

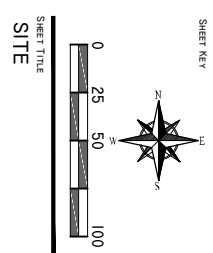
**EASTRIDGE COMMUNITY CHURCH
REGULATING PLAN**

CITY OF DULUTH, MN

LANDSCAPE ARCHITECTURE
SAS ASSOCIATES
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ISSUE RECORD/REVISION	DATE



RECREATION / CONSERVATION

Zoned RR-1

+/- 10.3 ACRES OF FORESTED LAND ALONG CHESTER CREEK TO BE PRESERVED THROUGH CONSERVATION EASEMENT OR OTHER PERPETUAL PROTECTION FROM DEVELOPMENT.

DEVELOPABLE AREA PER PREVIOUSLY APPROVED CONCEPT PLAN - 1% OF AREA A = 4,487 SF

EXISTING NATURAL SURFACED TRAIL SYSTEM PROVIDING ACCESS TO FOREST. +/- 1,400 L.F. EXISTING TRAIL CONTINUE TO BE MAINTAINED BY PROPERTY OWNER.

TRAIL SYSTEM AVAILABLE FOR PUBLIC USE. SIGNAGE ON ARROWHEAD ROAD DIRECTS PUBLIC TO TRAILS. 5 PARKING STALLS AT NORTH END OF EXISTING PARKING LOT TO BE RESERVED AND SIGNED FOR TRAIL USE PARKING ONLY.

PERMITTED USES --

- CONSERVATION - RECREATIONAL TRAILS FOR HIKING, BIKING, SKIING
- ACCESSORY STRUCTURE
- WARMING HOUSE

AREA B:

MAIN SITE AREA

+/- 10.12 ACRES

MU-P ZONING DISTRICT, DIMENSIONAL STANDARDS BASED ON UNDERLYING R-2 ZONING DISTRICT

MAX BUILDING HEIGHT - 45'

PROPOSED MAXIMUM DEVELOPMENT AREA PER PREVIOUSLY APPROVED CONCEPT PLAN - 60% (264,496 SF - 6.07 ACRES)

EXISTING RELIGIOUS ASSEMBLY USE.

PROPOSED +/- 3,150 SF MULTI-USE BUILDING ADDITION THIS PHASE

FUTURE PHASE MAY INCLUDE +/-1,350 SF EXPANDED MULTI-USE BUILDING CONSTRUCTION. (SIZE TO BE DETERMINED IN FUTURE PHASE)

STORM WATER REQUIREMENTS TO BE MET WITH THE CONSTRUCTION OF A NEW STORM WATER POND TO THE NORTH-EAST OF THE PROPOSED BUILDING EXPANSION. UNIQUE STORMWATER DESIGN ELEMENTS SUCH AS BIOSWALES, RAIN GARDENS, SAND INFILTRATION TRENCHES, ARE ENCOURAGED. THE ELEMENTS TO BE USED ARE DEMONSTRATED IN THE EXISTING PARKING LOT. STORMWATER TREATMENT WILL BE DESIGNED TO PROVIDE SEDIMENT AND RATE CONTROL TO MEET THE CITY OF DULUTH STORM WATER CONTROL REQUIREMENTS.

SIGNAGE AND MAINTENANCE OF 5 DEDICATED PARKING SPACE FOR TRAIL USE BY THE PUBLIC.

FUTURE PARKING LOT EXPANSION WITH INTERNAL STORM WATER TREATMENT SIMILAR TO EXISTING PARKING LOT.

PERMITTED USES DETERMINED BY UNDERLYING R-2 ZONING DISTRICT --

- RELIGIOUS ASSEMBLY
- CONVENTION CENTER
- DAYCARE / PRESCHOOL (SMALL OR LARGE)
- THEATRE
- OFFICE
- RESTAURANT (NO DRIVE THROUGH)
- BUSINESS, ART OR VOCATIONAL SCHOOL
- PERSONAL SERVICE
- MEDICAL DENTAL

AREA C:

FRONT LOT

MU-P ZONING DISTRICT, DIMENSIONAL STANDARDS BASED ON UNDERLYING R-2 ZONING DISTRICT

+/- 2.52 ACRES

MIN LOT AREA (NON-DWELLING USE) 5,000 S.F.

