

**ENVIRONMENTAL & NATURAL RESOURCES COMMISSION STAFF REPORT**  
Meeting Date November 12, 2025

**REPORT TO:** Environmental and Natural Resources Commission  
**REPORT FROM:** Shann Finwall, AICP, Sustainability Coordinator  
**PRESENTER:** Shann Finwall, AICP, Sustainability Coordinator  
**AGENDA ITEM:** Church of Pentecost, 1701 Gervais Avenue East – Wetland Buffer Variance

**Action Requested:**  Motion  Discussion  Public Hearing  
**Form of Action:**  Resolution  Ordinance  Contract/Agreement  Proclamation

**Policy Issue:**

The Church of Pentecost is proposing an expansion of its building and parking lot at 1701 Gervais Avenue East. The proposal includes an addition on the south side of the building, an expansion of the parking lot, and the addition of stormwater retention and ponding, as well as landscape improvements. To move forward with the proposal, the applicant requests a conditional use permit, design review approval, and variances for a wetland buffer and parking lot setback. The Environmental and Natural Resources Commission will review the wetland buffer impacts and mitigation strategies and make a recommendation on the wetland buffer variance.

**Recommended Action:**

Motion to approve a resolution for a wetland buffer variance.

**Fiscal Impact:**

Is There a Fiscal Impact?  No  Yes, the true or estimated cost is \$ 0.00  
Financing source(s):  Adopted Budget  Budget Modification  New Revenue Source  
 Use of Reserves  Other: n/a

**Strategic Plan Relevance:**

Community Inclusiveness  Financial & Asset Mgmt  Environmental Stewardship  
 Integrated Communication  Operational Effectiveness  Targeted Redevelopment

The City deemed the project application complete on September 10, 2025. The initial 60-day review deadline for a decision is November 9, 2025. As stated in Minnesota State Statute 15.99, the City can take an additional 60 days, if necessary, to complete the review. To ensure adequate review time, the City has extended the deadline to January 8, 2026. The Environmental and Natural Resources Commission reviews wetland buffer variances to rectify impacts by reviewing and making recommendations for possible repair, rehabilitation, or restoration of the wetland buffers.

**Background:**

The Church of Pentecost is proposing a 3,668 square foot addition onto the south side of the existing 3,126.6 square foot building. The occupancy of the expanded church will be 270 people. City code requires 67.5 parking stalls. To meet the City’s parking code and ensure on-site parking, the applicants are also proposing the expansion of the 38-stall parking lot to provide an additional 30 stalls. The project also includes three stormwater basins and overall site landscaping. The applicant requests the following land use approvals:

- Conditional Use Permit: City code requires a conditional use permit for a religious facility in any zoning district. Due to the expansion of the church, a conditional use permit is required for the religious facility to comply with City code.
- Parking Lot Setback Variance: City code requires a 15-foot parking lot setback from a right-of-way. The expanded parking lot will be setback 5 feet from the Flandrau Street right-of-way, requiring a 10-foot parking lot setback variance.
- Wetland Buffer Variance: There is a Manage B wetland located on the northwest corner of the site. City code requires a 75-foot wetland buffer around a Manage B wetland. The church expansion will involve grading up to the wetland edge for the installation of a stormwater discharge pipe, and grading within other areas of the wetland buffer for the expanded parking lot and an infiltration basin. The church expansion will require a 75-foot wetland buffer variance.

**Wetland Buffer Variance**

*Wetland Classification*

The Ramsey-Washington Metro Watershed District approved the June 22, 2025, wetland delineation on July 31, 2025. During that review, the watershed district reclassified the wetland from a Manage A to a Manage B wetland. The City’s wetland ordinance requires a 75-foot wetland buffer around a Manage B wetland.

*Wetland Buffer Impacts*

The project will have grading up to the wetland edge for the installation of a stormwater discharge pipe, and grading encroachments toward the wetland for the installation of one of the infiltration basins and parking lot. The project requires approval of a 75-foot wetland buffer variance.

*Wetland Buffer Mitigation Strategies*

Before the City Council acts on a wetland buffer variance the Environmental and Natural Resources Commission makes a recommendation on the variance and mitigation plans. A wetland buffer mitigation plan is required to include one or more of the following strategies:

1. Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.
2. Rectifying the impact by repairing, rehabilitating, or restoring the buffer.

3. Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
4. Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
5. Monitoring the impact and taking appropriate corrective measures.
6. Where the City requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the City before planting.
7. Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
8. A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or City directive.

*Applicant's Wetland Buffer Mitigation Plan*

In areas where grading takes place in the wetland buffer, the applicants are proposing to add native seed, plant native trees, and plant plugs along the rain garden. In the remaining undisturbed areas of the wetland buffer, the applicants are proposing to remove all invasive species and overseed with native seed and plant native plugs along the graded area of the wetland buffer.

Staff recommends the Environmental and Natural Resources Commission discuss the following, and possibly other, wetland buffer mitigation strategies:

1. Site Plan Changes: To reduce the wetland buffer impacts the following site plan changes should be reviewed:
  1. Reduced on-site parking with proof of parking or a shared parking agreement with commercial properties located across Gervais Avenue.
  2. Underground stormwater management to replace two of the three above-ground infiltration basins.
2. Invasive Species Removal: Removal of buckthorn and other invasive species within the remaining undisturbed wetland buffer and the open space area north and east of the church.

*Variance Findings*

To approve a variance the City Council shall apply the findings for variance approval as required in Minnesota Statutes which state:

1. The variance is in harmony with the general purposes and intent of the ordinance.

2. The variance is consistent with the comprehensive plan.
3. The applicant establishes practical difficulties in complying with the ordinance. Practical difficulties mean: (1) the proposed use is reasonable, (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, (3) the proposal will not alter the essential character of the locality.

#### *Applicants' Wetland Buffer Variance Justification*

The applicants outline the narrow lot shape and existing wetland on the northwest corner of the lot as reasons for not being able to comply with the wetland buffer ordinance. Additionally, the addition of the sizable rain garden adjacent to the parking lot will include native plantings, retaining parking lot runoff, promote infiltration, and provide water quality before discharging stormwater downstream to the existing wetland.

#### Commission and City Council Review

##### *Community Design Review Board*

October 21, 2025: The CDRB recommended approval of the design plans.

##### *Planning Commission*

October 21, 2025: The Planning Commission held a public hearing and recommended approval of the conditional use permit, parking lot setback variance, and wetland buffer variance.

##### *Environmental and Natural Resources Commission*

November 12, 2025: The Environmental and Natural Resources Commission will review the wetland buffer impacts and mitigation strategies and make a recommendation on the wetland buffer variance.

##### *City Council*

November 24, 2025: The City Council will review the conditional use permit, design plans, and parking lot setback and wetland buffer variance requests.

#### **Attachments:**

1. Overview Map
2. Future Land Use Map
3. Zoning Map
4. Wetland Overlay Map
5. Application Narrative
6. Elevation Plans
7. Civil Plans
8. Minnesota Conservation Act Notice of Decision
9. Wetland Delineation Report
10. Engineering Review Dated September 9, 2025
11. Environmental Review Dated September 5, 2025
12. Public Comment
13. Wetland Buffer Variance Resolution



Maplewood





Maplewood



**Legend**



Parcels



Subject Parcel

**Future Land Use - 2040**

Low Density Residential



High Density Residential



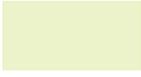
Commercial



Public/Institutional



Employment



Open Space



Park



Source: City of Maplewood, Ramsey County



**Legend**



Parcels



Subject Parcel

**Zoning**



Single Dwelling (r1)



Planned Unit Development (pud)



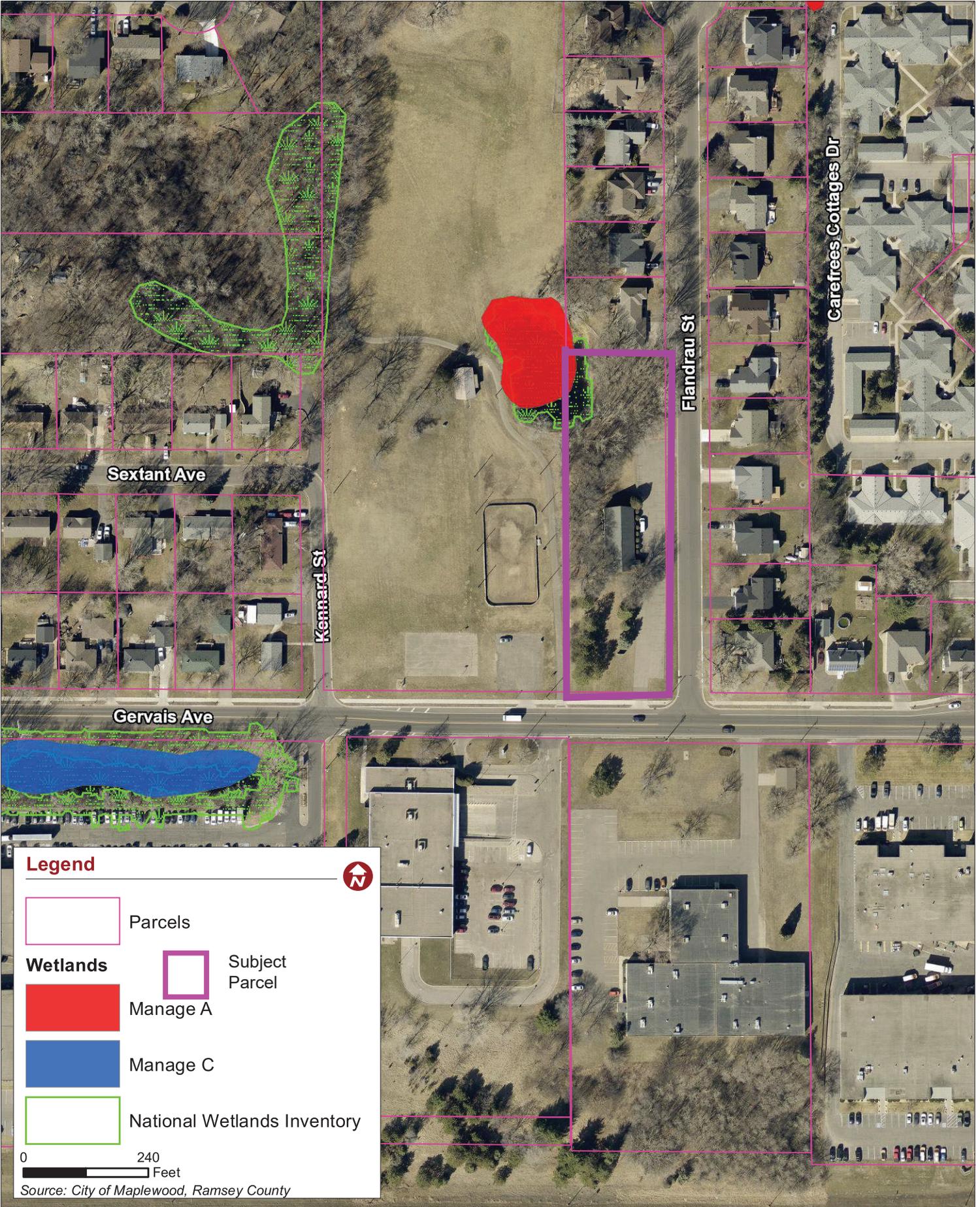
Open Space/Park



Light Manufacturing (m1)



Source: City of Maplewood, Ramsey County



## Memorandum

<b>Project Name:</b>	Church of Pentecost
<b>Project Number:</b>	24.1038.01
<b>To:</b>	City of Maplewood – Community Development Department
<b>From:</b>	LSE Architects, Inc (Brian Tempas, AIA – Project Architect)
<b>Date:</b>	08.18.2025
<b>Subject:</b>	Variances – Application Narrative – Wetland Buffer   Parking setback

<b>Copy To:</b>	Church of Pentecost Contact: Joseph Oppong Church of Pentecost Owner Representative: Kwadwo Boadi-Aboagye LSE Architects: Patrick Wozniak, Designer LSE Architects: Mohammed Lawal, FAIA
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The following is a narrative addressing the Church of Pentecost Expansion Project and the “practical difficulties” that have led the design team to request variances for East Property Parking Setback Variance and the related Wetland Buffer Variance - located at the property at 1695 Gervais Avenue in Maplewood, MN.

The Church of Pentecost has been active and influential at the 1.434 acre site at 1695 Gervais Avenue for many years, serving a broad range of citizens in Maplewood and beyond. Continuous membership growth over the last few years has led church leadership to plan an expansion to the worship center. The addition creates a new sanctuary with a Sunday morning occupancy of 270 at maximum capacity. The result of this proposed expansion affects the calculable parking count, raising it from 38 existing stalls to 68 required stalls (270/ 4 = 67.5). The building use remains the same with after the expansion. When church services are in session, the rest of the church has negligible occupancy. When services are over, the occupants either depart the church or use the classrooms and social hall. The church has Sunday morning services (between 7:00 and 12:00) only. The church plans on one monthly social function in the lower level hall (occupancy 130) on Sunday or Wednesday nights which generate less attendance due to space availability. The Architect has used the sanctuary maximum capacity for parking calculations.

The site geometry is unusually challenging, predominantly in the east | west direction with a very narrow width of 135'-0". In addition to the existing geometry, there are two other site layout matters concerning topography and existing landscaping. Several mature oak and maple trees exist that the owner desires to maintain, so parking surface location must be carefully managed as well as the terrain in the north third of the site.

East Property Line Setback Variance:

At the east property line, the existing 15-year-old parking surface is only 2'-6" from the property line. The east setback calls for a 15' with the intention of providing enough space for landscaping which reduces vehicle impact (lights and view) on the adjacent properties. The proposed distance from the existing curb to the new parking surface is 20'-0", which we strongly feel addresses the intention of a setback. If the required setback is applied, it results in the elimination of 17 vehicles from the required 68, representing a 25% reduction. Considering visual impact, it is key to note that the east property line length (north to south) is 457'-0" in which the existing parking surface represents 323'-0", or 71% of the length. As shown on the site drawings, the proposed additional parking surface is 91'-9" (an increase of 20%). Keeping the site proportions in mind, this is a minimal distance, and we feel it has no visual impact on parking surface perception. Church leadership feels a 17-car reduction, coupled with the trend that fewer people drive together to church, places an extreme difficulty in the church on typical Sunday mornings. Street parking is one option,

but there is little available, and this may become an irritant to the neighbors on Flandeau Street which is a cul-de-sac condition (one way in and one way out).

Wetland Buffer Variance:

The same "tight and narrow" geometry has a considerable influence with the Detention Pond in relationship to the required parking. A 75' buffer depth has been identified. As indicated on the most recent Site Plan - Setbacks (C2.1) the green area indicates the encroachment into the 75' buffer width. The parking will encroach up to 39.5 feet into the buffer. The Rain Garden will encroach up to 45.8 feet into the Buffer. The grading extents will encroach up to 58.7 feet into the buffer although this area will be replanted and restored post construction. The stormwater discharge pipe will encroach up to the wetland edge mirroring the existing city discharge into the wetland on the north property line. This is good practice to avoid scour and erosion over time, which may occur if the discharge is too far away from the water edge. The practical difficulty with the required parking to the buffer is most evident and does not have an alternate resolution, regardless of expenditure. One optimistic characteristic to this dilemma is that parking provides a minimal negative visual impact for the neighbors. (*it already exists along this street*). Because the buffer encroachment involves parking & plantings rather than structures, it preserves the essential character and viewshed of neighbors. Another practical element that the design team integrated into the solution is the sizable Rain Garden with native plantings providing a visually and environmentally appealing feature. This system will retain parking lot runoff, promote infiltration, and provide water quality before discharging stormwater downstream to the existing wetland, making the environmental result essentially stable. The encroachment into the buffer is minimized to what is necessary for parking and storm water management. Without the variance the church cannot reasonably accommodate parking demand for its congregation size. Additional landscaping measures are being considered to mitigate the impacts of the project and improve the condition of the wetland such as; removal of invasive species identified and re-establishing of native plantings for wetland restoration. What the Owner wanted to achieve was a win-win in the process of growing their facility, and we believe that this balance is achieved through a minimally impactful end product. The requested variances are consistent with the practical difficulties standard established by Minnesota Statutes. They allow the property to be put to reasonable use, arise from unique site constraints outside of the applicant's control, and do not alter the essential character of the neighborhood. The design minimizes and mitigates encroachment into the buffer, preserves existing mature trees, and ensures that the spirit of the ordinance is upheld. For these reasons, approval of the variances is warranted.

**The Owners | Architects | Engineers recommend the city consider approving these variances for the following reasons:**

- The proposed variance minimally alters the current conditions and appearance (both parking and buffer)
- The area between the curb and proposed parking surface allows generous landscaping and positively impacts neighborhood character.
- The variance will prevent parking from spilling into the street and negatively affecting neighborhood vehicle flow
- The variance allows parking to occur on the site, increasing safety and security for those attending night events
- The enlarged parking surface creates no additional loading for public utilities.
- The parking size and location maintains large trees north and west, preserving privacy with neighbors
- The retention basin addresses the negative possible runoff issues with pond with filtering and retaining
- The required parking expansion is an addition to the existing surface current on the lot (not new)
- The Church of Pentecost has been a proactive neighbor, maintaining the site and informing the neighbors of events and discussing any parking inconveniences.
- With church growth happening, if the city supports this variance, it would be a great signal to the neighborhood that consolidating parking is positive for all involved

As Architect for Church of Pentecost, LSE believes that supporting this project will be positive for the City of Maplewood.





