

**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

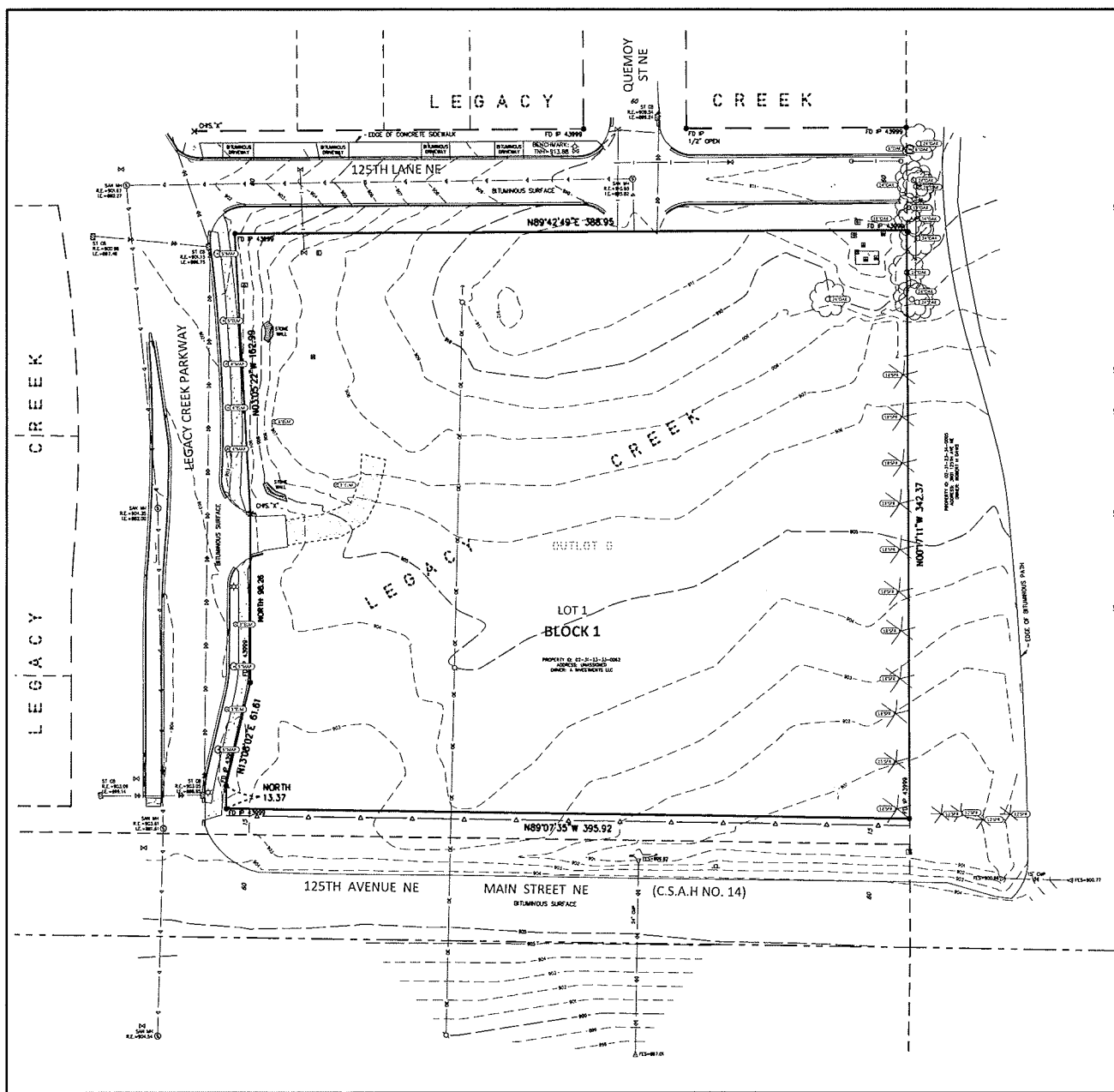
Designed: [ ] Drawn: [ ]  
Approved: [ ] Book / Page: [ ]  
Phase: [ ] Initial Issue: [ ]

Revision History  
No. Date By Submittal / Revision

Sheet Title  
**Preliminary Plat**

Sheet No. Revision  
**1/1**

Project No. **MLA20099**



**LEGEND**

● FOUND MONUMENT	— W	— WATER MAIN	— E	— EASEMENT LINE
○ SET MONUMENT MARKED LS 47481	— S	— SANITARY SEWER	— S	— SETBACK LINE
⊗ ELECTRIC METER	— S	— STORM SEWER	— S	— RESTRICTED ACCESS
⊕ LIGHT	— S	— FLARED END SECTION	— S	— CONCRETE CURB
⊗ AIR CONDITIONER	— S	— ELECTRIC TRANSFORMER	— S	— BUILDING LINE
— GUY ANCHOR	— S	— TELEPHONE PEDestal	— S	— BUILDING CANOPY
— HANDICAP STALL	— S	— GAS METER	— S	— BITUMINOUS SURFACE
— UTILITY POLE	— S	— OVERHEAD WIRE	— S	— CONCRETE SURFACE
— POST	— S	— CHAIN LINK FENCE	— S	— LANDSCAPE SURFACE
— SIGN	— S	— WIRE FENCE	— S	— DECIDUOUS TREE
		— WOOD FENCE	— S	— CONIFEROUS TREE

**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 02-31-23-33-0062.
  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, 2018.
  4. There are no buildings on the subject property.

