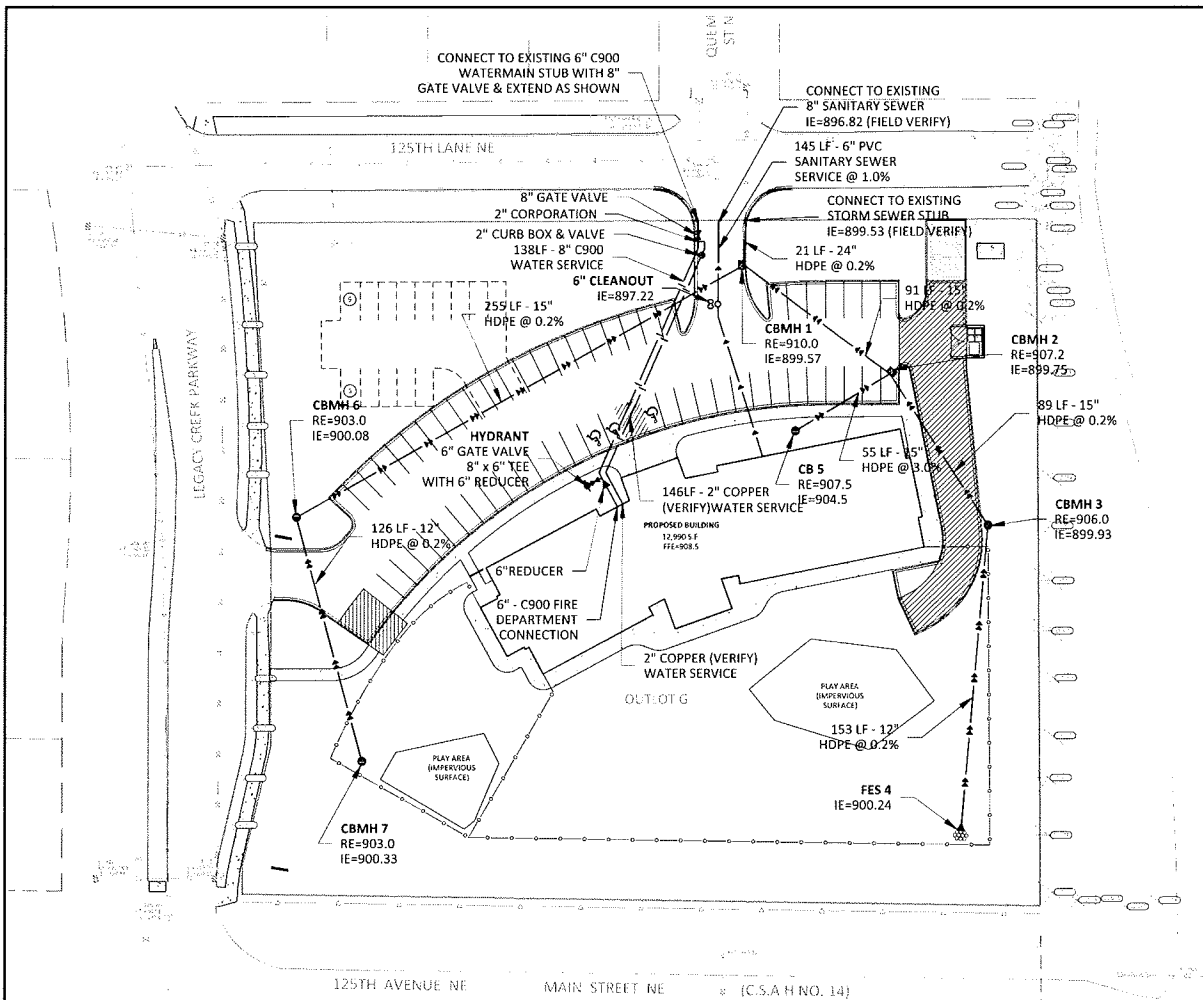
Vertical Siding

Screened in Porch

Roofing



Aerial Perspective of South Elevation



**LEGEND**

PROPOSED	EXISTING
CURB & GUTTER	---
STORM SEWER	---
SANITARY SEWER	---
FORLEAKAN (SAR)	---
WATER MAIN	---
EASEMENT	---
DRAINAGE	---
GAS LINE	---
ELECTRIC	---
TELEPHONE	---