**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**CHURCH OF PENTECOST  
 EXPANSION**  
 PROJECT OWNER  
 CHURCH OF PENTECOST  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
 763.436.6444 FAX: 763.436.6450

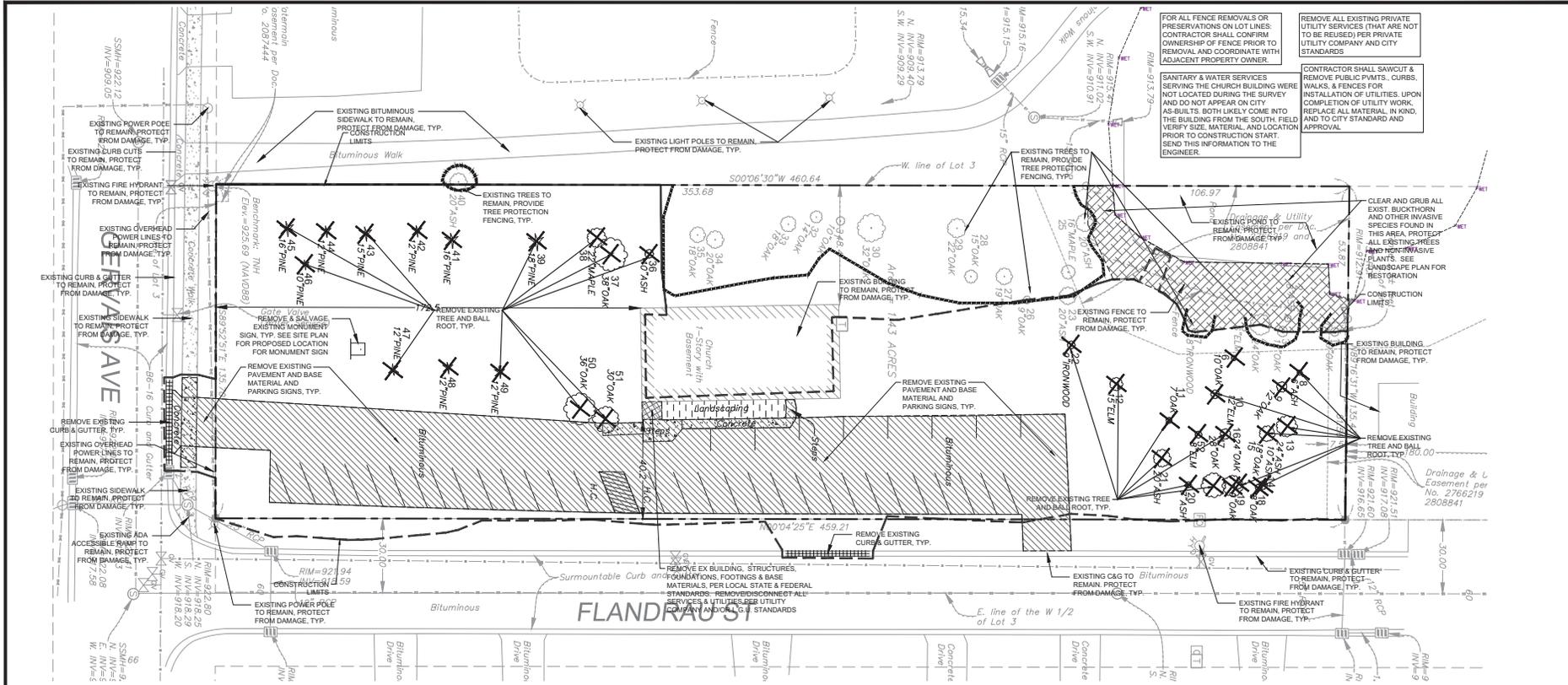
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Matthew R. Pawek*  
 Matthew R. Pawek  
 DATE 11/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
09/20/25	CITY SUBMITTAL
09/20/25	CONTRACTOR PRELIMINARY
09/20/25	CITY PRELIMINARY
11/05/25	CONTRACTOR PRELIMINARY

REVISION SUMMARY	
DATE	DESCRIPTION

**REMOVALS PLAN**  
  
  
**C1.0**  
 © 2025 CIVILSITE GROUP, SITE GROUP INC.



FOR ALL FENCE REMOVALS OR PRESERVATIONS ON LOT LINES, CONTRACTOR SHALL CONFIRM OWNERSHIP OF FENCE PRIOR TO REMOVAL AND COORDINATE WITH ADJACENT PROPERTY OWNER.

SANITARY & WATER SERVICES SERVING THE CHURCH BUILDINGS WERE NOT LOCATED DURING THE SURVEY AND DO NOT APPEAR ON CITY AS-BUILTS. BOTH LIKELY COME INTO THE BUILDING FROM THE SOUTH. FIELD VERIFY SIZE, MATERIAL, AND LOCATION PRIOR TO CONSTRUCTION START. SEND THIS INFORMATION TO THE ENGINEER.

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES (THAT ARE NOT TO BE REUSED) PER PRIVATE UTILITY COMPANY AND CITY STANDARDS

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PAVTS., CURBS, WALKS, & FENCES FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL IN KIND, AND TO CITY STANDARD AND APPROVAL

- REMOVAL NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
  - REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
  - REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
  - EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
  - REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
  - EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
  - PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
  - MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
  - DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
  - PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
  - SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
  - VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
  - ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
  - SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
  - STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
  - ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LUG.
  - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**CITY OF MAPLEWOOD REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:**  
 SEE SWPPP ON SHEETS SW1.0 - SW1.5

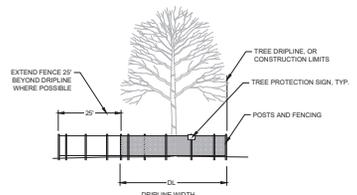
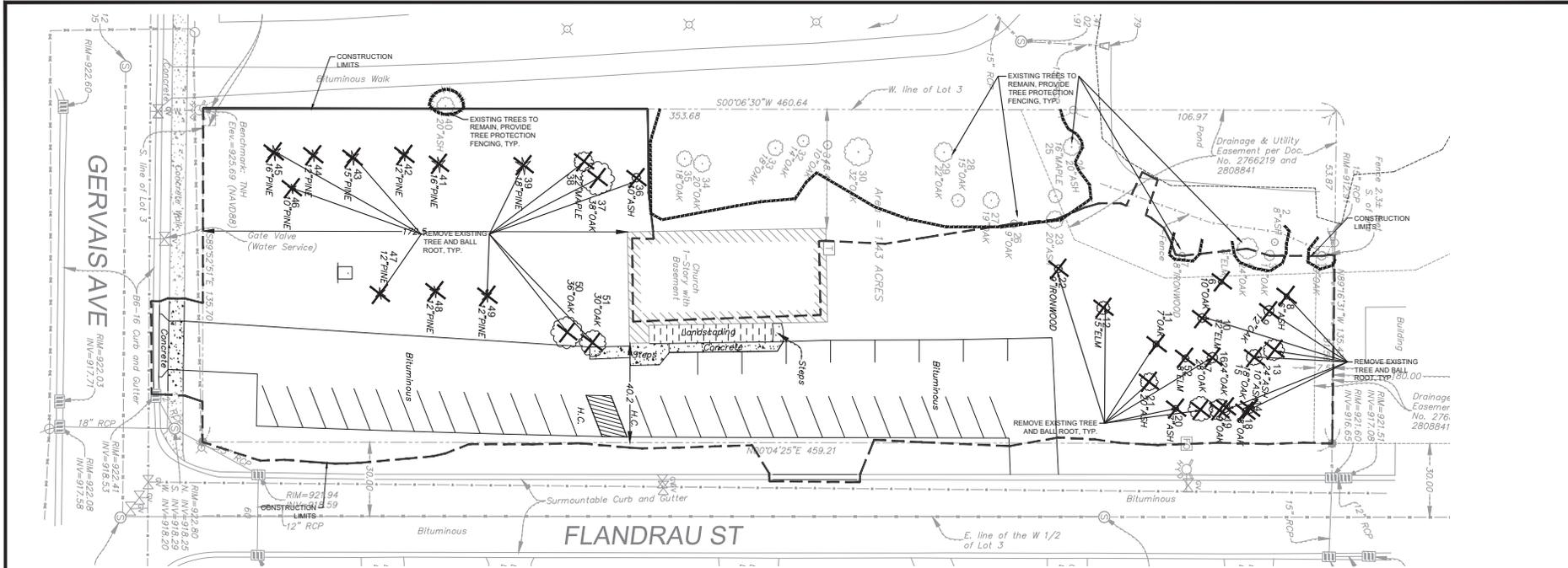
**OWNER INFORMATION**  
 CHURCH OF PENTECOST  
 1701 GERVAIS AVE.  
 MAPLEWOOD, MN 55109  
 MR. JOSEPH OPPONG  
 952-731-8882  
 JOSEPH.OPPONG@EY.COM

- REMOVALS PLAN LEGEND:**
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT. CONC., AND GRAVEL PAVTS.
  - REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
  - REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
  - CONSTRUCTION LIMITS AND PROPERTY LINE
  - REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY. COORDINATE WITH LOCAL GOVERNING UNIT.
  - TREE PROTECTION
  - TREE REMOVAL - INCLUDING ROOTS AND STUMPS



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**CHURCH OF PENTECOST  
 EXPANSION**  
 PROJECT OWNER  
 CHURCH OF PENTECOST  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109



**TREE PROTECTION NOTES**

FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS ONE PER INDIVIDUAL TREE FACING CONSTRUCTION ACTIVITY, OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

TREE SURVEY						
NO.	TYPE	SIZE	SPECIES	COMMON	SIGNIFICANT	SPECIMEN REMOVE
1	TRD	10	OAK		X	
2	TRD	8	ASH		X	
3	TRD	12	OAK		X	
4	TRD	24	OAK		X	
5	TRD-S	6	ELM	X		
6	TRD	10	OAK		X	X
7	TRD	8	IRONWOOD		X	
8	TRD	4	ASH		X	X
9	TRD	21	OAK		X	X
10	TRD-S	12	ELM		X	X
11	TRD	7	OAK		X	X
12	TRD-S	15	ELM		X	X
13	TRD	24	ASH		X	X
14	TRD	10	ASH		X	X
15	TRD	18	OAK		X	X
16	TRD	24	OAK		X	X
17	TRD	26	OAK		X	X
18	TRD	8	OAK		X	X
19	TRD	9	OAK		X	X
20	TRD	7	ASH		X	X
21	TRD	20	ASH		X	X
22	TRD	9	IRONWOOD		X	X
23	TRD	20	ASH		X	
24	TRD	20	ASH		X	
25	TRD	16	MAPLE		X	
26	TRD	9	OAK		X	
27	TRD	19	OAK		X	
28	TRD	15	OAK		X	
29	TRD	22	OAK		X	
30	TRD	30	OAK		X	X
31	TRD	10	OAK		X	
32	TRD	14	OAK		X	
33	TRD	18	OAK		X	
34	TRD	20	OAK		X	
35	TRD	18	OAK		X	
36	TRD	10	ASH		X	X
37	TRD	38	OAK		X	X
38	TRD	22	MAPLE		X	X
39	TRC	18	PINE		X	X
41	TRC	16	PINE		X	X
42	TRC	12	PINE		X	X
43	TRC	15	PINE		X	X
44	TRC	12	PINE		X	X
45	TRC	10	PINE		X	X
46	TRC	16	PINE		X	X
47	TRC	12	PINE		X	X
48	TRC	12	PINE		X	X
49	TRC	12	PINE		X	X
50	TRD	36	OAK		X	X
51	TRD	30	OAK		X	X
52	TRD-S	6	ELM	X		X

TREE REPLACEMENT CALCULATION	
A =	499 Total diameter inches of significant trees lost as a result of the land alteration (includes significant and specimen trees)
B =	794 Total diameter inches of significant trees situated on the property (includes significant and specimen trees)
C =	1.5 Tree replacement constant (1.5)
D =	32 Total diameter inches of specimen trees saved
E =	440 Replacement trees (number of caliper inches)
440 / 3.5 in. cal. trees = 126 REPLACEMENT TREES REQUIRED AT 3.5 CALIPER INCHES	

TRD	DECIDUOUS TREE - HARDWOOD
TRD-S	DECIDUOUS TREE - SOFTWOOD
TRC	CONIFEROUS TREE
COMMON TREES ON-SITE	NUMBER PERCENT
COMMON TREES ON-SITE	2 50.0%
SIGNIFICANT TREES ON-SITE	49 63.3%
SIGNIFICANT TREES REMOVED	31 63.3%
SPECIMEN TREES ON-SITE	5
SPECIMEN TREES REMOVED	4 80.0%

**TREE PRESERVATION PLAN LEGEND:**

--- CONSTRUCTION LIMITS  
 - - - - - PROPERTY LINE

○ TREE PROTECTION  
 X TREE REMOVAL - INCLUDING ROOTS AND STUMPS



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.

*Matthew R. Pawik*  
 Matthew R. Pawik  
 DATE 11/05/25 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
11/05/25	CITY SUBMITTAL
09/22/25	DESIGNER REVISION
09/22/25	CITY RESUBMITTAL
11/05/25	FINAL RESUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

**TREE PRESERVATION PLAN**

**C1.1**

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**CHURCH OF PENTECOST  
EXPANSION**  
1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
1701 GERVAIS AVE., MAPLEWOOD, MN 55109

**OWNER**  
**CHURCH OF PENTECOST**

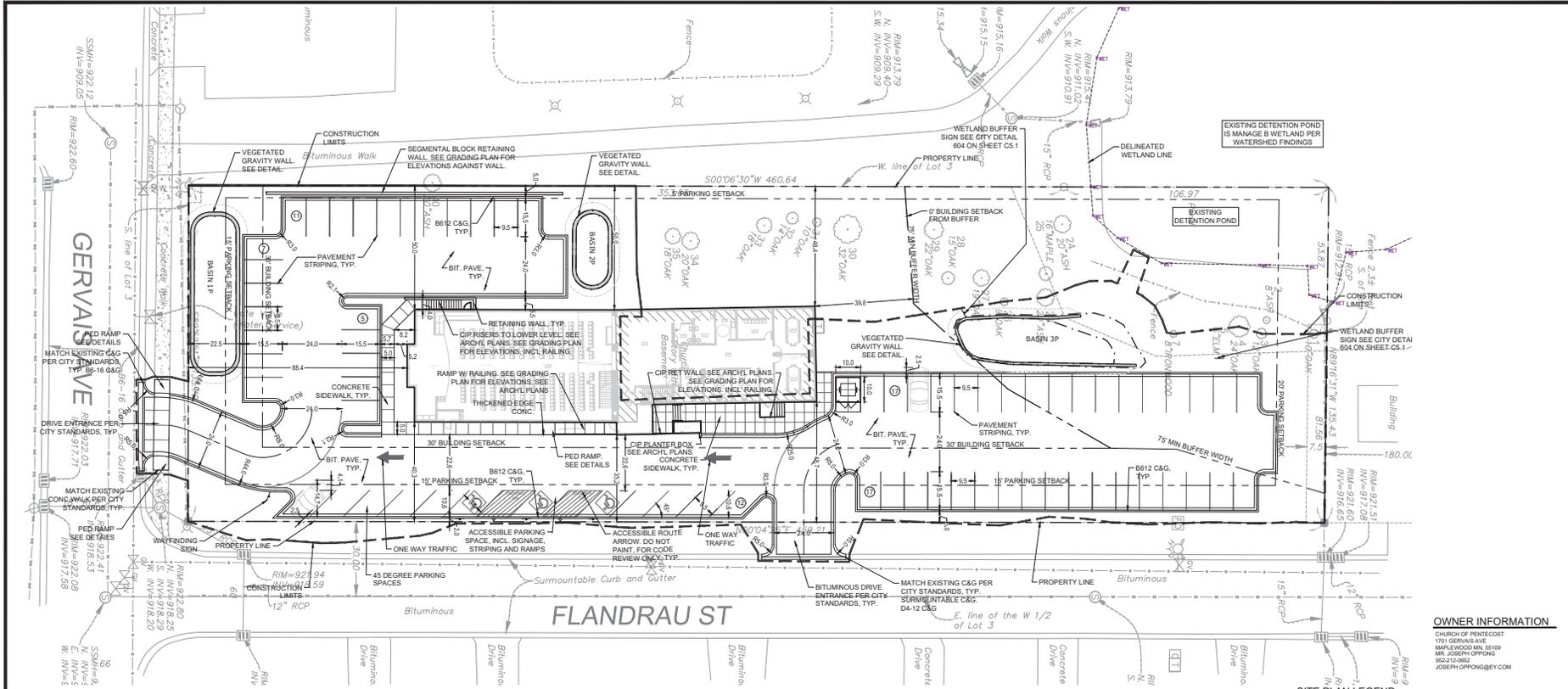
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pawlik  
DATE: 11/05/25 LICENSE NO. 44263

DATE	DESCRIPTION
09/20/25	CITY SUBMITTAL
09/20/25	CITY RESPONSE
09/20/25	CITY RESUBMITTAL
11/05/25	CITY RESPONSE
11/05/25	CITY RESUBMITTAL

DATE	DESCRIPTION

**SITE PLAN**  
**C2.0**



- SITE LAYOUT NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL/VARIATION ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
  - THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
  - CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
  - LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
  - CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
  - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
  - PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED CONE LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
  - CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 6' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
  - SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
  - ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
  - FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
  - PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
  - ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
  - BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
  - ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
  - CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24 HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURBS OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.
  - FINISH GRADING FOR HARDSCAPE AREAS I.E. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

**CITY OF MAPLEWOOD SITE SPECIFIC NOTES:**  
1. RESERVED FOR CITY SPECIFIC SITE NOTES.

	OPERATIONAL NOTES
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS	EXISTING CONDITION	PROPOSED CONDITION
IMPERVIOUS SURFACES	3,133 SF 5.0%	7,025 SF 11.3%
BUILDING COVERAGE	13,123 SF 21.0%	28,019 SF 44.9%
PAVEMENT	TOTAL 16,254 SF 26.1% 0.4 AC	35,054 SF 56.2% 0.8 AC
PERVIOUS SURFACES	TOTAL 46,093 SF 73.9% 1.1 AC	27,293 SF 43.8% 0.6 AC
TOTAL SITE AREA	62,347 SF 100.0% 1.4 AC	62,347 SF 100.0% 1.4 AC
DIFFERENCE (EX. VS PROP.)	18,800 SF 30.2%	
DISTURBED AREA	50,275 SF 1.2 AC	

**Section 44-17 - Off-street parking (7) lv.** - Parking stall lengths may be reduced by 2.5 feet for 90-degree parking and 2 feet for angled parking where parking space abuts a curb, sidewalk, or landscaped area. All overhang areas shall be hard surface or crushed rock.

