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:

WETLAND AREA

NO DEVELOPMENT
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 EASTERN DIRECTION.

   THIS FRESHWATER FORESTED / SHRUB WETLAND HABITAT HAS A
   NATIONAL WETLAND INVENTORY CLASSIFICATION PF010. 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 (I) 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.