MINIMUM LOT FRONTAGE 50'

FRONT YARD SETBACK 25'

REAR YARD SETBACK 25'

SIDE YARD SETBACK 6' (LESS THAN 3 STORIES) , 10' (MORE THAN 3 STORIES)

MAX BUILDING HEIGHT - 45'

PROPOSED MAXIMUM DEVELOPMENT AREA - 90% (104,675 SF - 2.4 ACRES)

PROPOSED MAXIMUM DEVELOPMENT AREA PER PREVIOUSLY APPROVED CONCEPT PLAN - 90% (98,794 SF - 2.27 ACRES)

EXISTING SINGLE FAMILY USE.

NEED FOR UTILITY EXPANSION TO BE DETERMINED BASED ON FUTURE USE - UTILITIES AVAILABLE ALONG ARROWHEAD ROAD.

PROPOSED +/- 3,150 SF MULTI-USE BUILDING ADDITION THIS PHASE

FUTURE PHASE MAY INCLUDE UP TO 12,400 SF ADDITIONAL MULTI-USE BUILDING CONSTRUCTION.

STORM WATER REQUIREMENTS AND TREATMENT OPTIONS WILL BE DETERMINED WITH FUTURE SITE DEVELOPMENT. STORM WATER REQUIREMENTS MAY BE NET WITH THE CONSTRUCTION OF VARIOUS RATE AND SEDIMENT CONTROL METHODS. THESE METHODS MAY INCLUDE A STORM WATER POND, OVERLAND FLOW, INFILTRATION, SUBTERRANEAN STORAGE AND OUTLET CONTROLS. WHICH EVER METHOD, OR COMBINATION OF METHODS ARE DESIGNED, THEY WILL BE DESIGNED TO PROVIDE SEDIMENT AND RATE CONTROL TO MEET THE CITY OF DULUTH STORM WATER CONTROL REQUIREMENTS.

PERMITTED USES DETERMINED BY UNDERLYING R-2 ZONING DISTRICT --

- RELIGIOUS ASSEMBLY
- OFFICE
- OTHER RETAIL
- RESTAURANT (NO DRIVE THROUGH)
- RESIDENTIAL (SINGLE, MULTI-FAMILY)
- ASSISTED LIVING
- PERSONAL SERVICE
- MEDICAL DENTAL

AREA D:

Zoned MU-P

+/- 2.08 ACRES

WETLAND AREA

NO DEVELOPMENT

<p style="text-align: center;">SHEET KEY</p> <hr/> <p style="text-align: center;">SHEET TITLE</p> <p style="text-align: center;">AREA DESCRIPTIONS</p> <hr/> <p style="text-align: center;">DATE</p> <p style="text-align: center;">5/03/2019</p> <hr/> <p style="text-align: center;">DRAWN BY</p> <p style="text-align: center;">MD</p> <hr/> <p style="text-align: center;">CHECKED BY</p> <p style="text-align: center;">LWS</p> <hr/> <p style="text-align: center;">PROJECT NUMBER</p> <hr/> <p style="text-align: center;">SHEET NUMBER</p> <p style="text-align: center;">EXHIBIT 2</p>	<p>EASTRIDGE COMMUNITY CHURCH</p> <p>REGULATING PLAN</p> <hr style="width: 50%; margin: auto;"/> <p>CITY OF DULUTH, MN</p>	<p style="text-align: center;">ISSUE RECORD/REVISION</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Purpose</td> <td style="width: 40%;">DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Purpose	DATE									<p style="text-align: center;">SAS</p> <p style="text-align: center;">LANDSCAPE ARCHITECTURE</p> <p style="text-align: center;">+ ASSOCIATES</p> <p style="text-align: center;">WWW.SASLANDARCH.COM</p> <p style="text-align: center;">219 WEST FIRST STREET, SUITE 350 DULUTH, MN 55802 (P) 218.591.1335 (F) 218.722.6697</p> <p style="text-align: center; font-size: 6px;"> COPYRIGHT 2015. ALL DRAWING AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SAS ASSOCIATES. </p>
Purpose	DATE												

NATURAL RESOURCES INVENTORY

1) SLOPE

AREA A COVERS ROUGHLY THE NORTHERN HALF OF THE OVERALL SITE AND MEASURES +/- 10 ACRES IN SIZE. THIS AREA IS UNDEVELOPED AND IS CURRENTLY FORESTED. THE TOPOGRAPHY IS SLOPING TO THE NORTH-NORTH EAST AT BETWEEN 5% AND 25% SLOPE. AT THE BOTTOM OF THE SLOPE IS A WOODED SWAMP THROUGH WHICH CHESTER CREEK FLOWS.