Buffer	Wetland Class	Minimum Buffer Width	Structure setback from edge of buffer
Manage A and Stream	Manage B	Manage C	Stormwater Pond
100 ft.	75 ft.	50 ft.	10 ft.
0	0	0	10 ft.

SITE DATA	
ZONING SUMMARY	SINGLE DWELLING (R1)
EXISTING ZONING	CUF
PROPOSED ZONING	CUF
BUILDING HEIGHT	30.5
MAX BLD OCCUPANCY	268 (GATHERING SPACES)
NORTH WALL AREA	975 (EXISTING BLDG UNCHANGED)
REQUIRED	PROVIDED
BUILDING SETBACKS	
NORTH	61 205.5
SOUTH	30 88.4
EAST	30 35.2
WEST	- 50
PARKING SETBACKS	
NORTH	20 20
SOUTH	15 15
EAST	15 VARIES (2-5' VARIANCE)
WEST	5 5
REQUIRED	PROVIDED
PARKING SUMMARY	
PARKING ZONES	9.5X15.5
PARKING STALL DIMENSIONS 45'	9.5X10.6
DRIVE ISLE DIMENSIONS	24 24
DRIVE AISLE DIMENSIONS 45'	22.6 22.6
REQUIRED	PROVIDED
PARKING STALLS - SURFACE	67 69

**SITE PLAN LEGEND:**

- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- [Symbol] HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- [Symbol] CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSD DETAIL.
- [Symbol] RETAINING WALL - "GEOWEB" OR EQUIV., INCLUDE PLANTING SOL & SEED PER LANDSCAPE PLAN. INSTALL PER MANUF. SHOP DRAWINGS REQ.
- [Symbol] PROPERTY LINE
- [Symbol] CONSTRUCTION LIMITS
- [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT WHERE APPLICABLE-SEE PLAN
- [Symbol] TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
HC = ACCESSIBLE SIGN  
NP = NO PARKING FIRE LANE  
ST = STOP  
CP = COMPACT CAR PARKING ONLY  
ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

1" = 20'-0"  
Call before you dig.



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**CHURCH OF PENTECOST  
 EXPANSION**  
 PROJECT  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
 OWNER  
 CHURCH OF PENTECOST  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109

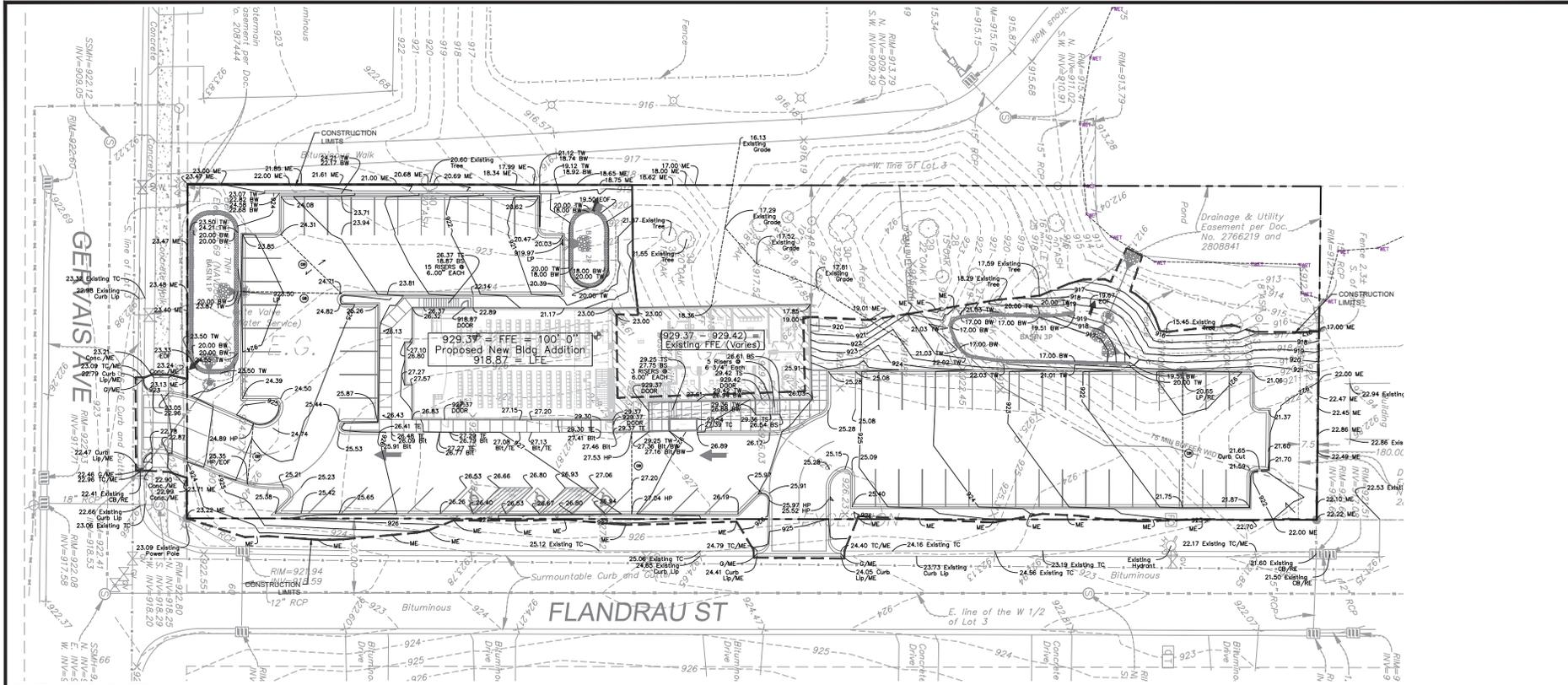
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Matthew R. Pawek  
 DATE: 11/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
09/20/25	CITY SUBMITTAL
09/20/25	DESIGNER REVIEW
09/20/25	CITY REVIEW
11/05/25	FINAL SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN  
**C3.0**



**GENERAL GRADING NOTES:**

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONSTRUCTION PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-325-1188) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE

ESTABLISHED, TO A DEPTH OF 8 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 8 INCHES.

14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS. TRAFFIC AND EROSION REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

16. TOLERANCES  
 16.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

16.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

16.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

16.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

16.5. FINISH GRADING FOR PARKING AREAS (IE: PARKING LOTS, CURBS, SIDEWALKS) SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET. DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

17. MAINTENANCE  
 17.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.  
 17.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDD AND MULCHED.  
 17.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF MAPLEWOOD GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER ELEVATION PER BORING	
BORING	ELEVATION
B-1	807.5
B-2	806.0
B-3	806.5

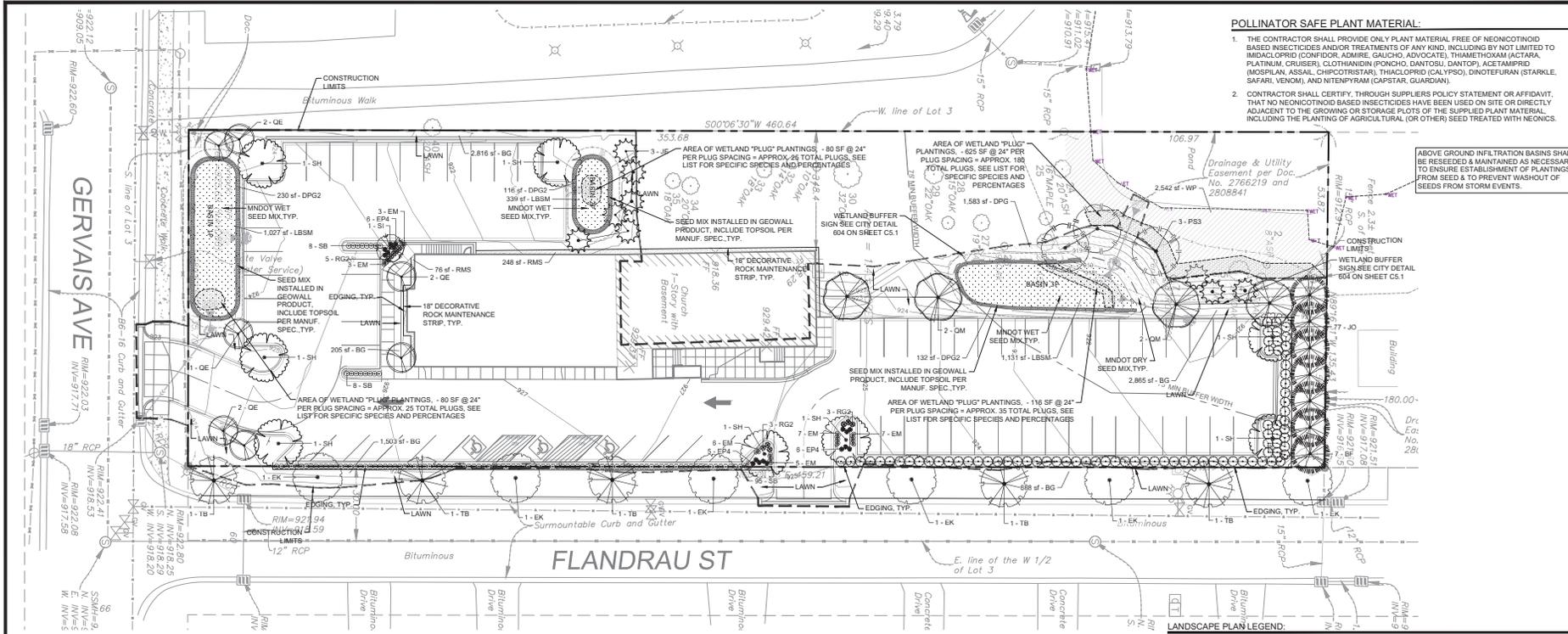
PER GEOTECHNICAL REPORT COMPLETED BY TERRACON, ON 01/17/2025.

**GRADING PLAN LEGEND:**

- EX. 1' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION TOP OF CURB
- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- SPOT GRADE ELEVATION MATCH EXISTING
- SPOT GRADE ELEVATION TOP OF THICKENED EDGE CONCRETE
- SPOT GRADE ELEVATION BOTTOM OF WALL/TOP OF WALL
- SPOT GRADE ELEVATION CATCH BASIN OR RIM ELEVATION
- SPOT GRADE ELEVATION HIGH POINT / LOW POINT
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T+O = TIP OUT)
- EMERGENCY OVERTFLOW
- CONSTRUCTION LIMITS







**POLLINATOR SAFE PLANT MATERIAL:**

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVANTAGE), THIAMETHOXAM (ACTARA, PLATINUM J, CRUISER), CLOTHANILIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSLAN, ASSAIL, CHIFFOCTRIS), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKEE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

ABOVE GROUND INFILTRATION BASINS SHALL BE RESEED & MAINTAINED AS NECESSARY TO ENSURE ESTABLISHMENT OF PLANTINGS FROM SEED & TO PREVENT WASHOUT OF SEEDS FROM STORM EVENTS.

**PRELIMINARY:  
 NOT FOR CONSTRUCTION**

**CHURCH OF PENTECOST EXPANSION**  
 PROJECT  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
 OWNER  
**CHURCH OF PENTECOST**  
 1701 GERVAIS AVE., MAPLEWOOD, MN 55109

- LANDSCAPE NOTES:**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OTHER STATE ONE" CALL: (651)454-0002 OR (651)902-1186 FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
  3. ALL TREES SHALL BE MULCHED WITH SHREPPED CEDAR MULCH TO OUTER EDGE OF SAUCEUR OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
  4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
  5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
  6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
  7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
  8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOG AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
  11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTORS ACTIVITIES.
  12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTORS ACTIVITIES.
  13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERS AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

**PLANT SCHEDULE**

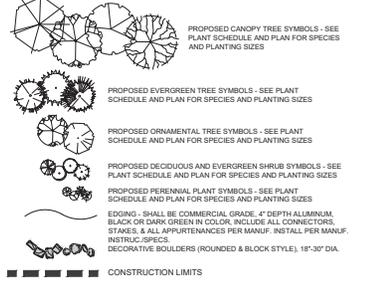
CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
<b>DECIDUOUS TREES</b>					
SH	6	Skyline Thornless Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Skyline TM'	3.5" Cal. B&B	NATIVE CULTIVAR	N
EK	6	Espresso Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
OE	7	Crimson Spire™ Oak / <i>Quercus x 'Crimschmidt'</i>	3.5" Cal. B&B	NATIVE CULTIVAR	N
QM	4	Prairie Stature® Oak / <i>Quercus x bimundorum</i> 'Midwest'	3.5" Cal. B&B	NATIVE CULTIVAR	N
TB	5	Boulevard American Linden / <i>Tilia americana</i> 'Boulevard'	2.5" Cal. B&B		
	30	SUBTOTAL:			
<b>EVERGREEN TREES</b>					
BF	7	Balsam Fir / <i>Abies balsamea</i>	6" B&B	NATIVE	
JE	9	Eastern Red Cedar / <i>Juniperus virginiana</i>	10" B&B		
PS3	3	White Pine / <i>Pinus strobus</i>	10" B&B	B&B	
	19	SUBTOTAL:			
<b>ORNAMENTAL TREES</b>					
SI	1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	1	SUBTOTAL:			
<b>SHRUBS</b>					
JO	77	Grey Owl Juniper / <i>Juniperus virginiana</i> 'Grey Owl'	#5 CONT	NATIVE	N
	77	SUBTOTAL:			
<b>GRASSES</b>					
SB	111	Blue Heaven Little Bluestem / <i>Schizachyrium scoparium</i> 'Blue Heaven'	#1 CONT	NATIVE CULTIVAR	Y
	111	SUBTOTAL:			
<b>PERENNIALS</b>					
EM	31	Magnus Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	#2 CONT	NATIVE CULTIVAR	Y
EP4	17	Phantom Joe Pye Weed / <i>Eupatorium</i> 'Phantom'	#1 CONT	NATIVE	N
RG2	11	Goldsturm Coneflower / <i>Rudbeckia fulgida</i> 'Goldsturm'	#2 CONT		
	59	SUBTOTAL:			

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
<b>SHRUBS</b>					
JO	77	Grey Owl Juniper / <i>Juniperus virginiana</i> 'Grey Owl'	#5 CONT	NATIVE	N
	77	SUBTOTAL:			
<b>GRASSES</b>					
SB	111	Blue Heaven Little Bluestem / <i>Schizachyrium scoparium</i> 'Blue Heaven'	#1 CONT	NATIVE CULTIVAR	Y
	111	SUBTOTAL:			
<b>PERENNIALS</b>					
EM	31	Magnus Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	#2 CONT	NATIVE CULTIVAR	Y
EP4	17	Phantom Joe Pye Weed / <i>Eupatorium</i> 'Phantom'	#1 CONT	NATIVE	N
RG2	11	Goldsturm Coneflower / <i>Rudbeckia fulgida</i> 'Goldsturm'	#2 CONT		
	59	SUBTOTAL:			

**LANDSCAPE PLAN LEGEND:**

SYMBOL	DESCRIPTION
[Pattern]	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP
[Pattern]	BLUE GRASS SOD / SOD
<b>MNDOT - SEED MIXES</b>	
[Pattern]	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / GEOWALL PLANTED RESTORATION SEED MIX
[Pattern]	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX
[Pattern]	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX
[Pattern]	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - WETLAND MITIGATION SEED MIX



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROFESSIONAL SEAL  
 DATE: 11/05/25 LICENSE NO. 24904

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
09/20/25	CITY SUBMITTAL
09/20/25	CITY RESUBMITTAL
09/20/25	CITY RESUBMITTAL
11/05/25	FINAL SUBMITTAL

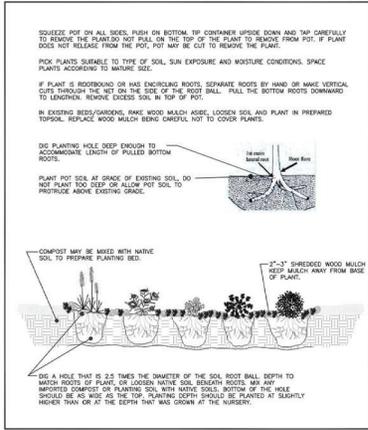
**REVISION SUMMARY**

DATE	DESCRIPTION

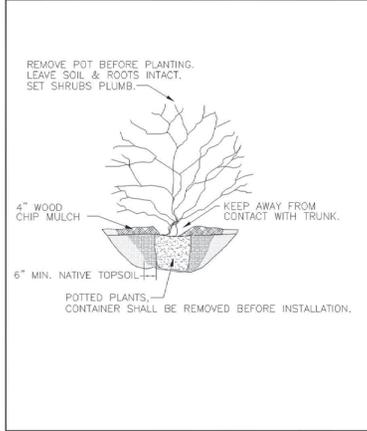
**LANDSCAPE PLAN**

**L1.0**

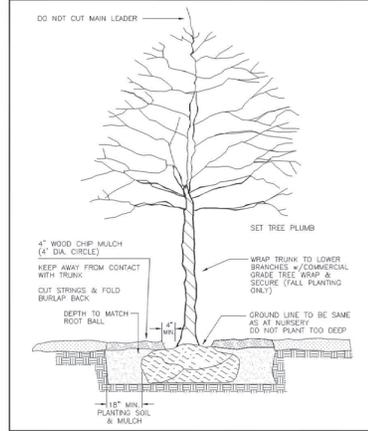
Know what's below.  
 Call before you dig.  
 1" = 20'-0"  
 10'-0" 0 20'-0"



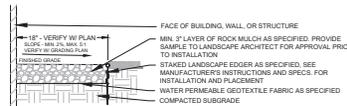
DESIGN NO.	DATE	CITY OF MAPLEWOOD—ENGINEERING DEPT.	PLATE NO.
2-08-15-17	8-13	FLOWER & GROUND COVER PLANTING DETAIL	652



DESIGN NO.	DATE	CITY OF MAPLEWOOD—ENGINEERING DEPT.	PLATE NO.
2-08-15-17	8-13	SHRUB PLANTING DETAIL	651



DESIGN NO.	DATE	CITY OF MAPLEWOOD—ENGINEERING DEPT.	PLATE NO.
2-08-15-17	8-13	TREE PLANTING DETAIL	650



1 AGGREGATE MAINTENANCE STRIP  
N T S  
DRAWN @ 7/16

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERINGS. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER. PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL LATERAL LINES SHALL BE 1" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "TELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNERS REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3' BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SYM	PERCENT OF TOTAL	NUMBER OF PLANTS	COMMON NAME	BOTANICAL NAME	SIZE	NATIVE	COMMENTS
	10	27	SWAMP MILKWEED	<i>Asclepias incarnata</i>	PLUG	Y	
	25	66	DARK GREEN BULRUSH	<i>Scirpus atrovirens</i>	PLUG	Y	
	20	53	BOTTLEBRUSH SEDGE	<i>Carex comosa</i>	PLUG	Y	
	10	27	BLUE FLAG IRIS	<i>Iris versicolor</i>	PLUG	Y	
	25	66	WOOD BULRUSH	<i>Scirpus expansus</i>	PLUG	Y	
	10	27	BLUE VERVAIN	<i>Verbena hastata</i>	PLUG	Y	
	100	265	TOTAL				

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH 1/2" RIVER ROCK	YES	YES	SEE DETAILS
NATIVE SEED AREAS	STRAW MULCH	NA	NA	PER MWDOT SEEDING

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS.