- UTILITY CONSTRUCTION NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECAST BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING Gopher State ONE CALL AT (651)554-5000.
  - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OF THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
  - ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION. SOILED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOIL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRIAGES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - PRIOR TO PLACEMENT OF AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADS TANDERWALE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DISCRETION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH ACTIONS OF THE STREET OR PARKING AREA ARE UNSATISFACTORY. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
  - THE TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS. HE WILL BE REQUIRED TO PROTECT THE TREES AND OTHER NATURAL VEGETATION TO REMAIN. EQUIPMENT IS NOT PERMITTED TO OPERATE UNDER NEARBY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERFORM OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF THE OPERATION. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO AVOID DAMAGE. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
  - THE CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

**STORM SEWER STRUCTURE SCHEDULE**

NUMBER*	TYPE	CASTING**

\*INDICATES MINIMUM FOUNDRY CASTING NO. OR APPROVED EQUAL.  
 \*\*PROVIDE 27 INCH ROUND OPENING IN MANHOLE SLAB COVER.  
 NOTE: THE CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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763.476.8010  
763.476.8532

Engineering | Surveying | Planning | Environmental

**Client  
MLA  
ARCHITECTS**

12 Long Lake Road  
St. Paul, MN 55115

**Project  
Stepping Stones  
Early Learning  
Center**

**Location  
BLAINE, MN**

xxxxx Legacy Creek Parkway NE  
Blaine, MN 55449

**Certification**

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.

Mark C. Anderson  
Registered Professional Engineer  
Date: 08/05/2014

**Summary**

Designed: MCA Drawn: CUI  
Approved: MCA Book / Page: 10/19  
Phase: PRELIMINARY Initial Issue: 07/11/2014