2) WETLANDS

THE WETLANDS OF AREA A MEASURE APPROXIMATELY 4.16 ACRES IN SIZE. THESE WETLANDS ARE AT THE UPPER END OF A LARGER WETLAND COMPLEX COVERING APPROXIMATELY 60 ACRES. THROUGH THE MIDDLE OF THIS WETLAND FOR A DISTANCE OF APPROXIMATELY 1,000' THROUGH THE SITE, FLOWS CHESTER CREEK. THE CREEK FLOWS IN AN EASTERLY DIRECTION.



THIS FRESHWATER FORESTED / SHRUB WETLAND HABITAT HAS A NATIONAL WETLAND INVENTORY CLASSIFICATION PFO1D, A COMMON CLASSIFICATION IN THIS AREA. THIS CLASSIFICATION IS IDENTIFIED BY THE FOLLOWING CHARACTERISTICS -

- PALUSTRINE (P) SYSTEM OF TREES, SHRUBS, PERSISTENT EMERGENTS, EMERGENT MOSSES OR LICHENS
- FORESTED (FO) WHICH IS CHARACTERIZED BY WOODY VEGETATION THAT IS 6 METERS IN HEIGHT OR TALLER.
- BROAD-LEAVED DECIDUOUS (1) WOODY TREES AND SHRUBS DOMINATE THE AREA.
- THE GROUND SURFACE OF THIS WETLAND IS CONTINUALLY SATURATED (D). THE SUBSTRATE IS SATURATED AT OR NEAR THE SURFACE THROUGHOUT THE YEAR IN ALL, OR MOST YEARS. WIDESPREAD SURFACE INUNDATION IS RARE, BUT WATER MAY BE PRESENT IN SHALLOW DEPRESSIONS THAT INTERSECT THE GROUNDWATER TABLE.



3) TREES AND SHRUBS

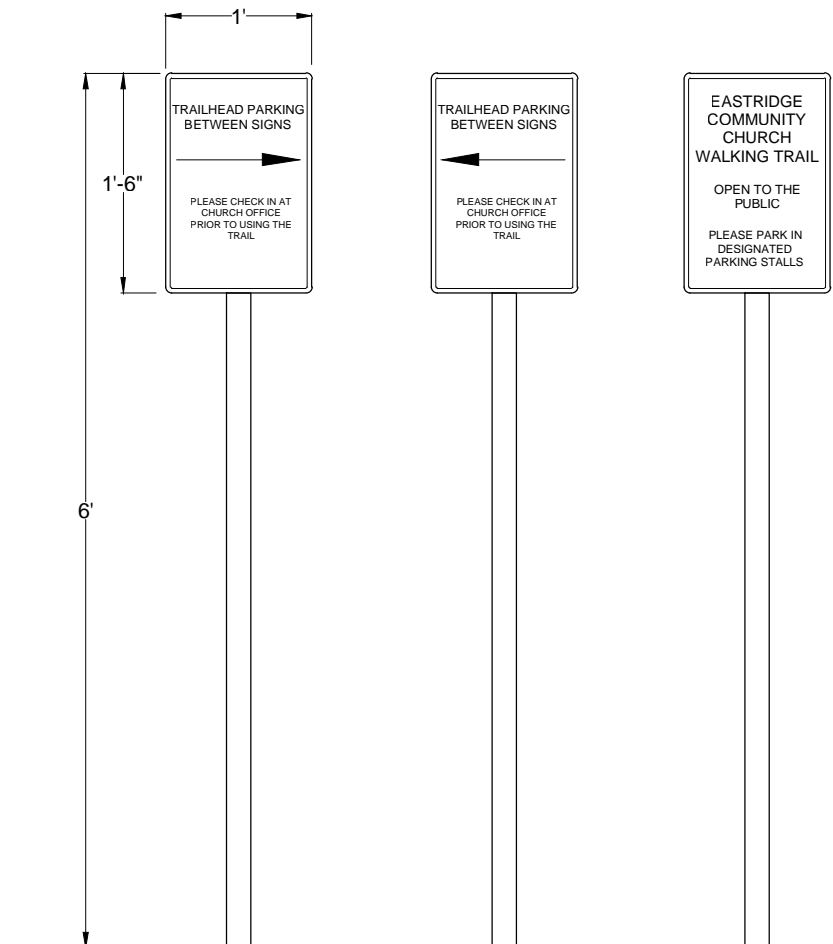
THE TREES AND SHRUBS THROUGHOUT THE AREA ARE A DIVERSE MIX OF WHITE BIRCH AND YELLOW BIRCH ON THE NORTH-FACING SLOPE, MAPLE ON THE UPPER AREAS BETWEEN THE BUILDING AND CHESTER CREEK, AND SPRUCE TREES ARE DISTRIBUTED THROUGHOUT THE AREA. ALDER AND SMALL ASH TREES DOMINATE THE LOWER ELEVATIONS ALONG CHESTER CREEK.