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PRELIMINARY:  
NOT FOR CONSTRUCTION

PROJECT: CHURCH OF PENTECOST EXPANSION  
OWNER: CHURCH OF PENTECOST  
1701 GERVAIS AVE., MAPLEWOOD, MN 55109  
TOWN OF GERVAIS, MN, LICENSED PROFESSIONAL

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 11/05/25 LICENSE NO.: 24904

DATE	DESCRIPTION
09/05/25	CITY SUBMITTAL
09/05/25	ADVISOR SUBMITTAL
09/05/25	CITY RESUBMITTAL
11/05/25	CITY RESUBMITTAL

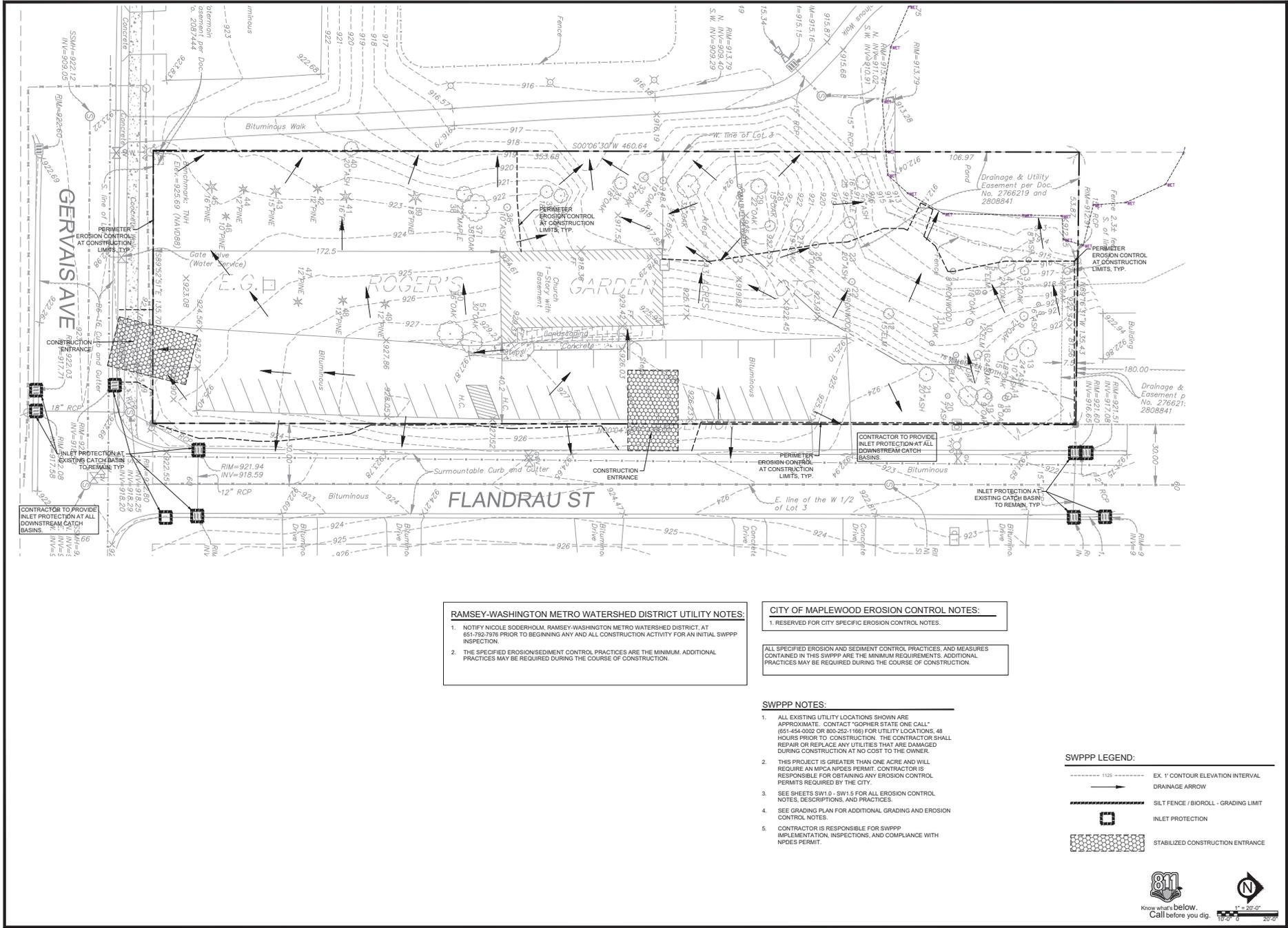
DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS



SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

L1.1



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**PROJECT**  
**CHURCH OF PENTECOST  
 EXPANSION**

**OWNER**  
**CHURCH OF PENTECOST**  
 1701 GERVAIS AVE, MAPLEWOOD, MN 55109  
 1701 GERVAIS AVE, MAPLEWOOD, MN 55109

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.

*Melvin R. Pawke*  
 Melvin R. Pawke  
 DATE 11/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
09/05/25	CITY SUBMITTAL
09/05/25	CITY SUBMITTAL
09/05/25	CITY SUBMITTAL
11/05/25	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS  
**SW1.0**

**RAMSEY-WASHINGTON METRO WATERSHED DISTRICT UTILITY NOTES:**

- NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN INITIAL SWPPP INSPECTION.
- THE SPECIFIED EROSION/SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

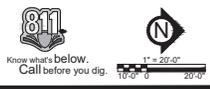
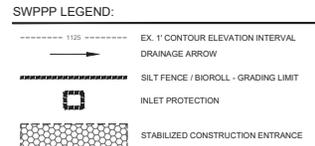
**CITY OF MAPLEWOOD EROSION CONTROL NOTES:**

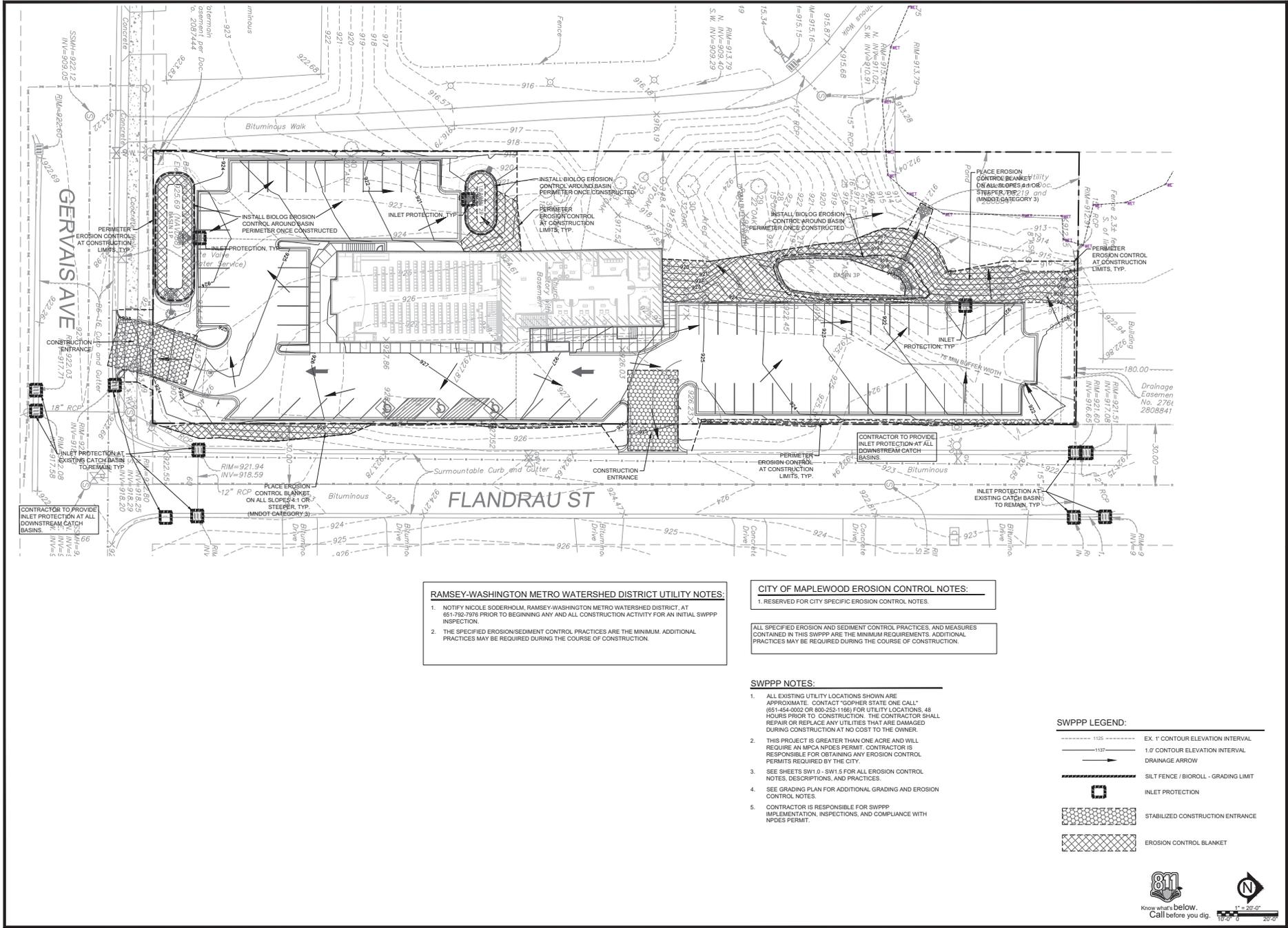
- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

**SWPPP NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1861) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.





**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**CHURCH OF PENTECOST  
 EXPANSION**  
 PROJECT  
 1701 GERVAIS AVE, MAPLEWOOD, MN 55109  
 OWNER  
 CHURCH OF PENTECOST  
 1701 GERVAIS AVE, MAPLEWOOD, MN 55109

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.

*Melvin R. Pawlik*  
 Melvin R. Pawlik  
 DATE 11/05/25 LICENSE NO. 44263

**ISSUES/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
09/05/25	CITY SUBMITTAL
09/05/25	CITY RESUBMITTAL
09/05/25	CITY RESUBMITTAL
11/05/25	CITY RESUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

**SW1.1**

**RAMSEY-WASHINGTON METRO WATERSHED DISTRICT UTILITY NOTES:**

1. NOTIFY NICOLE SOGGERVOLL, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN INITIAL SWPPP INSPECTION.
2. THE SPECIFIED EROSION/SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

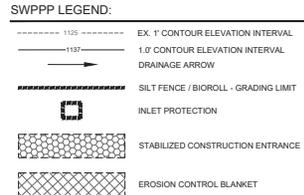
**CITY OF MAPLEWOOD EROSION CONTROL NOTES:**

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

**SWPPP NOTES:**

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1 D, SW1 S FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.





**Decision-Maker for this Application:**  Staff  Governing Board/Council  Other:

**Decision is valid for:**  5 years (default)  Other (specify):

<sup>1</sup> *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

**LGU Findings** – Attach document(s) and/or insert narrative providing the basis for the LGU decision<sup>1</sup>.

Attachment(s) (specify):

Summary: **Please see the Technical Evaluation Panel findings and recommendations above.**

<sup>1</sup> *Findings must consider any TEP recommendations.*

### Attached Project Documents

Site Location Map  Project Plan(s)/Descriptions/Reports (specify): **Joint Application**

### Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
Minnesota Board of Water & Soils Resources  
520 Lafayette Road North  
St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

Yes<sup>1</sup>  No

<sup>1</sup>*If yes, all appeals must first be considered via the local appeals process.*

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

--

### Notice Distribution (include name)

*Required on all notices:*

SWCD TEP Member: **Olivia Jensen (Ramsey County)**  BWSR TEP Member: **Ben Meyer (BWSR)**

LGU TEP Member (if different than LGU contact): **Kendra Kloth (RWMWD)**

DNR Representative: **Dan Scollan (DNR)**

Watershed District or Watershed Mgmt. Org.: **Mary Fitzgerald (RWMWD)**

Applicant: **Joseph Oppong**  Agent/Consultant: **Wayne Jacobson (WDC Jacobson Environmental)**

*Optional or As Applicable:*

<input checked="" type="checkbox"/> Corps of Engineers:	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input type="checkbox"/> Other:

Signature: <i>Kendra Kloth</i>	Date: 7/31/2025
--------------------------------	-----------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

# WETLAND DELINEATION REPORT

06/22/2025

2025-102  
1701 Gervais Avenue  
Maplewood, MN

Jacobson Environmental, PLLC  
jacobsonenv@msn.com

2109 Joplin Street, Mora, MN 55051  
Email: [jacobsonenv@msn.com](mailto:jacobsonenv@msn.com)

(612) 802-6619 Cell

## Table of Contents

1.0 SUMMARY .....	2
2.0 METHODS .....	3
2.1 EXISTING INFORMATION REVIEW .....	3
2.1.1 Antecedent Precipitation .....	3
2.1.2 National Wetlands Inventory .....	3
2.1.3 Web Soil Survey .....	3
2.1.4 Public Waters Inventory .....	3
2.1.5 Topographic Map .....	3
2.2 FIELD DELINEATION .....	4
2.2.1 Vegetation .....	4
2.2.2 Hydric Soils .....	5
2.2.3 Cautions Used in Applying the Field Indicators of Hydric Soils .....	5
3.0 RESULTS .....	6
3.1 WETLAND BASIN DESCRIPTIONS .....	6
4.0 CONFIRMATION OF JURISDICTIONAL STATUS.....	6
5.0 CERTIFICATION .....	7

### Appendices

- Appendix A Antecedent Precipitation Data
- Appendix B Sample Data Sheets
- Appendix C Site Photographs
- Appendix D Wetland Type and Boundary Approval Forms
- Appendix E Historical Aerial Photos
- Appendix F City Detention Pond Designation
- Appendix G MNRAM Analysis

### Figures

- Figure 1 Site Location Map
- Figure 2 National Wetland Inventory Map
- Figure 3 Soils Map
- Figure 4 Public Waters Inventory Map
- Figure 5 Delineation Map
- Figure 6 Topographic Map
- Figure 7 Hydric Soil Rating Map

### 1.0 SUMMARY

Jacobson Environmental, PLLC (JE) visited the project site at 1701 Gervais Avenue on 06/20/2025. The site was approximately 1.43 acres in size, and was located at Section 10, T29N, R22W, Maplewood, Minnesota. See Figure 1 for a Site Location Map.

The purpose of the investigation was to identify areas within the project boundary meeting the technical criteria for wetlands, delineate the jurisdictional extent of the wetland basins, and classify the wetland habitat according to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region.

Wetlands are areas that are saturated or inundated with surface and or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in hydric soil conditions. Examples of wetlands include seasonally flooded basins, floodplain forests, wet meadows, shallow and deep marshes, shrub swamps, wooded swamps, fens, and bogs.

Wetland boundaries were determined through a routine analysis of the vegetation, soils and hydrology which must all show wetland characteristics for an area to be delineated as a wetland.

One basin was delineated within the project area, which is summarized below and shown on Figure 5.

Basin ID	HGM Class	Cowardin	Eggers & Reed	Dominant Vegetation	Size (acres)
1	Depressional	PUBH	Open water pond	Lesser duckweed	0.077

All figures and appendices referenced by this report are presented at the end of the text.