**Revision History**

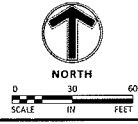
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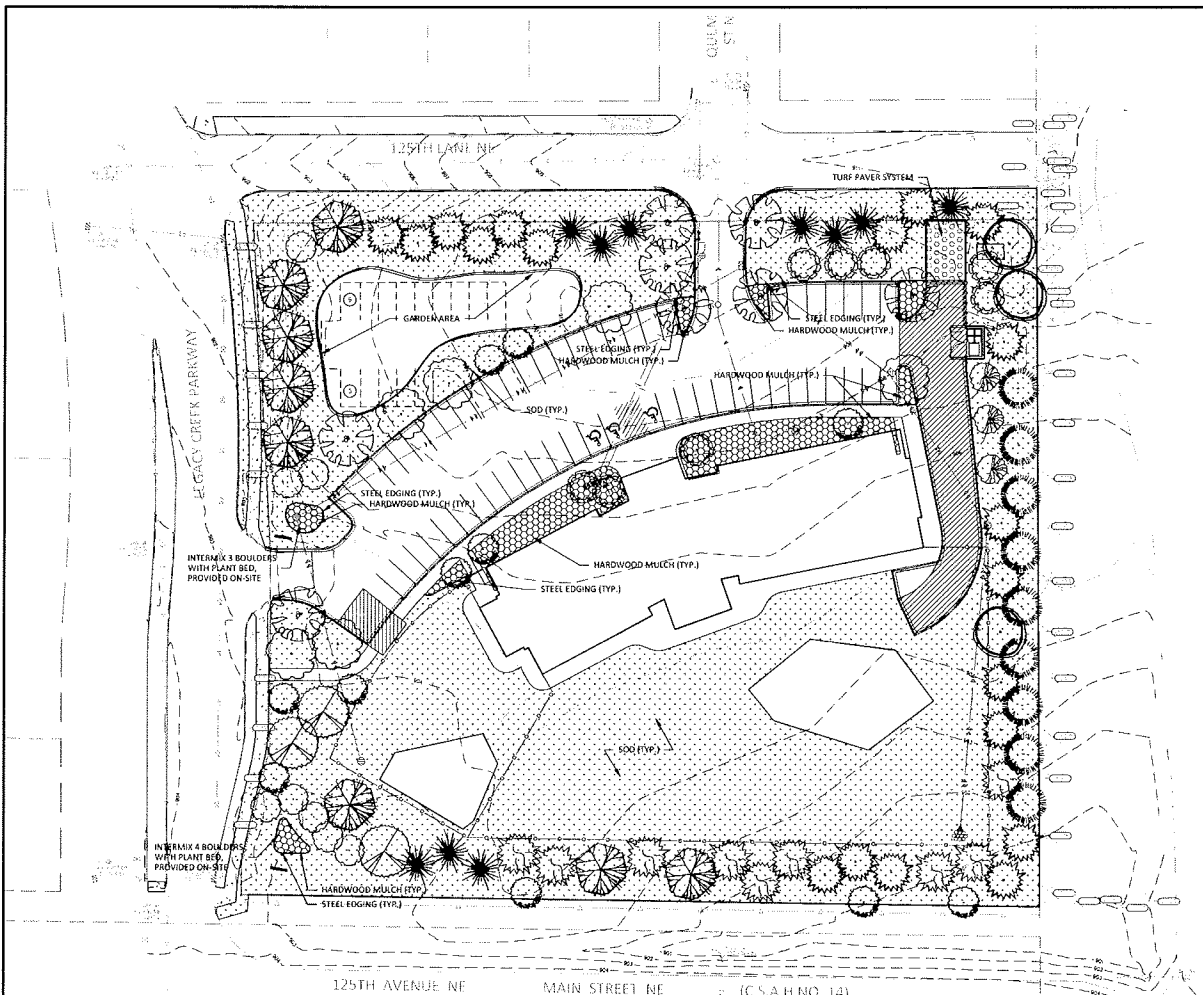
**Sheet Title  
UTILITY PLAN**

Sheet No. Revision  
**C6.01**

Project No. MLA20099

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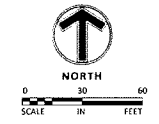
LANDSCAPE LEGEND								
SYM.	SCIENTIFIC NAME	COMMON NAME	H.T.	COEF.	QTY.	NOTES	SCALE	
WO	Quercus bicolor	SWAMP WHITE OAK	2.5'	BB	15	50'	STREET LIGHTING "C" CODED	
HL	Gladiolus triandrus var. maxima "Madame"™	SHADEMASTER HONEYLOCUST	2.5'	BB	6	10		50'
BL	Ficus americana "Boulevar"	BOULEVARD LINCOLN	2.5'	BB	8	15		60'
HB	Celtis occidentalis	HACKBERRY	2.5'	BB	8	15		50'
SM	Acer saccharum	SUGAR MAPLE	2.5'	BB	3	14		50'
RM	Acer rubrum "Rothwoods"	NORTHERN RED MAPLE	2.5'	BB	3	14		50'
ORNAMENTAL TREES								
RB	Betula nigra	RIVER BIRCH	1.5'	BB	7	8'	75'	
SB	Ametanthera grandiflora "Autumn Brilliance"	AUTUMN BRILLIANCE SERVICE BERRY	1.5'	BB	8	8'	20'	
SS	Malus "Spring Snow"	SPRING SNOW CRABAPPLE	1.5'	BB	11	8'	25'	
TL	Syringa reticulata	JAPANESE TREE LILAC	1.5'	BB	6	8'	20'	
EVERGREEN TREES								
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6'	BB	19	6'	40'	
CB	Picea pungens	COLORADO BLUE SPRUCE	6'	BB	10	6'	50'	
SP	Pinus strobus	SCOTCH PINE	6'	BB	9	6'	50'	
NS	Picea canadensis	NORWAY SPRUCE	6'	BB	9	6'	60'	
CH	Thuja canadensis	CANADIAN HEMLOCK	6'	BB	9	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