4) PROTECTION

BEING NEAR THE HEADWATERS OF CHESTER CREEK, A DESIGNATED TROUT STREAM, THIS UNDISTURBED FORESTED LAND IS KEY TO PRESERVING AND ENHANCING THE ECOLOGICAL HEALTH OF CHESTER CREEK. THE OWNER OF THIS PROPERTY CURRENTLY MAINTAINS +/-1,400 LINEAR FEET OF NATURAL SURFACE TRAILS THROUGHOUT THIS AREA, PROVIDING THE PUBLIC WITH ACCESS TO THIS AREA.

THE LAND OWNER WISHES TO PROTECT THESE 10 ACRES OF LAND IN FROM FUTURE DEVELOPMENT. THE ESTABLISHMENT OF A DEED RESTRICTION, OR A CONSERVATION / RECREATION EASEMENT TO PREVENT FUTURE NON-PRESERVATION DEVELOPMENT IS CURRENTLY BEING EXPLORED.

THE PRESERVATION OF THE FOREST AND THE ECOLOGICAL BENEFITS IT PROVIDES, IS OF GREAT IMPORTANCE TO THE OWNER. IN THE FUTURE, ANY EXPANSION OF THE TRAIL SYSTEM WOULD BE DESIGNED AND CONSTRUCTED IN A MANNER TO MINIMIZE REMOVAL OF TREES, GRADING OF STEEP SLOPES, AND CHANGES IN HYDROLOGY. ANY TRAIL EXPANSION WOULD INCLUDE A NATURAL TRAIL SURFACE TO MINIMIZE IMPACT ON THE LOCAL ECOSYSTEM. IN THE FUTURE, DEPENDING UPON THE INTENSITY OF THE TRAIL USE THROUGHOUT THE YEAR, THE OWNER MAY WISH TO CONSTRUCT AN ACCESSORY STRUCTURE / WARMING HOUSE WITHIN AREA A TO PROVIDE FOR THE COMFORT OF THE TRAIL USERS. LIKE ANY POTENTIAL TRAIL EXPANSION, THE CONSTRUCTION OF ANY STRUCTURE WOULD BE ACCOMPLISHED TO MINIMIZE PHYSICAL AND VISUAL IMPACT, AND TO BLEND INTO ITS NATURAL SURROUNDINGS.