This wetland delineation was performed by Jacobson Environmental, PLLC under the direction of Wayne Jacobson, Minnesota Professional Soil Scientist #30611, Society of Wetland Scientists – Professional Wetland Scientist #1000, University of Minnesota / BWSR Wetland Delineator, Certified #1019, American Fisheries Society – Associate Fisheries Scientist #A-171.

## 2.0 METHODS

### 2.1 EXISTING INFORMATION REVIEW

Prior to field delineation, Jacobson Environmental reviewed the following information:

#### 2.1.1 Antecedent Precipitation

The previous three month's precipitation data obtained from the Minnesota State Climatology Office suggest that the sampling period occurred under normal conditions. Antecedent precipitation data can be found in Appendix A. The growing season in this area is approximately from mid-April to mid-October, when the air temperature averages above 28 degrees F. This delineation was completed during the growing season.

#### 2.1.2 National Wetlands Inventory

The National Wetlands Inventory (NWI) identified one PABH wetland complex within the property boundary (Figure 2).

#### 2.1.3 Web Soil Survey

The National Resource Conservation Service Web Soil Survey (Figure 7) identified the following soils:

Soil	Hydric Rating
Chetek sandy loam	0
Urban land – Chetek complex	0
Urban land	0

#### 2.1.4 Public Waters Inventory

The Minnesota Department of Natural Resources Public Waters Inventory shows that no public waters exist on the property (Figure 4).

#### 2.1.5 Topographic Map

A topographic map with aerial photo overlay was obtained from Ramsey County (Figure 6). This map was reviewed for suspected wetland areas based on topography and vegetative cover.

## 2.2 FIELD DELINEATION

The wetlands on the subject property were delineated using the routine determination methodology set forth in the 1987 U.S. Army Corps of Engineers *Wetlands Delineation Manual* and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region as follows:

- 1) The vegetative community was sampled in all present strata to determine whether 50% of the dominant plant species were hydrophytic using the 50/20 method.
- 2) Soil pits were dug using a Dutch auger to depths of 18"-40", noting soil profiles and any hydric soil characteristics.
- 3) Signs of wetland hydrology were noted and were compared to field criteria such as depth to shallow water table and depth of soil saturation found in the soil pits.

Transects were established in representative areas of each wetland. Each transect consisted of one sample point within the wetland and one sample point in upland. Other areas which have one or more of the wetland vegetation, soils, or hydrologic characteristics present, or where questionable conditions exist may also have been sampled. Data sheets for each sample point are available in Appendix B.

Wetland classifications discussed in the text are set forth in *Wetlands and Deepwater Habitats of the United States* (FWS/OBS Publication 79/31, Cowardin et al. 1979) and *Wetlands of the United States* (USFWS Circular 39, Shaw and Fredine, 1971.) Additionally, plant community types as named by Eggers and Reed (1998) are given.

Wetland edges were marked with orange numbered pin flags. 4-foot wood lath marked with orange "wetland boundary" flagging tape or flagging tied on vegetation may be used if site conditions warrant. Sample points are marked with orange numbered pin flags.

Any wetlands or sample points were mapped using GPS.

### 2.2.1 Vegetation

The plant species within the parcel were cataloged and assigned a wetland indicator status according to: *The National Wetland Plant List: 2021 Wetland Ratings*, <http://wetland-plants.usace.army.mil/>

In the text of this report and on the enclosed data forms, the plant indicator status follows the plant's scientific name unless a status has not been assigned. The hydrophytic plant criterion is met when more than 50 percent of the dominant species by the 50/20 rule for each stratum (herb, shrub/sapling, tree, and

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woody vine) were assigned an obligate (OBL)<sup>1</sup>, facultative wet (FACW), and/or facultative (FAC) wetland status.

With the 50/20 rule, dominants are generally measured by absolute % cover in each stratum which individually or collectively account for more than 50% of total vegetative cover in the stratum, plus any other species which itself accounts for at least 20% of the total vegetative cover.

## 2.2.2 Hydric Soils

A hydric soil is a soil formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. If a soil exhibits the indicators of a hydric soil or is identified as a hydric soil the hydric soil criterion is met.

The break between hydric and non-hydric soils was determined by excavating soil pits along transects crossing the wetland/upland eco-tone and evaluating the soil colors, textures, and presence or absence of redoximorphic indicators (i.e., mottles, gley or oxidized rhizospheres). Hydric Soil Indicators for the Northcentral and Northeast Region were noted as presented in the National Technical Committee for Hydric Soils *Field Indicators of Hydric Soils in the United States version 8.2* (USDA NRCS 2018) if present at each sample point. Upper soil profiles were also compared to the mapped or inclusionary soil series found in the sample area for soil identification purposes.

## 2.2.3 Cautions Used in Applying the Field Indicators of Hydric Soils

There are hydric soils with morphologies that are difficult to interpret. These include soils with black, gray, or red parent material; soils with high pH; soils high or low in content of organic matter; recently developed hydric soils, and soils high in iron inputs. In some cases, we do not currently have indicators to assist in the identification of hydric soils in these situations. If the soil meets the definition of a hydric soil, the lack of an indicator does not preclude the soil from being hydric. The indicators were developed mostly to identify the boundary of hydric soil areas and generally work best on the margins. Not all the obviously wetter hydric soils will be identified by the indicators. Redoximorphic features are most likely to occur in soils that cycle between anaerobic (reduced) and aerobic (oxidized) conditions.

Morphological features of hydric soils indicate that saturation and anaerobic conditions have existed under either contemporary or former hydrologic regimes. Where soil morphology seems inconsistent with the landscape, vegetation, or observable hydrology, it may be necessary to obtain the assistance of an experienced soil or wetland scientist to determine whether the soil is hydric.

To clarify, when investigating hydric soils in this area, one must consider the following:

<sup>1</sup> OBL=Obligate Wetland, occurs an estimated 99% in wetlands. FACW=Facultative Wetland, has an estimated 67%-99% probability of occurrence in wetlands. FAC=Facultative, is equally likely to occur in wetlands and non-wetlands, 34%-66% probability. FACU=Facultative Upland, occurs in wetlands only occasionally, 1%-23% probability. UPL=Upland, almost never occurs in wetlands, <1% probability. NI= No Indicator, insufficient information available to determine an indicator status. Positive or negative sign previously indicated a frequency toward higher (+) or lower (-) frequency of occurrence within a category.

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- Many of these soils have black or gray parent materials.
- Many of the soils have a high organic matter content.
- The hydric soil margin is typically higher than the wetland boundary margin on the site.
- Not all the obviously wetter soils will be identified by the indicators.
- Many of the hydric soils are Mollisols which are classic problem hydric soils in many cases.

## 3.0 RESULTS

### 3.1 WETLAND BASIN DESCRIPTIONS

#### Basin 1

Basin 1 was an approximately 0.077 acre, depression, PUBH, open water pond. The basin was dominated by lesser duckweed.

Hydrology indicators included inundation and saturation.

Wetland soils met indicators F1, loamy mucky mineral.

Adjacent upland was typically dominated by common buckthorn and cottonwood. Primary hydrology indicators were not observed at the upland sample point, and no hydric soil indicators were found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a distinct change in topography. The basin was shown as a PABH wetland on the NWI map (Figure 2) and was located within an area mapped as Urban land - Chetek (RATING=0) by the Web Soil Survey (Figure 7).

Sample data sheets 1-1UP, 1-1WET, 1-2UP and 1-2WET in Appendix B correspond to this basin.

We have determined that this is a constructed stormwater pond which has 3 culverts running into it.

## 4.0 CONFIRMATION OF JURISDICTIONAL STATUS

Jacobson Environmental is submitting this report to the client and regulatory agencies to request a wetland boundary and type determination. We have enclosed an official WCA Approval of Wetland Type and Boundary form in Appendix D along with a USCOE wetland delineation concurrence request.

Jacobson Environmental, PLLC

www.jacobsonenvironmental.com

Environmental Consultants

Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.

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## 5.0 CERTIFICATION

I certify that this wetland delineation meets the standards and criteria described in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral and Northeast Region. This was a Routine On-Site Determination and the results reflect the conditions present at the time of the delineation.

I certify that this report has been prepared in accordance with regulatory standards. Thank you for the opportunity to provide wetland services on this important project.

If any wetland impacts are planned for this project, permits would be necessary from the LGU and other agencies.



06/22/2025

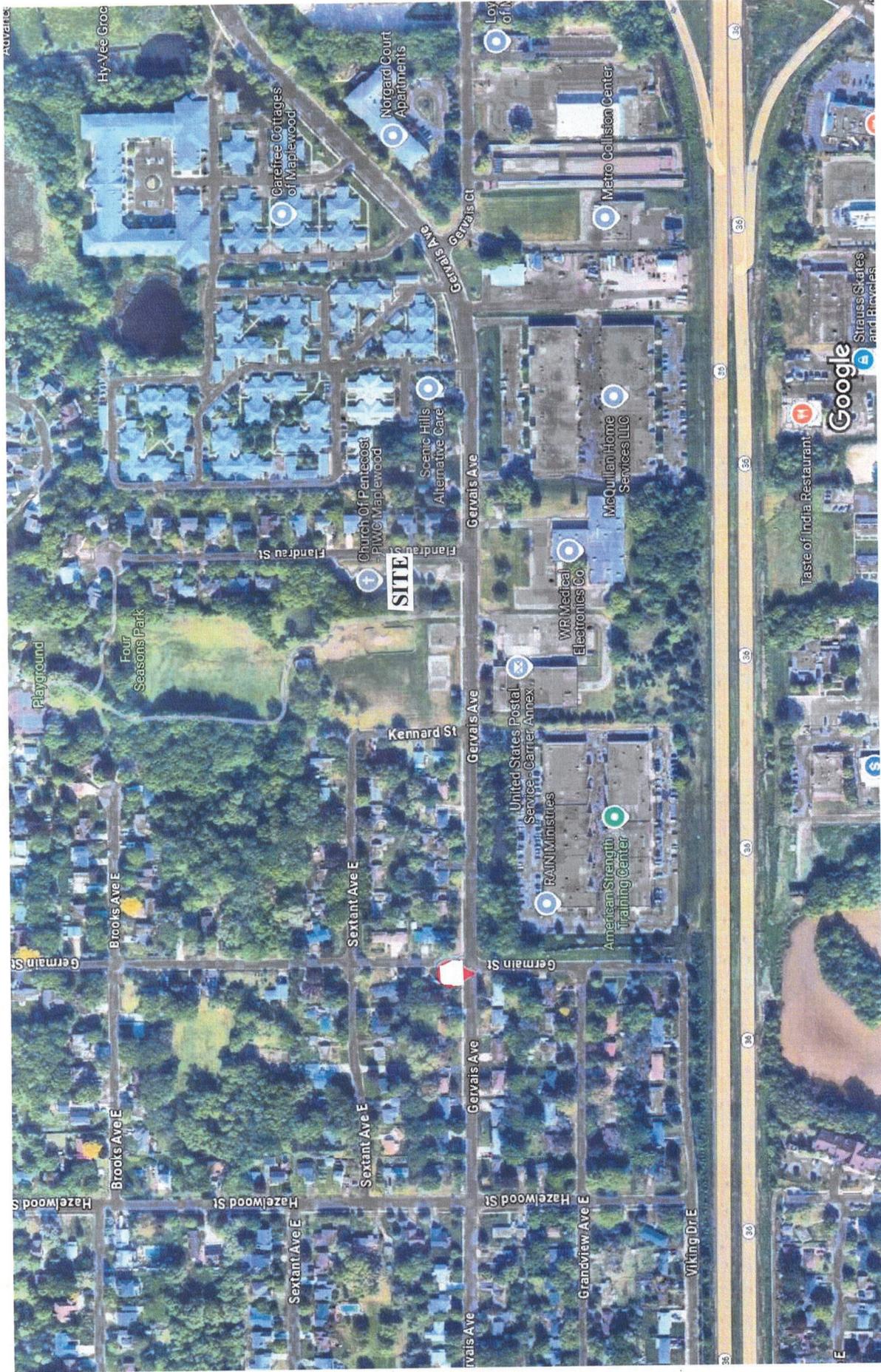
Wayne E. Jacobson

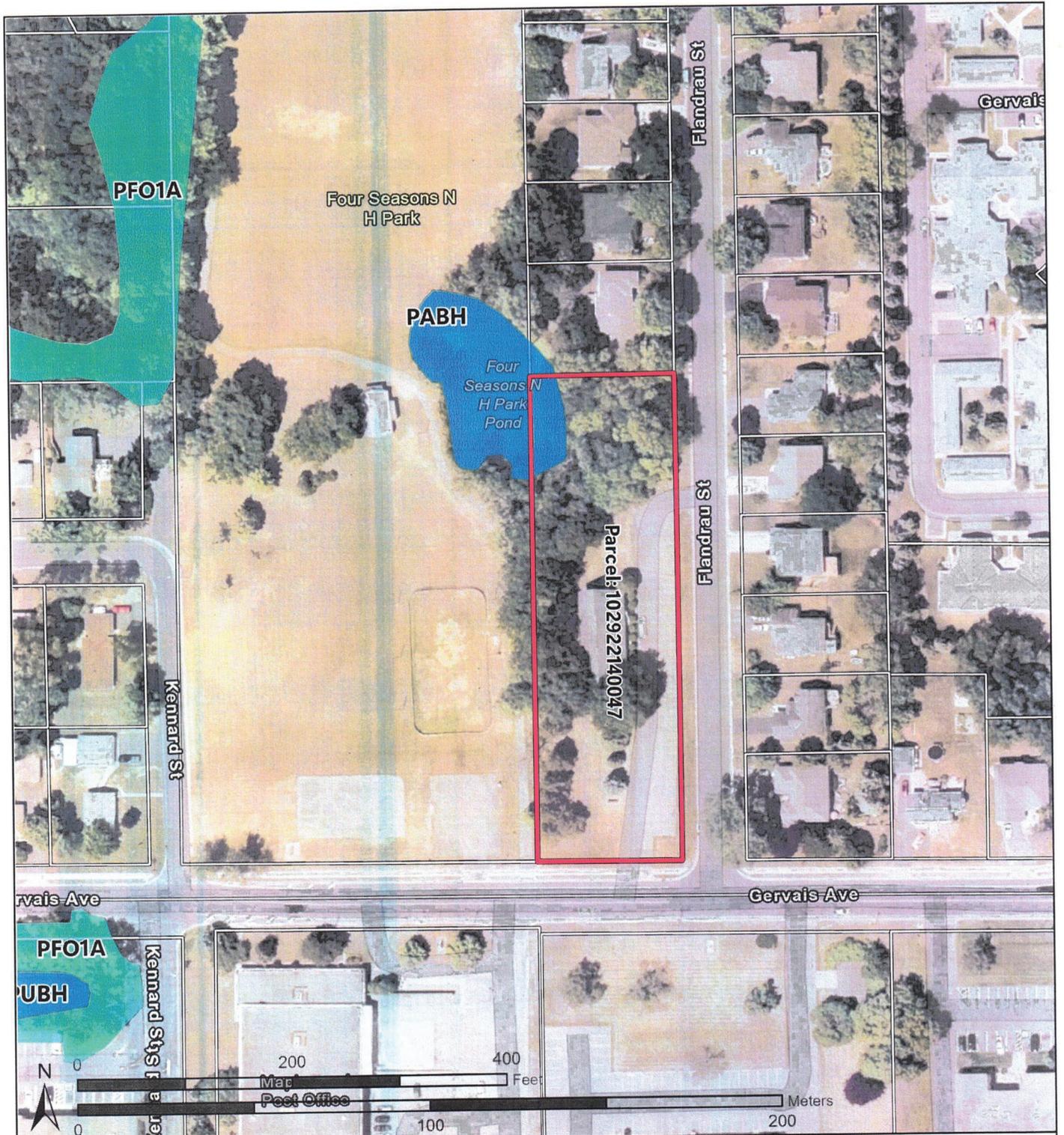
Date

Professional Soil Scientist #30611  
Professional Wetland Scientist #1000  
Wetland Delineator, Certified #1019  
Associate Fisheries Scientist #A-171  
Jacobson Environmental, PLLC.