CITY LANDSCAPE CODE	
• OVERSTORY TREES	
•• ONE TREE FOR EVERY 1000 SF OF SITE PERIMETER (1,120 LF / 300)	=11.2 OVERSTORY TREES
•• OVERLAY DISTRICT 1.5X	=17 OVERSTORY TREES
OR	
•• ONE TREE PER 2,000 SF GROSS BUILDING FLOOR AREA (12,000 SF / 2000)	=6 OVERSTORY TREES
REQUIRED	=17 OVERSTORY TREES
•• CONIFEROUS TREES	
•• ONE TREE FOR EVERY 2000 SF OF SITE PERIMETER (1,120 LF / 200)	=5.6 CONIFEROUS TREES
•• OVERLAY DISTRICT 1.5X	=9 CONIFEROUS TREES
OR	
•• ONE TREE PER 2,000 SF GROSS BUILDING FLOOR AREA (12,000 SF / 2000)	=6 CONIFEROUS TREES
REQUIRED	=9 CONIFEROUS TREES
•• ORNAMENTAL TREES	
•• ONE TREE FOR EVERY 2000 SF OF SITE PERIMETER (1,120 LF / 200)	=5.6 ORNAMENTAL TREES
•• OVERLAY DISTRICT 1.5X	=9 ORNAMENTAL TREES
OR	
•• ONE TREE PER 2,000 SF GROSS BUILDING FLOOR AREA (12,000 SF / 2000)	=6 ORNAMENTAL TREES
REQUIRED	=9 ORNAMENTAL TREES
•• UNDERSTORY SHRUBS	
•• ONE SHRUB FOR EVERY 300 SF OF SITE PERIMETER (1,120 LF / 30)	=38 UNDERSTORY SHRUBS
•• OVERLAY DISTRICT 1.5X	=56 UNDERSTORY SHRUBS
OR	
•• ONE TREE PER 300 SF GROSS BUILDING FLOOR AREA (12,000 SF / 300)	=40 UNDERSTORY SHRUBS
REQUIRED	=56 UNDERSTORY SHRUBS
•• TREE PRESERVATION REQUIREMENTS	
8 TREES PER ACRE OF SITE DISTURBANCE (0.8 X ACRES) = 2X TREES MAY BE REMOVED	
•• BUFFERLAND	
342' OF BUFFER YARD REQUIRED (33.21) 5 FOOT INCREMENTS @ 50' X 330	=11 OVERSTORY TREES
(3.42 X .3) X 10	=21 ORNAMENTAL TREES
(3.42 X .6) X 10	=69 SHRUBS
(3.42 X .1) X 10	=38 EVERGREEN TREES
•• TOTALS	
•• =28 OVERSTORY TREES	
•• =47 EVERGREEN TREES	
•• =30 ORNAMENTAL TREES	
•• =125 UNDERSTORY SHRUBS	

GROUND COVER LEGEND (FOR ALL SHEETS)		
SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-262 (SOD 84% MIX) WITH "NO MOW FESCUE"
[Symbol]	WETLAND FRINGE	MIXED HEIGHT/JESIC GRASS MIX FROM PRAIRIE RESTORATION, INC. OR APPROVED EQUAL Use Seed Mix 21-112 or 21-113 as a temporary cover
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD (SOD 50% SMOGCELTABLE)
[Symbol]	MINDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-231 (SOD 84% MIX) & W/ "NO MOW FESCUE" MIX (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	HARDWOOD MULCH SHRIEDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	TURF PAVEMENT	INSTALL PER CITY OF BLAINE REQ. FOR FIRE APPARATUS ACCESS ROADS