TRAILHEAD PARKING SIGNS

NOTE: SIGNS SHOWN FOR INTENT ONLY. FINAL SIGN COPY TO BE DETERMINED

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CITY OF DULUTH, MN

ISSUE RECORD/REVISION
 PURPOSE DATE

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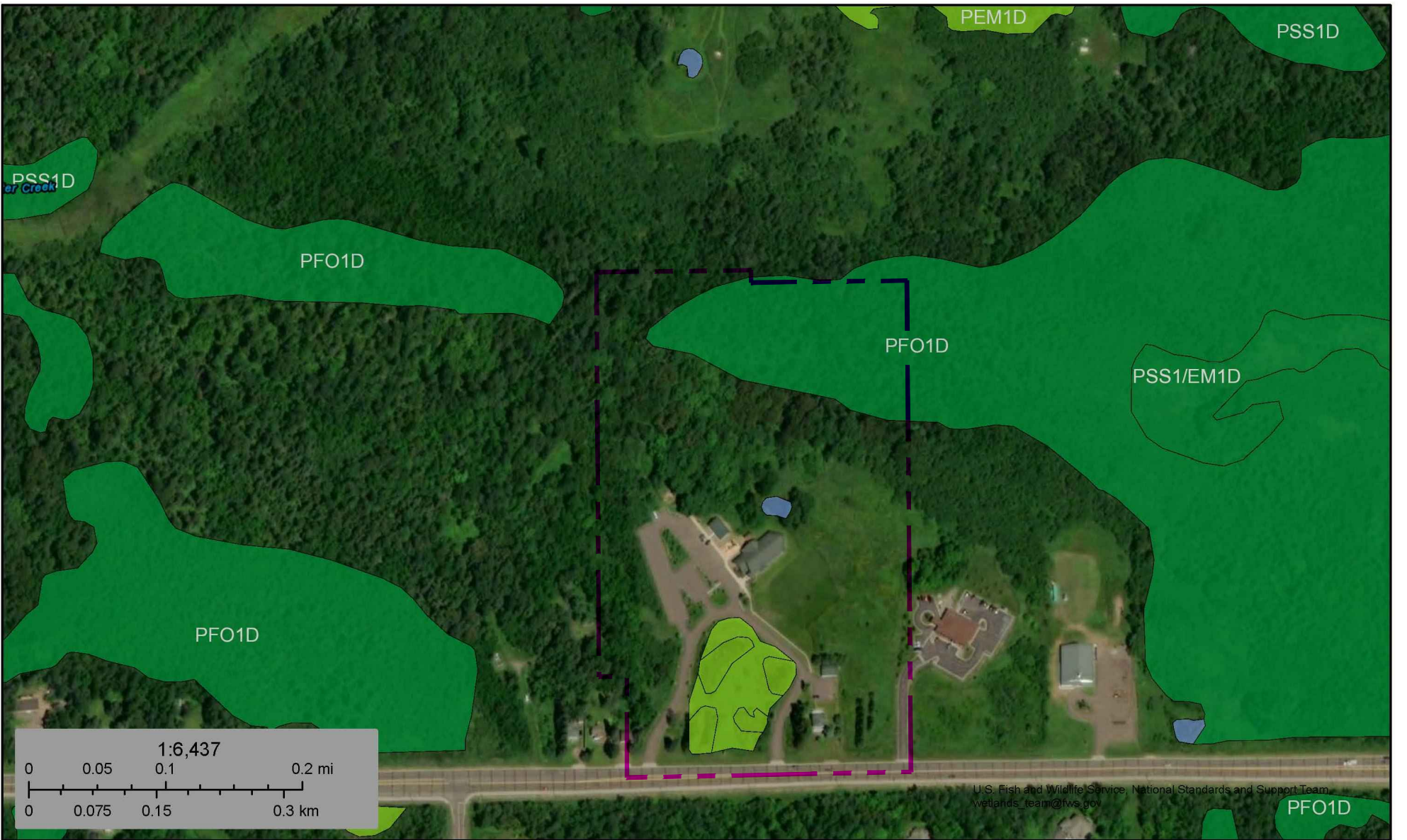


SHEET TITLE
NATURAL RESOURCES INVENTORY
 DATE 5/03/2019
 DRAWN BY MD
 CHECKED BY LWS
 PROJECT NUMBER
 SHEET NUMBER
EXHIBIT 3



**U.S. Fish and Wildlife Service
National Wetlands Inventory**

Eastridge Community Church



May 3, 2019

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

SHEET TITLE
NATURAL RESOURCES

DATE
4/30/2019

DRAWN BY
MD

CHECKED BY
LWS

PROJECT NUMBER

SHEET NUMBER
EXHIBIT 4

**EASTRIDGE COMMUNITY CHURCH
REGULATING PLAN**

CITY OF DULUTH, MN

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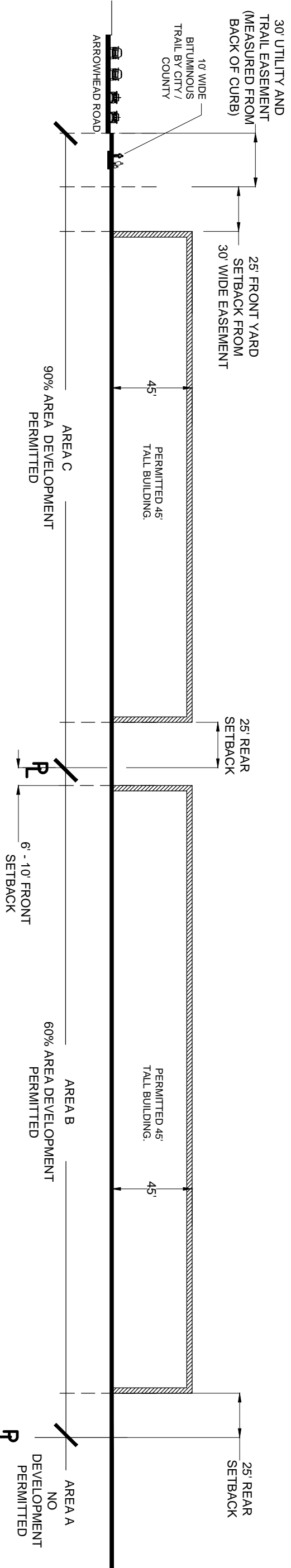
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**EASTRIDGE COMMUNITY CHURCH
REGULATING PLAN**

CITY OF DULUTH, MN



SHEET KEY

SHEET TITLE
PROPERTY SECTION

DATE: L/30/2019
DRAWN BY: MD
CHECKED BY: LWS
PROJECT NUMBER

SHEET NUMBER
EXHIBIT 5