# FIGURES

Figure 1 Site Location Map

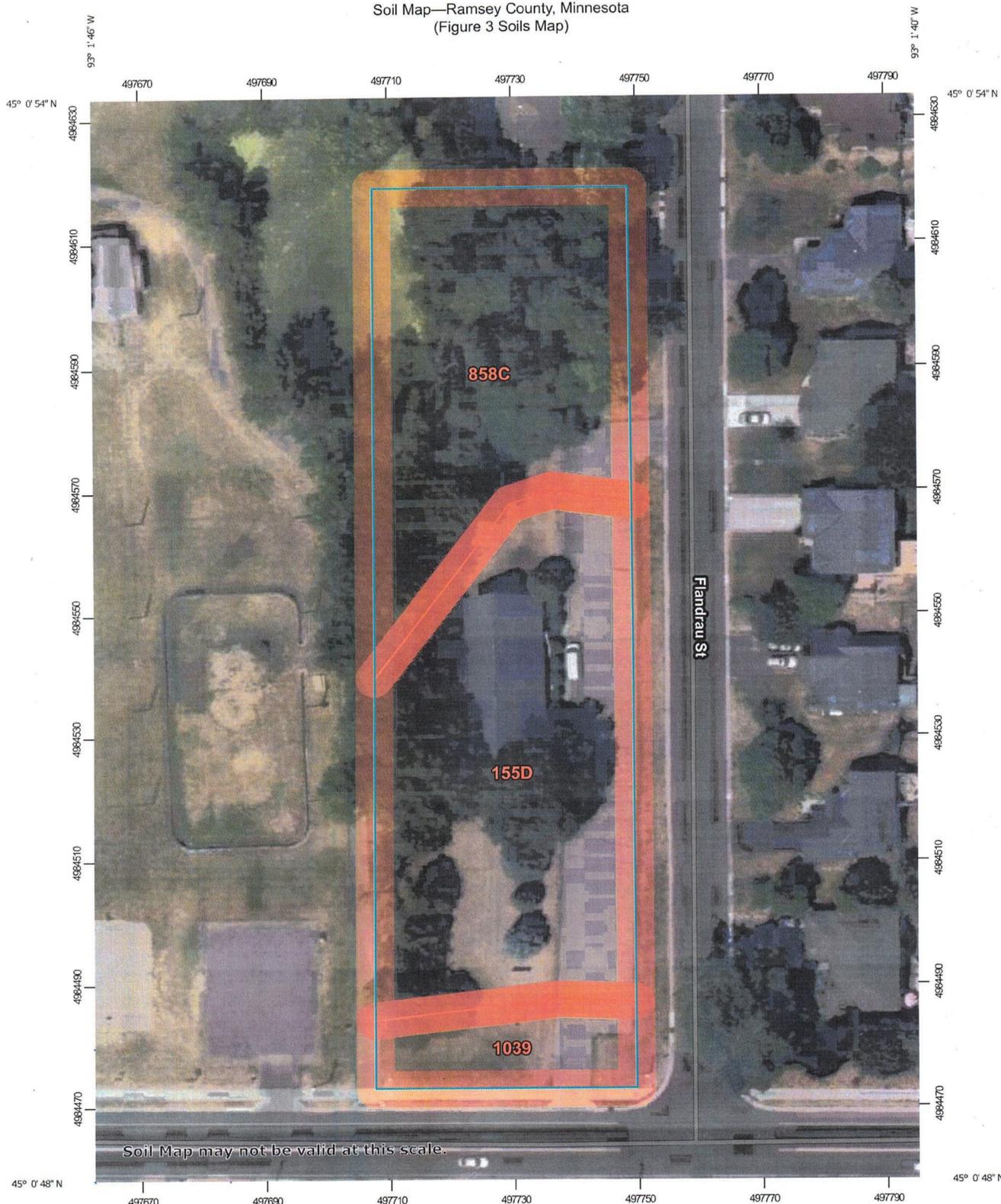




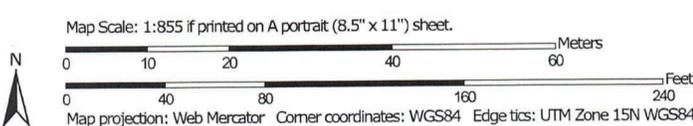
<b>Legend</b> Subject Property Ramsey County Parcels <b>National Wetland Inventory</b> Freshwater Forested/Shrub Wetland Freshwater Pond	Scale: 1:1,500  Anoka    Washington Ramsey Dakota	Project Name: 1701 Gervais Ave MDX Name: 2025-102. 1701 Gervais Ave	Date: 6/20/2025 Project Number: 2025-102
		<b>Figure 2:</b> National Wetland Inventory (NWI)	
Jacobson Environmental, PLLC. Phone: (612)-602-6619 E-mail: jacobsonenv@msn.com			

Source: Esri, USDA FSA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Goodatastyrelsen, GSA, GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Soil Map—Ramsey County, Minnesota  
(Figure 3 Soils Map)



Soil Map may not be valid at this scale.



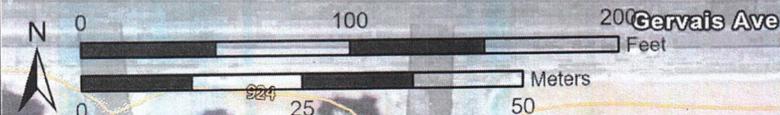
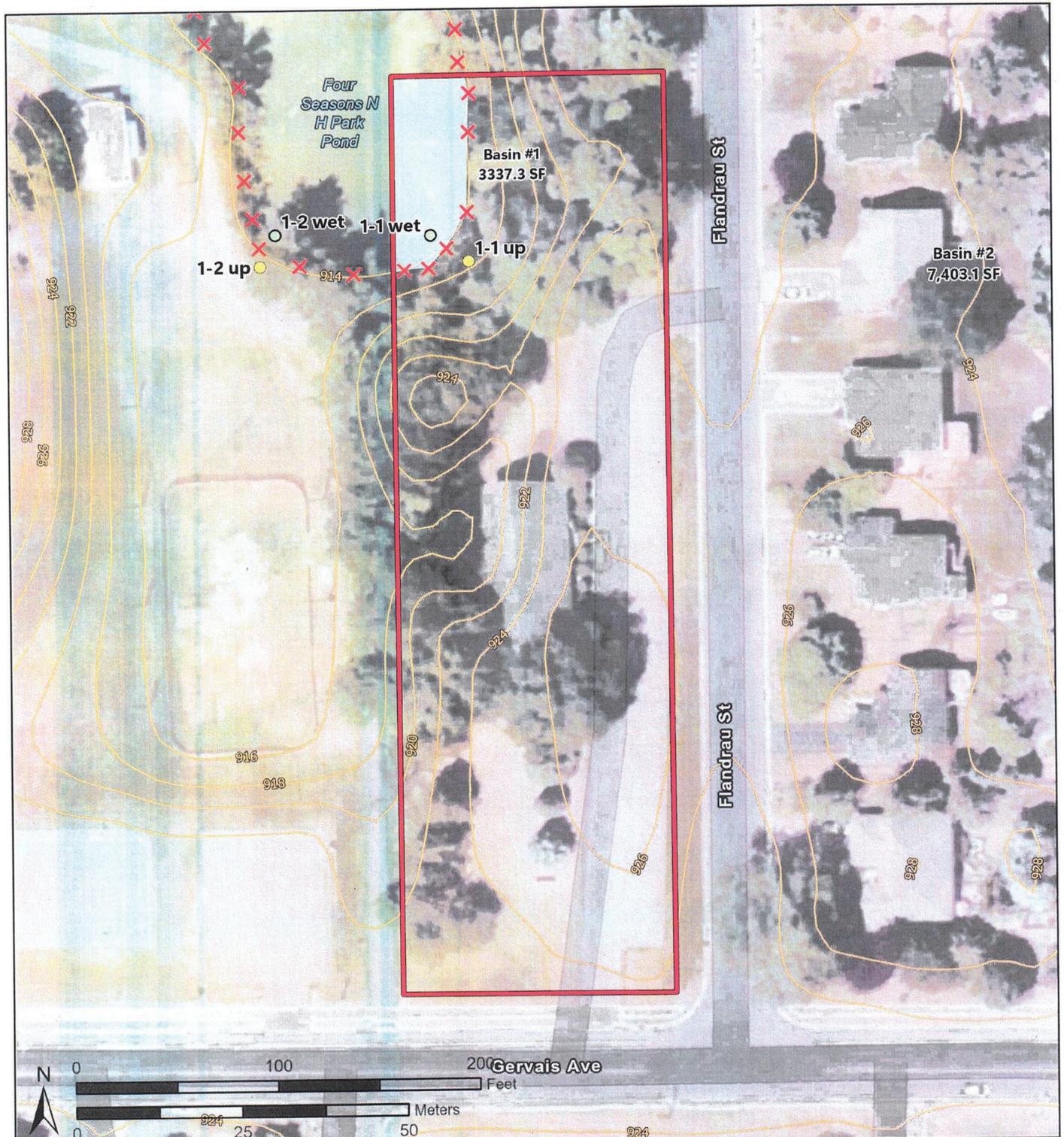
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
155D	Chetek sandy loam, 12 to 25 percent slopes	0.8	51.4%
858C	Urban land-Chetek complex, 3 to 15 percent slopes	0.6	39.4%
1039	Urban land	0.1	9.2%
<b>Totals for Area of Interest</b>		<b>1.5</b>	<b>100.0%</b>



<b>Legend</b>  Subject Property <b>Public Water Inventory</b>  Public Water Wetland	Scale: 1:4,489 	Project Name: 1701 Gervais Ave MDX Name: 2025-102. 1701 Gervais Ave	Date: 6/20/2025 Project Number: 2025-102
		<b>Figure 4:</b> Public Waters Inventory (PWI)	
		Jacobson Environmental, PLLC. Phone: (612)-802-6619 E-mail: jacobsonenv@msn.com	

Source: Esri, USDA FSA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



<b>Legend</b> X Wetland Delineation Points ● Upland Sample Point ○ Wetland Sample Point — 2' Contour Lines □ Wetland Boundary (On Site) □ Subject Property	Anoka Ramsey Washington Dakota	Project Name: 1701 Gervais Ave MDX Name: 2025-102. 1701 Gervais Ave	Date: 6/20/2025 Project Number: 2025-102
		<b>Figure 5:</b> Jurisdictional Delineation Map	
		Jacobson Environmental, PLLC. Phone: (612)-802-6619 E-mail: jacobsonenv@jmen.com	

Source: Esri, USDA FSA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

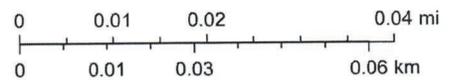
Figure 6 Site Map



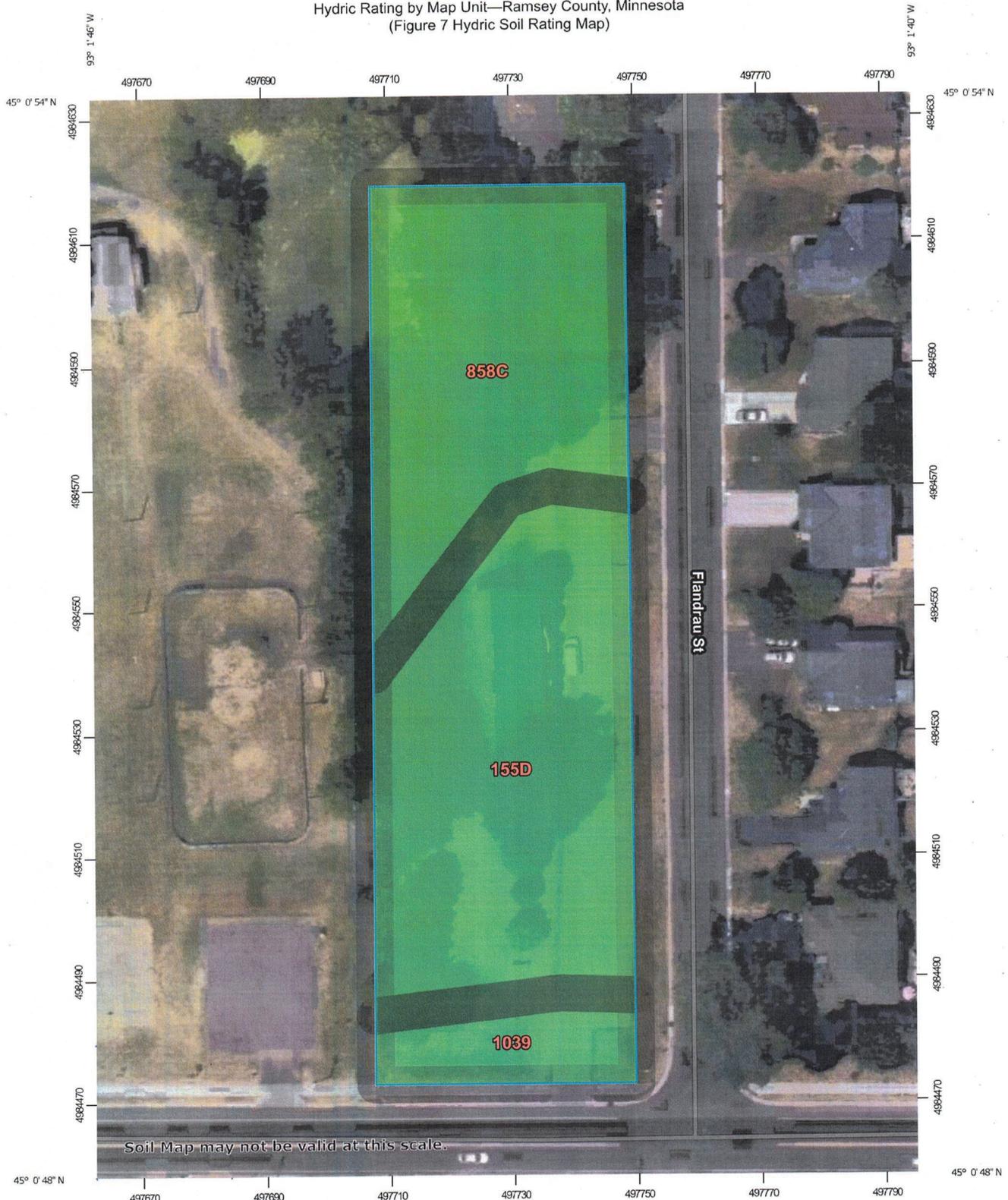
6/5/2025, 5:34:57 PM

1:1,200

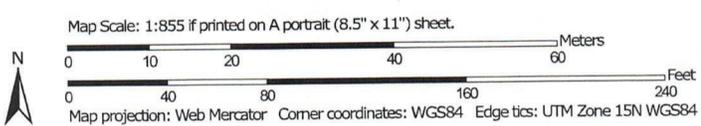
-  Personal Property
-  County Offices
-  Tax Parcels
-  Contours
-  Cities



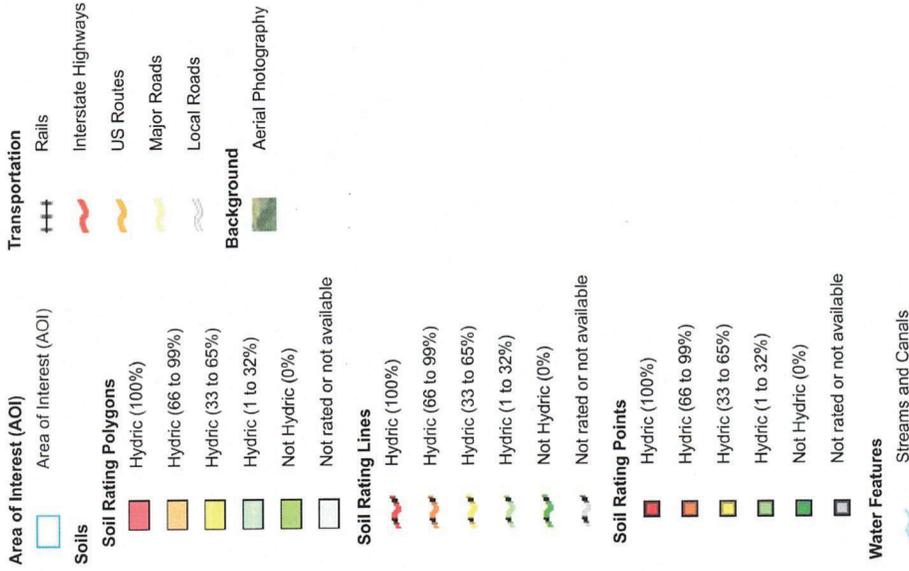
Hydric Rating by Map Unit—Ramsey County, Minnesota  
(Figure 7 Hydric Soil Rating Map)



Soil Map may not be valid at this scale.



## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ramsey County, Minnesota

Survey Area Data: Version 19, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
155D	Chetek sandy loam, 12 to 25 percent slopes	0	0.8	51.4%
858C	Urban land-Chetek complex, 3 to 15 percent slopes	0	0.6	39.4%
1039	Urban land	0	0.1	9.2%
<b>Totals for Area of Interest</b>			<b>1.5</b>	<b>100.0%</b>

### Rating Options

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

# APPENDIX A

## Precipitation Data

# Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

[home](#) | [current conditions](#) | [journal](#) | [past data](#) | [summaries](#) | [agriculture](#) | [other sites](#) | [about us](#) 

## Precipitation Worksheet Using Gridded Database

### Precipitation data for target wetland location:

county: **Ramsey** township number: **29N**  
township name: **unnamed** range number: **22W**  
nearest community: **Gladstone** section number: **10**

### Aerial photograph or site visit date:

Friday, June 20, 2025

### Score using 1991-2020 normal period

<b>values are in inches</b> A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: <b>May 2025</b>	second prior month: <b>April 2025</b>	third prior month: <b>March 2025</b>
<b>estimated precipitation total for this location:</b>	<b>4.16R</b>	<b>2.54</b>	<b>2.81</b>
<b>there is a 30% chance this location will have less than:</b>	3.22	2.42	1.39
<b>there is a 30% chance this location will have more than:</b>	5.06	3.52	2.12
<b>type of month: dry normal wet</b>	<b>normal</b>	<b>normal</b>	<b>wet</b>
<b>monthly score</b>	<b>3 * 2 = 6</b>	<b>2 * 2 = 4</b>	<b>1 * 3 = 3</b>
<b>multi-month score:</b> 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	<b>13 (Normal)</b>		

### Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions (BWSR)*

# APPENDIX B

## Sample Data Sheets

Project/Site: 1701 Gervais Avenue City/County: Maplewood Sampling Date: 06/20/2025  
 Applicant/Owner: Joseph Rief State: MN Sampling Point: 1-1UP  
 Investigator(s): WEJ Section, Township, Range: Section 10, T29N, R22W  
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2  
 Subregion (LRR or MLRA): LRR K Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Urban land - Chetek NWI classification: \_\_\_\_\_  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)   	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
---	---

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
soil saturation >24 inches

**VEGETATION – Use scientific names of plants.**

Sampling Point: 1-1UP

	Absolute % Cover	Dominant Species?	Indicator Status																	
<b>Tree Stratum</b> (Plot size: <u>30</u> )																				
1. <u>Populus deltoides</u>	40	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>7</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71.4%</u> (A/B)																
2. <u>Juglans nigra</u>	30	Yes	FACU																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	70	=Total Cover																		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )																				
1. <u>Rhamnus cathartica</u>	10	Yes	FAC	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>15</u></td> <td>x 2 = <u>30</u></td> </tr> <tr> <td>FAC species <u>105</u></td> <td>x 3 = <u>315</u></td> </tr> <tr> <td>FACU species <u>70</u></td> <td>x 4 = <u>280</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>190</u> (A)</td> <td><u>625</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center">Prevalence Index = B/A = <u>3.29</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>15</u>	x 2 = <u>30</u>	FAC species <u>105</u>	x 3 = <u>315</u>	FACU species <u>70</u>	x 4 = <u>280</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>190</u> (A)	<u>625</u> (B)	Prevalence Index = B/A = <u>3.29</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>15</u>	x 2 = <u>30</u>																			
FAC species <u>105</u>	x 3 = <u>315</u>																			
FACU species <u>70</u>	x 4 = <u>280</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>190</u> (A)	<u>625</u> (B)																			
Prevalence Index = B/A = <u>3.29</u>																				
2. <u>Fraxinus pennsylvanica</u>	10	Yes	FACW																	
3. <u>Acer saccharinum</u>	5	Yes	FACW																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	25	=Total Cover																		
<b>Herb Stratum</b> (Plot size: <u>5</u> )																				
1. <u>Solanum dulcamara</u>	40	Yes	FAC	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Sambucus racemosa</u>	20	Yes	FACU																	
3. <u>Maianthemum racemosum</u>	15	No	FACU																	
4. <u>Geum canadense</u>	10	No	FAC																	
5. <u>Galium boreale</u>	5	No	FAC																	
6. <u>Parthenocissus quinquefolia</u>	5	No	FACU																	
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	95	=Total Cover																		
<b>Woody Vine Stratum</b> (Plot size: <u>30</u> )																				
1. _____				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____																				
3. _____																				
4. _____																				
				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
Remarks: (Include photo numbers here or on a separate sheet.)																				