\*\* NO MOW SEED FORMULA FROM SPECIALTY TURF & AG INC, FREEDOM MIX, AT 200LB/ACRE OR APPROVED EQUAL WWW.SPECIALTYTURF.COM 368.685.4521



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763.476.8010  
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**Client**  
MLA  
ARCHITECTS

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**Project**  
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**Location**  
BLAINE, MN

xxxxx Legacy Creek Parkway NE  
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**Certification**

**PRELIMINARY**

**Summary**  
Designed: MCA Drawn: CCJ  
Approved: MCA Book / Page: 02/04  
Phase: PRELIMINARY 10/24/15 Issue: 01/11/2016

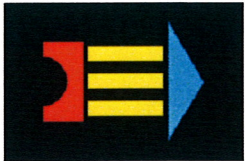
**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
LANDSCAPE  
PLAN

**Sheet No. Revision**  
**L1.01**

**Project No.** MLA20099





**mla**  
architects

## Memorandum

**Date:** 7/11/14  
**Project:** Stepping Stones ELC - Blaine  
**Comm. No:** 14-1001  
**Subject:** Project Narrative Description for CUP & Preliminary Plat  
**Memo By:** John Sponasel

### Project Description

Stepping Stones Early Learning Center is submitting applications for a Conditional Use Permit and Preliminary Plat approval for a parcel currently identified as Outlot G, Legacy Creek, Anoka County in the City of Blaine. Stepping Stones proposes to build a single story building of approximately 13,000 sf with parking and outdoor playgrounds for an Early Learning Center facility.

The 3-acre undeveloped lot at the northeast corner of the intersections of CSAH 14 (Main Street) and Legacy Creek Parkway is currently zoned B-2 Community Commercial consistent with the Blaine Comprehensive Plan land use intent. Site development for commercial child care centers and educational uses are included under 30.14, Conditional Uses. The project is designed to meet applicable zoning standards, including the Highway 65 Overlay landscaping requirements. We request a reduction in the east yard setback (adjacent to a residential district) from 100' to 50', with a parking/driveway setback of 25', by following the requirements of Section 33.21, Buffer Yard Flexibility.



This development will be the second location for Stepping Stones E.L.C., expanding on their successful facility in Woodbury which opened in 2006 (left). Below is information about their operation; at left and below are photos of the Woodbury location. Stepping Stones

E.L.C. intends to bring the same high level of design and construction quality, service orientation and neighborhood involvement to this new location in Blaine.

### Stepping Stones Early Learning Center Philosophy

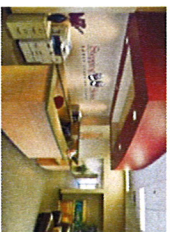
For business owner Amy Wiechmann, it is the philosophy at Stepping Stones Early Learning Center that children, their families, and society benefit from high-quality preschool, child care and kindergarten programs. There is a strong correlation between a child's early experiences and success later in life. We believe that you cannot separate child care from education, because children learn best through play, peer interactions and daily experiences. A positive educational environment provides a foundation for confident children. The teachers and staff at Stepping Stones Early Learning Center encourage each child's natural curiosity for exploring and learning new things while integrating structured educational activities.





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Stepping Stones is locally and privately owned. The owner is a Twin Cities mom who wanted to develop a fresh, new approach to excellent child care, preschool and kindergarten education. Her ideas of what could be different, stimulating and more nurturing are found at Stepping Stones. The building design, classroom set up, student/teacher ratios, highly-qualified teachers, curriculum, and even the colors found on the walls are an expression of her dream to build something unique and desirable for local families.



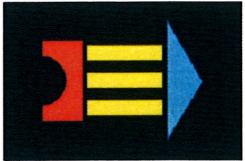
### **Operation and Site Use**

The facility is designed with a capacity of approximately 155 children ages infant through kindergarten and 25 adult staff. Operating hours are normally weekdays from 6:30/7:00 am to 5:30/6:00 pm, with limited weekend and evening activity.