- BENCHMARKS**
1. The vertical datum is based on NAVD83.
- BENCHMARK**  
T101 north of property at Northwest quadrant of 125th Lane NE and Quemoey St NE  
Elev = 616.37

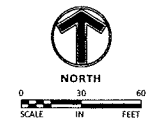
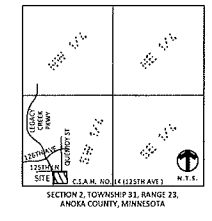
- SURVEY NOTES**
1. The bearing system is based on the Anoka County coordinate system, with a bearing of N89°07'35"W for the South line of the SW 1/4 of Section 2, Township 31, Range 23.
  2. The originating monuments utilized to establish the horizontal position of this survey was the SW corner and 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 230 124th Avenue NW Minneapolis, MN 55448

**DEVELOPER:**  
Stepping Stones Early Learning Center  
Amy Westermann  
11253 Eagle View Blvd  
Woodbury, MN 55129

**ENGINEER/SURVEYOR:**  
SAMBATEK, INC.  
12800 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343

**VICINITY MAP**



MLA 2013.001 & QML 2013.001 (125TH AVE) PRELIMINARY PLAT.dwg



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.

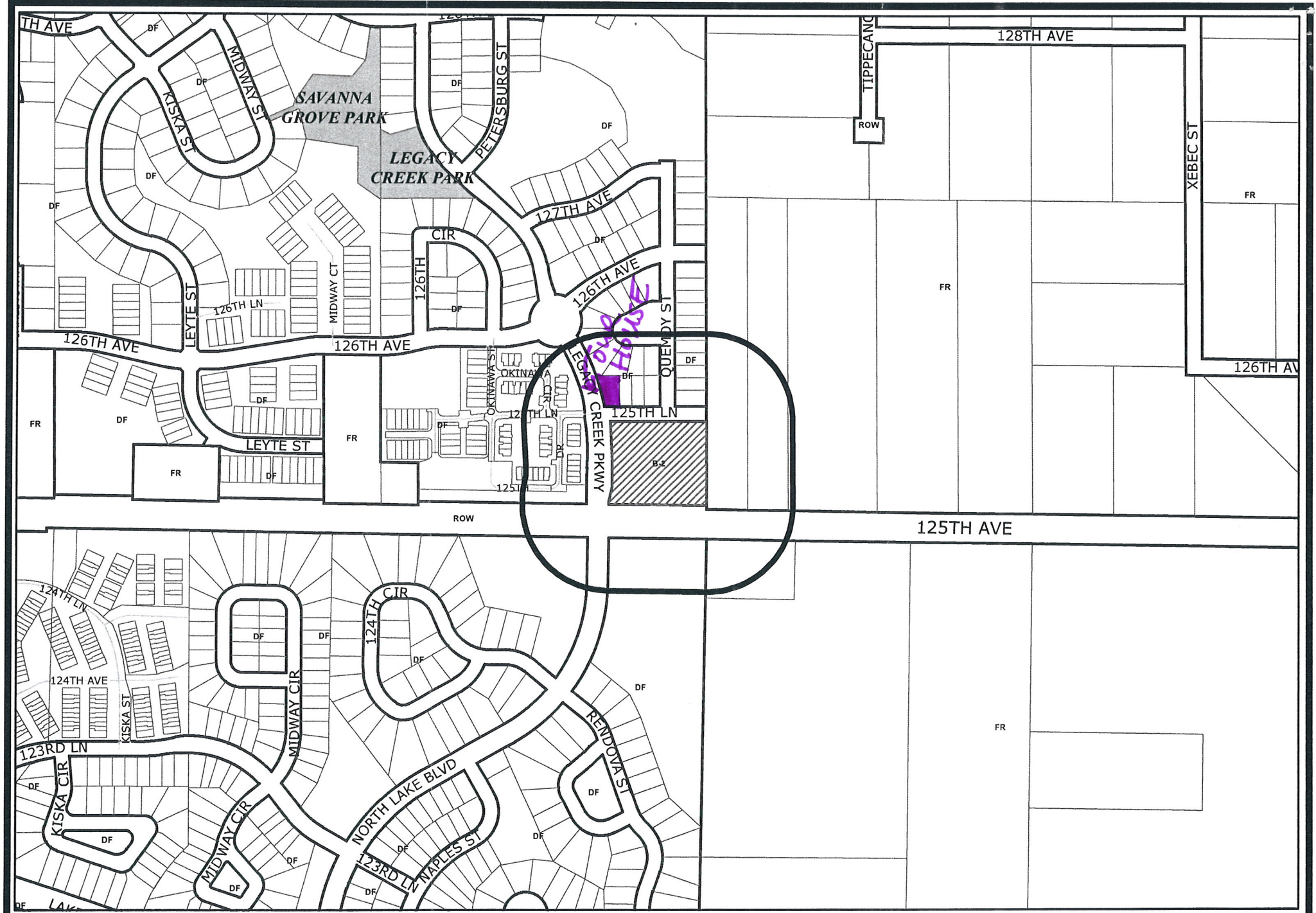
**HEARING DATE AND TIME:** Said hearing will take place on **Wednesday, August 13, 2014**, at the Blaine City Hall Council Chambers, located at 10801 Town Square Drive, Blaine, Minnesota, 55449 at 7:00 p.m. You have been notified because the proposed application is within 350 feet of your property. The 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 raise 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*



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