Project/Site: 1701 Gervais Avenue City/County: Maplewood Sampling Date: 06/20/2025  
 Applicant/Owner: Joseph Rief State: MN Sampling Point: 1-1WET  
 Investigator(s): WEJ Section, Township, Range: Section 10, T29N, R22W  
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1  
 Subregion (LRR or MLRA): LRR K Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Urban land - Chetek NWI classification: PUBH  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1)      _____ Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2)      _____ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3)      _____ Marl Deposits (B15) _____ Water Marks (B1)      _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2)      _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3)      _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4)      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5)      _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7)      _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes <u>X</u> No _____ Depth (inches): <u>5</u> Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>5</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>5</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION – Use scientific names of plants.**

Sampling Point: 1-1WET

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
				=Total Cover
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
				=Total Cover
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1.	<u>Lemna minor</u>	<u>70</u>	<u>Yes</u>	<u>OBL</u>
2.	<u>Phalaris arundinacea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		<u>80</u>		=Total Cover
<b>Woody Vine Stratum</b> (Plot size: <u>30</u> )				
1.				
2.				
3.				
4.				
				=Total Cover

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>70</u>	x 1 = <u>70</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>80</u> (A)	<u>90</u> (B)
Prevalence Index = B/A = <u>1.13</u>	

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (Include photo numbers here or on a separate sheet.)

There was 15% open water at this point



Project/Site: 1701 Gervais Avenue City/County: Maplewood Sampling Date: 06/20/2025  
 Applicant/Owner: Joseph Rief State: MN Sampling Point: 1-2UP  
 Investigator(s): WEJ Section, Township, Range: Section 10, T29N, R22W  
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope %: 2  
 Subregion (LRR or MLRA): LRR K Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Urban land - Chetek NWI classification: \_\_\_\_\_  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)   	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
--	--

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 soil saturation >24 inches

**VEGETATION – Use scientific names of plants.**

Sampling Point: 1-2UP

	Absolute % Cover	Dominant Species?	Indicator Status																	
<b>Tree Stratum</b> (Plot size: <u>30</u> )																				
1. <u>Populus deltoides</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40.0%</u> (A/B)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>15</u>	=Total Cover		<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:right;">Total % Cover of:</td> <td style="width:50%; text-align:left;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>30</u></td> <td>x 3 = <u>90</u></td> </tr> <tr> <td>FACU species <u>65</u></td> <td>x 4 = <u>260</u></td> </tr> <tr> <td>UPL species <u>30</u></td> <td>x 5 = <u>150</u></td> </tr> <tr> <td>Column Totals: <u>125</u></td> <td>(A) <u>500</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>30</u>	x 3 = <u>90</u>	FACU species <u>65</u>	x 4 = <u>260</u>	UPL species <u>30</u>	x 5 = <u>150</u>	Column Totals: <u>125</u>	(A) <u>500</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>30</u>	x 3 = <u>90</u>																			
FACU species <u>65</u>	x 4 = <u>260</u>																			
UPL species <u>30</u>	x 5 = <u>150</u>																			
Column Totals: <u>125</u>	(A) <u>500</u> (B)																			
Prevalence Index = B/A = <u>4.00</u>																				
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )																				
1. <u>Rhamnus cathartica</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
	<u>15</u>	=Total Cover																		
<b>Herb Stratum</b> (Plot size: <u>5</u> )																				
1. <u>Poa pratensis</u>	<u>45</u>	<u>Yes</u>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is $\leq 3.0^1$ <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>        </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Carex pensylvanica</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>																	
3. <u>Oxalis stricta</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
	<u>95</u>	=Total Cover																		
<b>Woody Vine Stratum</b> (Plot size: <u>30</u> )																				
1. _____																				
2. _____																				
3. _____																				
4. _____																				
		=Total Cover																		
				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
				<b>Hydrophytic Vegetation Present?</b> Yes <u>        </u> No <u>X</u>																
Remarks: (Include photo numbers here or on a separate sheet.)																				



Project/Site: 1701 Gervais Avenue City/County: Maplewood Sampling Date: 06/20/2025  
 Applicant/Owner: Joseph Rief State: MN Sampling Point: 1-2WET  
 Investigator(s): WEJ Section, Township, Range: Section 10, T29N, R22W  
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 1  
 Subregion (LRR or MLRA): LRR K Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Urban land - Chetek NWI classification: PUBH  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Surface Water (A1)</li> <li><input checked="" type="checkbox"/> High Water Table (A2)</li> <li><input checked="" type="checkbox"/> Saturation (A3)</li> <li><input type="checkbox"/> Water Marks (B1)</li> <li><input type="checkbox"/> Sediment Deposits (B2)</li> <li><input type="checkbox"/> Drift Deposits (B3)</li> <li><input type="checkbox"/> Algal Mat or Crust (B4)</li> <li><input type="checkbox"/> Iron Deposits (B5)</li> <li><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</li> <li><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</li> <li><input type="checkbox"/> Water-Stained Leaves (B9)</li> <li><input type="checkbox"/> Aquatic Fauna (B13)</li> <li><input type="checkbox"/> Marl Deposits (B15)</li> <li><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</li> <li><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</li> <li><input type="checkbox"/> Presence of Reduced Iron (C4)</li> <li><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</li> <li><input type="checkbox"/> Thin Muck Surface (C7)</li> <li><input type="checkbox"/> Other (Explain in Remarks)</li> </ul>	Secondary Indicators (minimum of two required) <ul style="list-style-type: none"> <li><input type="checkbox"/> Surface Soil Cracks (B6)</li> <li><input type="checkbox"/> Drainage Patterns (B10)</li> <li><input type="checkbox"/> Moss Trim Lines (B16)</li> <li><input type="checkbox"/> Dry-Season Water Table (C2)</li> <li><input type="checkbox"/> Crayfish Burrows (C8)</li> <li><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</li> <li><input type="checkbox"/> Stunted or Stressed Plants (D1)</li> <li><input type="checkbox"/> Geomorphic Position (D2)</li> <li><input type="checkbox"/> Shallow Aquitard (D3)</li> <li><input type="checkbox"/> Microtopographic Relief (D4)</li> <li><input checked="" type="checkbox"/> FAC-Neutral Test (D5)</li> </ul>
--	---

<b>Field Observations:</b> Surface Water Present? Yes <u>X</u> No _____ Depth (inches): <u>6</u> Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>6</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>6</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION** – Use scientific names of plants.

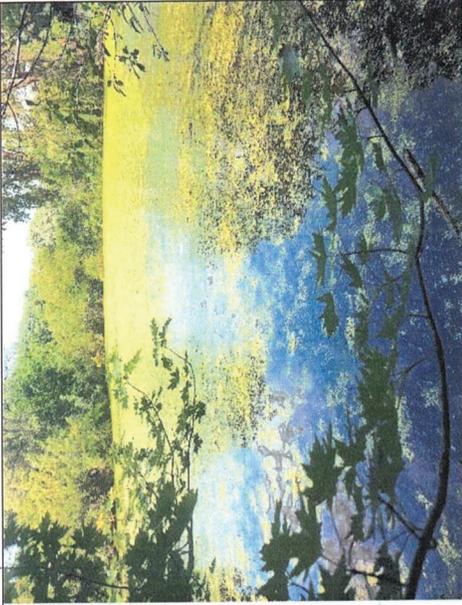
Sampling Point: 1-2WET

	Absolute % Cover	Dominant Species?	Indicator Status																	
<b>Tree Stratum</b> (Plot size: <u>30</u> )																				
1.																				
2.																				
3.																				
4.																				
5.																				
6.																				
7.																				
		=Total Cover																		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )																				
1.																				
2.																				
3.																				
4.																				
5.																				
6.																				
7.																				
		=Total Cover																		
<b>Herb Stratum</b> (Plot size: <u>5</u> )																				
1.	<u>80</u>	<u>Yes</u>	<u>OBL</u>																	
2.	<u>10</u>	<u>No</u>	<u>FACW</u>																	
3.																				
4.																				
5.																				
6.																				
7.																				
8.																				
9.																				
10.																				
11.																				
12.																				
	<u>90</u>	=Total Cover																		
<b>Woody Vine Stratum</b> (Plot size: <u>30</u> )																				
1.																				
2.																				
3.																				
4.																				
		=Total Cover																		
<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																				
<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Total % Cover of:</th> <th style="width:50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>80</u></td> <td>x 1 = <u>80</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>100</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.11</u></td> </tr> </tbody> </table>					Total % Cover of:	Multiply by:	OBL species <u>80</u>	x 1 = <u>80</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>90</u> (A)	<u>100</u> (B)	Prevalence Index = B/A = <u>1.11</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>80</u>	x 1 = <u>80</u>																			
FACW species <u>10</u>	x 2 = <u>20</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>90</u> (A)	<u>100</u> (B)																			
Prevalence Index = B/A = <u>1.11</u>																				
<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																				
<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks: (Include photo numbers here or on a separate sheet.) There was 5% open water at this point																				

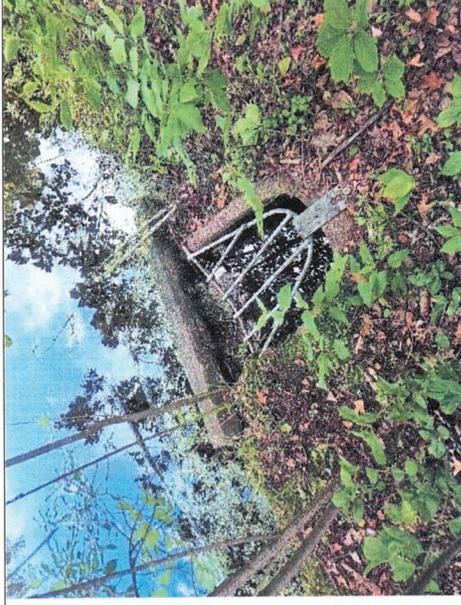


# APPENDIX C

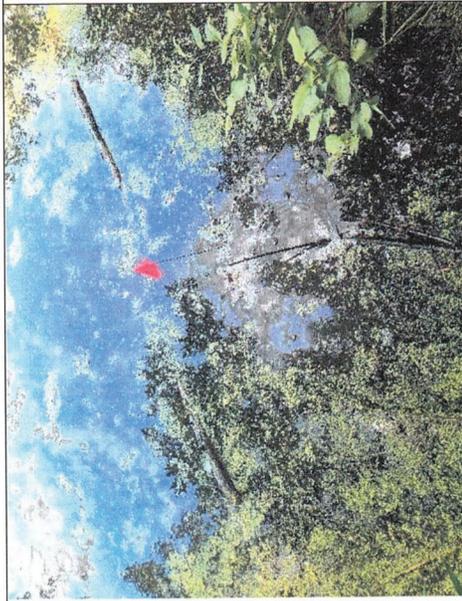
## Site Photos



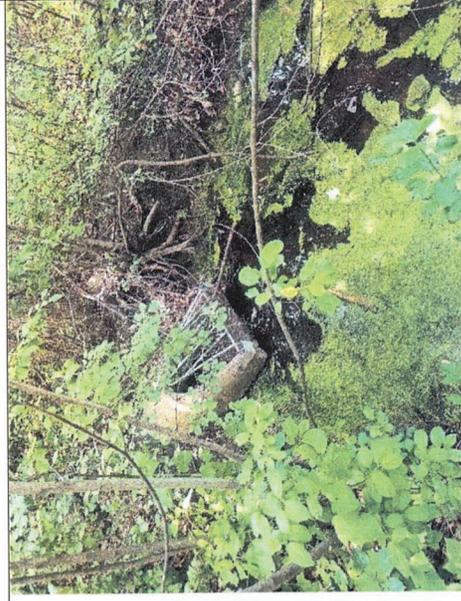
WETLAND 1



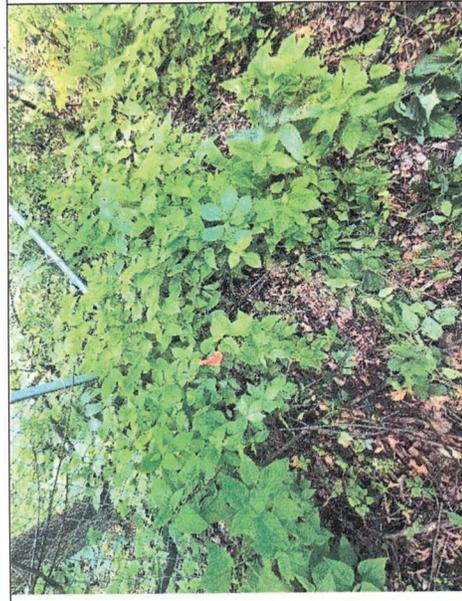
CULVERT



1-1WET



CULVERT



1-1UP



1-2UP



## APPENDIX D

### Wetland Delineation Approval Forms

## PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

**Applicant/Landowner Name:** Joseph Rief  
**Mailing Address:** 5000 Glenwood Avenue, Golden Valley, MN 55422  
**Phone:** 612-709-5301  
**E-mail Address:** [jrief@civilsitegroup.com](mailto:jrief@civilsitegroup.com)

**Authorized Contact (do not complete if same as above):**

**Mailing Address:**  
**Phone:**  
**E-mail Address:**

**Agent Name:** Wayne Jacobson, PSS, WDC Jacobson Environmental, PLLC  
**Mailing Address:** 2109 Joplin Street, Mora, MN 55051  
**Phone:** 612-802-6619  
**E-mail Address:** [jacobsonenv@msn.com](mailto:jacobsonenv@msn.com)

## PART TWO: Site Location Information

**County:** Ramsey **City/Township:** Maplewood  
**Parcel ID and/or Address:** 1701 Gervais Avenue  
**Legal Description (Section, Township, Range):** Section 10, T29N, R22W  
**Lat/Long (decimal degrees):**  
**Attach a map showing the location of the site in relation to local streets, roads, highways.**  
**Approximate size of site (acres) or if a linear project, length (feet):** 1.43 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

[http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform\\_4345\\_2012oct.pdf](http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf)

## PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Wetland delineation and exemption approval



## Attachment A

# Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

**Wetland Type Confirmation**

**Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

**Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

**Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

## Attachment B

# Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

M.R. 8420.0415 Subpart A: an activity that will not impact the wetland since the wetland is not under WCA jurisdiction.

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

The area defined as Wetland 1 is an incidental wetland as defined in M.R. 8420.0105 Subpart 2. This area is known to be a constructed stormwater pond. An examination of historical aerial photographs in Appendix E shows that the pond was dug between 1966 and 1974. Prior to that there is no evidence of a wetland within the marked area and the area is underlain by Urban land – Chetek soils which are non-hydric. Additionally, in the field you can see that the pond edges have been dug down to hold the pond's area, as evidenced in the enclosed pictures. We have also included in Appendix F a Figure from the City of Maplewood which designates the pond as a detention pond.

Since the pond is exempt from WCA, we would like to have an engineered buffer that is less than 20' wide. We think that this engineered buffer will provide water quality protection from surface water impacts well.

We have attached in Appendix G a MNRAM Analysis of the wetland which shows that it is low in quality. We do not think that this pond should be classified as a preserve habitat.