Site access is accomplished using existing driveway curb cuts: west driveway from Legacy Creek Parkway is a right-in/right-out approach for northbound vehicles; north driveway allows in-out traffic in both east and west directions along 125<sup>th</sup> Lane NE. Vehicular traffic will include morning, midday and afternoon periods of drop-off and pick-up of children, transported primarily by automobile. Most staff arrives and departs at the beginning and end of each day. Parent drop-off and pick-up constitutes the majority of traffic. Limited school bus traffic will occur three times daily, with two to four busses each time; bus loading is on-site at the building main entrance. Service traffic is primarily a weekly trash/recycling pick-up and brief, twice weekly semi-truck deliveries to the main entrance.

Outdoor space for children is all on-site, with a smaller play area for younger children (west end of building) separated from the larger south play area for older children. Play areas are fully enclosed and secured with ornamental metal picket fencing six feet high at west play area and black vinyl clad chain link fencing four feet high around the south play area. All outdoor activities are fully staff supervised.





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### **Building and Site Design**

As a community commercial facility set within a residential neighborhood, the site is sensitively developed with the building centered on the site, positioned to avoid crowding surrounding property. The parking lot and driveways follow a gentle curve with generous green space buffering adjacent yards. Fenced play areas are set back significantly from the property line, with perimeter screening and buffering accomplished using landscape berms and extensive plantings.

Storm water run-off is managed using small distributed rain gardens which filter contaminants before percolating water into the ground. Major rainfall events are managed by overflow outlets piped from the rain gardens into the City storm sewer.

Parking is provided to comply with zoning requirements. Stepping Stone's current operating experience demonstrates that this is more than adequate to handle daily staff and visitor parking.

The building is designed in three distinct segments for residential scaled massing, with forms reminiscent of rural American architecture. Simple materials such as cultured stone, vertical mineral cement board siding, divided light windows, and metal panel or fiberglass shingle roofing will be used thoughtfully to create visual interest and neighborhood compatibility.

### **In Conclusion**

We request that this application be placed on the agenda for the Planning Commission meeting scheduled for August 13, 2014.





NOTICE OF PUBLIC HEARING  
BEFORE THE BLAINE PLANNING COMMISSION

PLEASE TAKE NOTICE that the Planning Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

CASE: 14-0044

APPLICANT: Stepping Stones Early Learning Center

LOCATION: 125<sup>th</sup> Avenue/Legacy Creek Parkway

PETITION: The applicant is requesting the following:

- a) Preliminary plat approval to plat an outlot into one (1) lot to be known as Legacy Creek 5<sup>th</sup> Addition.
- b) Conditional use permit to allow for operation of a 12,990 square foot early learning center in a B-2 (Community Commercial) zoning district.

Subject parcel is more particularly described as:

OUTLOT G, LEGACY CREEK ADDITION, ANOKA COUNTY, MINNESOTA.

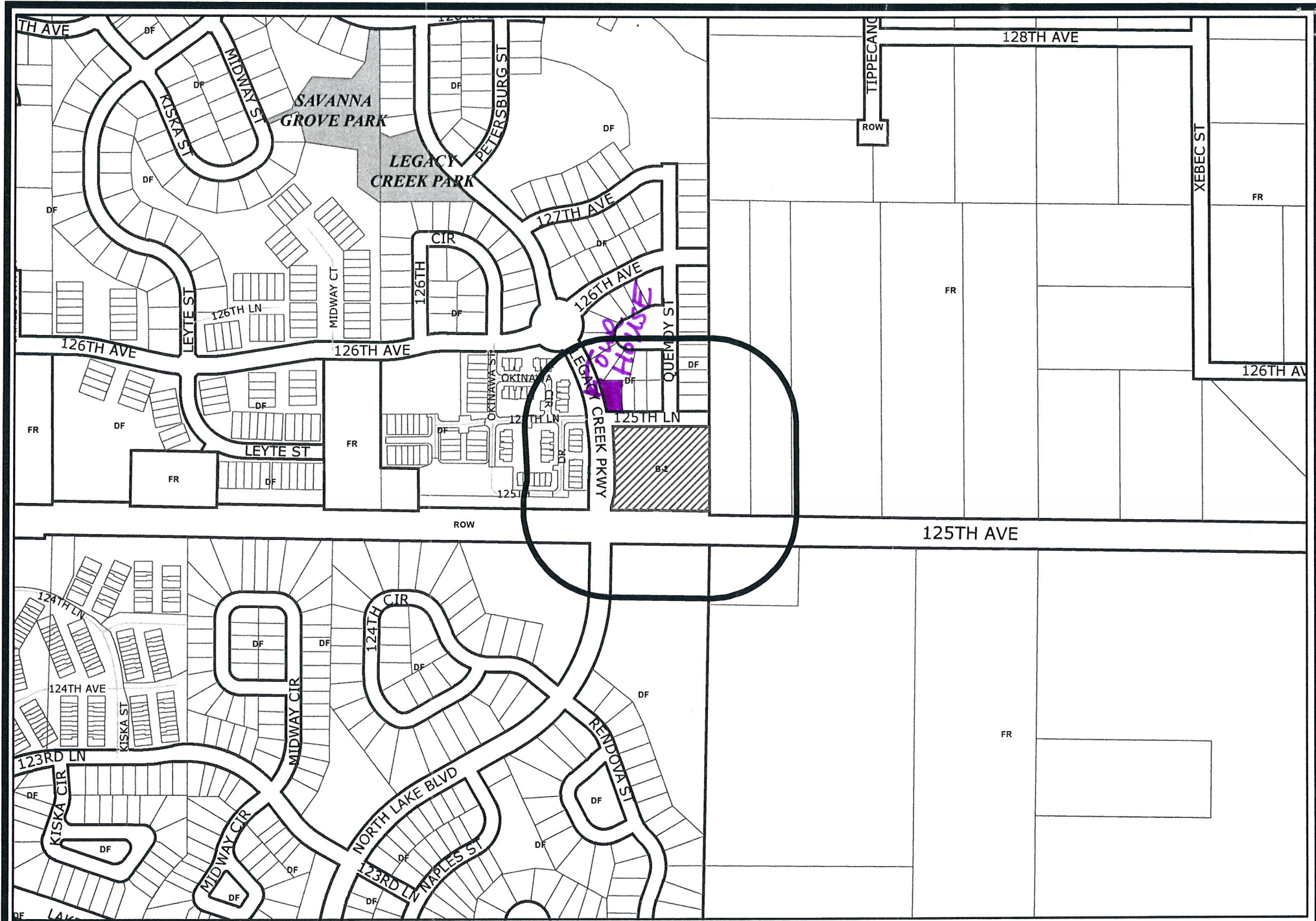
**HEARING DATE AND TIME:** Said hearing will take place on **Wednesday, August 13, 2014**, at the Blaine City Hall Council Chambers, located at 10801 Town Square Drive, Blaine, Minnesota, 55449 at 7:00 p.m. You have been notified because the proposed application is within 350 feet of your property. The City of Blaine is required under Minnesota State law to notify all property owners within 350 feet. Should you have any questions or concerns, you are encouraged to complete the bottom portion of this form and return it to the Planning Department at the address noted above, by fax at (763) 717-2634, or by email to Lisa Derr at [LDerr@ci.blaine.mn.us](mailto:LDerr@ci.blaine.mn.us) (Attach if more space is needed). Please note that unsigned or anonymous comments will not be included in the public record.

COMMENTS:

*CONCERNS: We are concerned with the noise level of children and the view of the building from our home.*

*REQUESTS: A natural barrier between building and homes consisting of a hill and evergreen trees along top.*

*W. Olson 8-9-14  
Jennifer Olson 8-9-14  
3501-125<sup>th</sup> LN NE*



**Case File No. 14-0044**

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