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

NA

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

NA

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

NA

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

NA

Provide a five-year monitoring plan to address project outcomes and credit allocation:

NA

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

NA

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

NA

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
  - Previously restored or created under a prior approved replacement plan or permit
  - Drained or filled under an exemption during the previous 10 years
  - Restored with financial assistance from public conservation programs
  - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: Wayne Jacobson, PSS, WDC Title: President

Signature:  Date: 06/22/2025

2012



2015



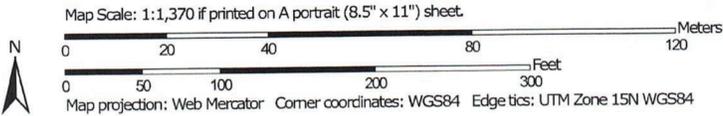
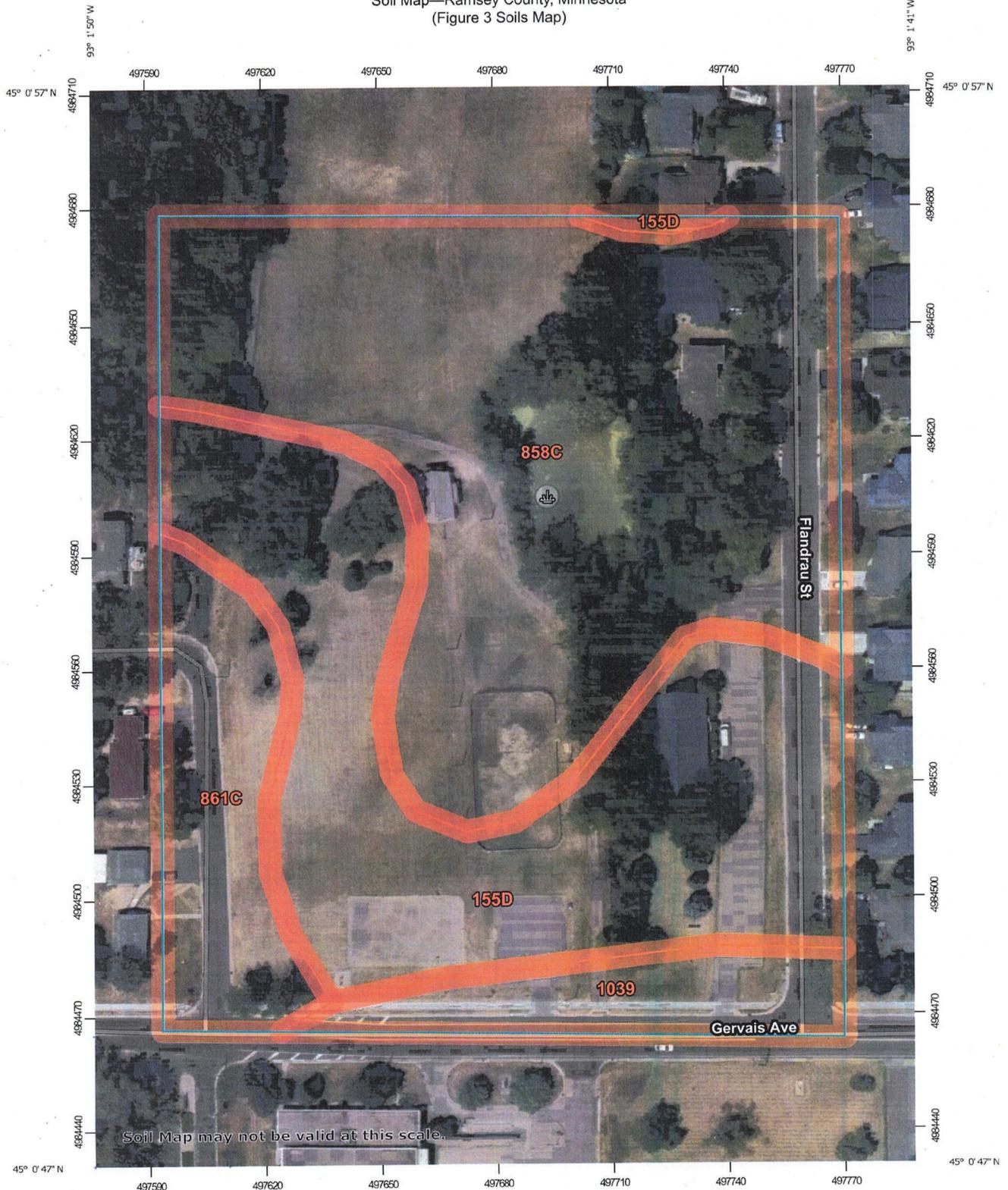
2019



2023



Soil Map—Ramsey County, Minnesota  
(Figure 3 Soils Map)



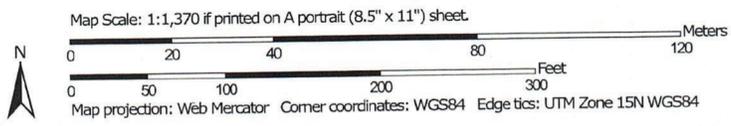
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
155D	Chetek sandy loam, 12 to 25 percent slopes	3.1	33.8%
858C	Urban land-Chetek complex, 3 to 15 percent slopes	4.6	49.3%
861C	Urban land-Kingsley complex, 3 to 15 percent slopes	1.0	10.3%
1039	Urban land	0.6	6.6%
<b>Totals for Area of Interest</b>		<b>9.3</b>	<b>100.0%</b>

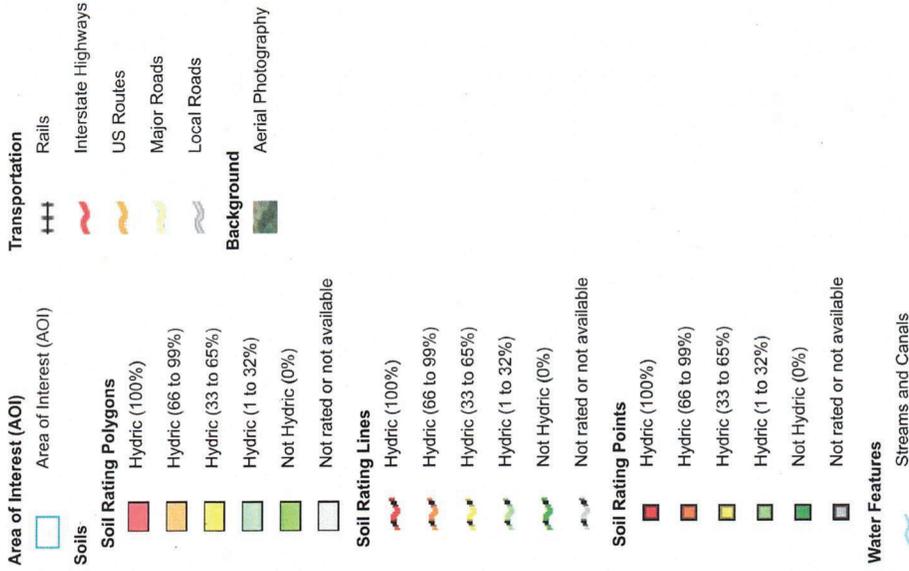
Hydric Rating by Map Unit—Ramsey County, Minnesota  
(Figure 7 Hydric Soil Rating Map)



Soil Map may not be valid at this scale.



## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ramsey County, Minnesota  
 Survey Area Data: Version 19, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
155D	Chetek sandy loam, 12 to 25 percent slopes	0	3.1	33.8%
858C	Urban land-Chetek complex, 3 to 15 percent slopes	0	4.6	49.3%
861C	Urban land-Kingsley complex, 3 to 15 percent slopes	1	1.0	10.3%
1039	Urban land	0	0.6	6.6%
<b>Totals for Area of Interest</b>			<b>9.3</b>	<b>100.0%</b>

### Rating Options

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

Established Series  
Rev. DEJ-HFG-JJJ  
06/2006

## CHETEK SERIES

The Chetek series consists of very deep, somewhat excessively drained soils which are shallow to sandy outwash. They formed mostly in loamy alluvium and in the underlying sandy and gravelly outwash. Typically, they are on outwash plains and stream terraces but some are on moraines or kame terraces. Permeability is moderate or moderately rapid in the loamy mantle and rapid or very rapid in the sandy outwash. Slopes range from 0 to 45 percent. Mean annual precipitation is about 30 inches. Mean annual temperature is about 42 degrees F.

**TAXONOMIC CLASS:** Coarse-loamy, mixed, superactive, frigid Inceptic Hapludalfs

**TYPICAL PEDON:** Chetek sandy loam - on a plane 3 percent slope in a cultivated field at an elevation of about 1,070 feet. (Colors are for moist soil unless otherwise stated.)

**Ap**--0 to 10 inches; dark brown (10YR 3/3) sandy loam, pale brown (10YR 6/3) dry; weak medium granular structure; friable; common fine roots; about 10 percent gravel; slightly acid; abrupt smooth boundary. (6 to 10 inches thick)

**Bt1**--10 to 16 inches; brown (7.5YR 4/4) sandy loam; moderate medium subangular blocky structure; friable; few fine roots; common distinct reddish brown (5YR 4/4) clay films on faces of peds and clay bridging of sand grains; about 10 percent gravel; moderately acid; clear smooth boundary. (4 to 10 inches thick)

**2Bt2**--16 to 20 inches; reddish brown (5YR 4/4) gravelly loamy sand; weak medium subangular blocky structure; very friable; clay bridging between sand grains; about 20 percent gravel; strongly acid; clear smooth boundary. (0 to 6 inches thick)

**2C**--20 to 60 inches; yellowish brown (10YR 5/6) stratified gravelly sand and sand; single grain; loose; about 20 percent gravel as an average; strongly acid.

**TYPE LOCATION:** Barron County, Wisconsin; about 5 miles east and 1 mile south of Chetek; 650 feet west and 100 feet south of the northeast corner, sec. 36, T. 33 N., R. 10 W.

**RANGE IN CHARACTERISTICS:** Depth to the base of the argillic horizon ranges from 12 to 24 inches. Thickness of the loamy deposits ranges from 12 to 20 inches. The clay content of the particle-size control section ranges from 10 to 17 percent and the content of fine sand or coarser ranges from 50 to 70 percent as a weighted average. Volume of gravel ranges from 0 to 35 percent in the loamy mantle but typically is less than 15 percent. Volume of gravel ranges from 3 to 45 percent in the sandy outwash as a weighted average but ranges from 0 to 60 percent in individual strata. Volume of cobbles ranges from 0 to 10 percent throughout the pedon. Volume of stones ranges from 0 to 3 percent throughout the pedon. Reaction typically ranges from very strongly acid to moderately acid in the solum but ranges to neutral in the upper part, where the soil is limed. Reaction ranges from strongly acid to slightly acid in the substratum.

The Ap horizon has hue of 7.5YR or 10YR, value of 3 or 4, and chroma of 2 or 3. Dry color value is 6 or more. Uncultivated pedons have an A horizon, 1 to 5 inches thick with hue of 7.5YR or 10YR, value of 2 to 4, and chroma of 1 to 3. The Ap or A horizon is loam or sandy loam.

Some pedons have an E horizon with hue of 7.5YR or 10YR, value of 4 or 5, and chroma of 2 or 3. It is loam, sandy loam or the gravelly analogs.

The Bt horizon has hue of 5YR, 7.5YR or 10YR; value of 3 to 5; and chroma of 3 or 4. Value and chroma of 3 do not occur together. It is loam or sandy loam or the gravelly analogs.

The 2Bt horizon has hue of 5YR, 7.5YR, or 10YR and value and chroma of 4 to 6. It typically is gravelly loamy sand but in some pedons it is gravelly loamy coarse sand, gravelly sand, gravelly coarse sand, or the very gravelly or non-gravelly analogs.

The 2C horizon has hue of 5YR, 7.5YR, or 10YR; value of 4 or 5; and chroma of 4 to 6. It is stratified layers of sand or coarse sand or the gravelly or very gravelly analogs.

**COMPETING SERIES:** These are the [Anoka](#), [Hayriver](#), and [Hodenpyl](#) series. Similar soils in other families are the [Cress](#), [Cromwell](#), [Pence](#), and [Rosholt](#) series. Anoka soils also have less than 5 percent gravel and less than 40 percent fine sand or coarser in the argillic horizon and have E and Bt horizons in the lower part of the argillic. Hayriver soils have a paralithic contact within the series control section at a depth of 20 to 40 inches. Hodenpyl soils have a loamy mantle 25 to 45 inches thick over a sandy E and Bt horizon. Cress and Cromwell soils do not have argillic horizons. Rosholt soils have a glossic horizon and have a loamy mantle 20 to 40 inches thick over sand and gravel outwash. Pence soils have a spodic horizon and do not have an argillic horizon.

**GEOGRAPHIC SETTING:** Chetek soils typically are on outwash plains (either smooth or pitted), stream terraces, and valley benches but some are in outwash areas on moraines. Slopes range from 0 to 45 percent. Chetek soils formed in loamy deposits 12 to 20 inches thick and the underlying sandy and gravelly outwash. Mean annual precipitation ranges from about 28 to 33 inches. Mean annual air temperature ranges from 39 to 45 degrees F. The frost free period ranges from about 120 to 135 days. Elevation ranges from 800 to 1950 feet.

**GEOGRAPHICALLY ASSOCIATED SOILS:** These are the [Mahtomedi](#), [Menahga](#), and [Rosholt](#) soils. The excessively drained Mahtomedi and Menahga soils are nearby on landscape positions similar to those of Chetek soils where the soil is sandy throughout. The well drained Rosholt soils are in similar landscape positions where the loamy mantle is 20 to 40 inches thick over the sandy outwash.

**DRAINAGE AND PERMEABILITY:** Somewhat excessively drained. Surface runoff is slow to very rapid. Permeability is moderate or moderately rapid in the loamy mantle and rapid or very rapid in the sandy outwash.

**USE AND VEGETATION:** Many areas are cleared and are used for cropland or pastureland. Common crops are corn, small grains, and hay. Many areas remain in woodland particularly where slopes are irregular and exceed 5 percent. The native vegetation is mixed deciduous and coniferous forest.

**DISTRIBUTION AND EXTENT:** Northwestern Wisconsin and central and northeastern Minnesota. The Chetek series is of large extent.

**MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE:** St. Paul, Minnesota

**SERIES ESTABLISHED:** Langlade County, Wisconsin, 1947.

**REMARKS:** Diagnostic horizons and features recognized in this pedon: ochric epipedon - 0 to 10 inches (Ap); argillic horizon - 10 to 20 inches (Bt1, 2Bt2).

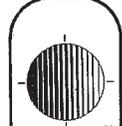
**ADDITIONAL DATA:** Soil Interpretation Record - WI0120.

## APPENDIX F

### City Detention Pond Designation

DATE	BY	REVISIONS
01-11-90	CRS	ISSUED FOR PERMITS
02-13-90	CRS	REVISED PER COMMENTS
03-15-90	CRS	REVISED PER COMMENTS
04-17-90	CRS	REVISED PER COMMENTS
05-19-90	CRS	REVISED PER COMMENTS
06-21-90	CRS	REVISED PER COMMENTS

**CERTIFICATION**  
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
 Date: 6/21/90  
 M. W. BOOSALS

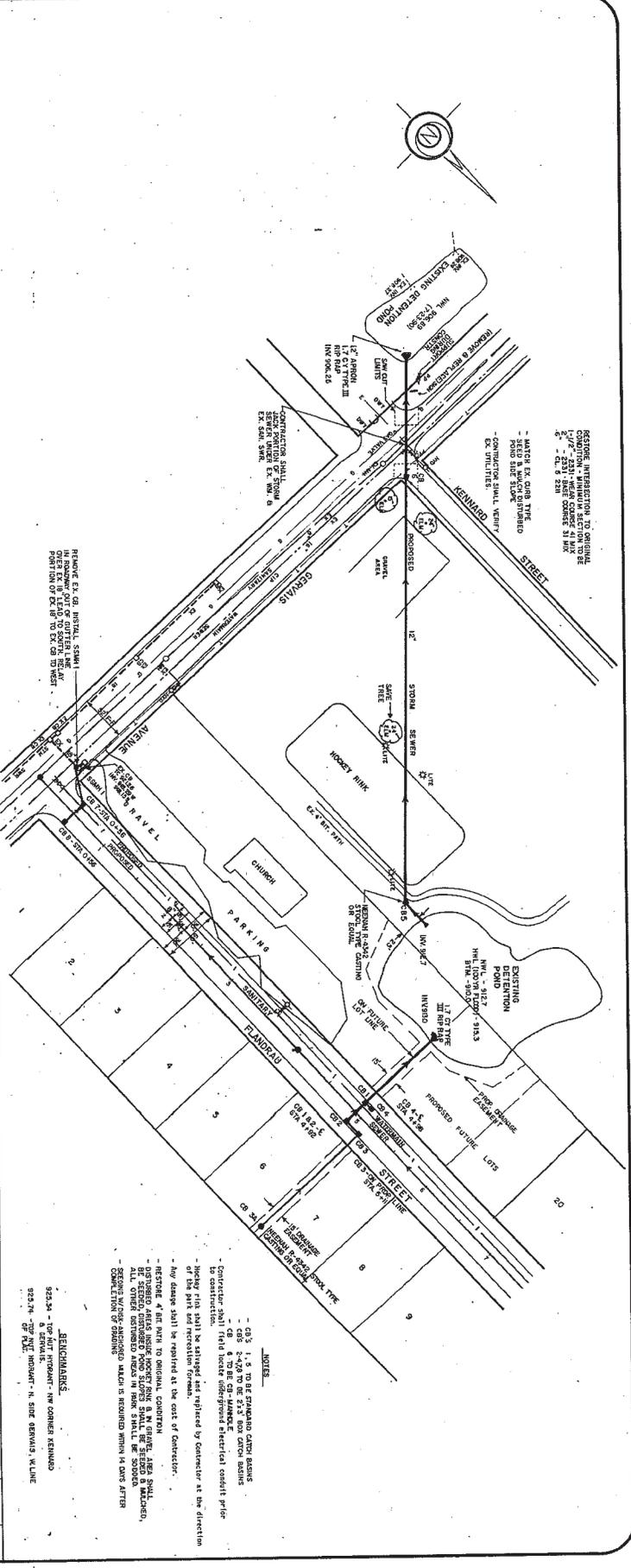
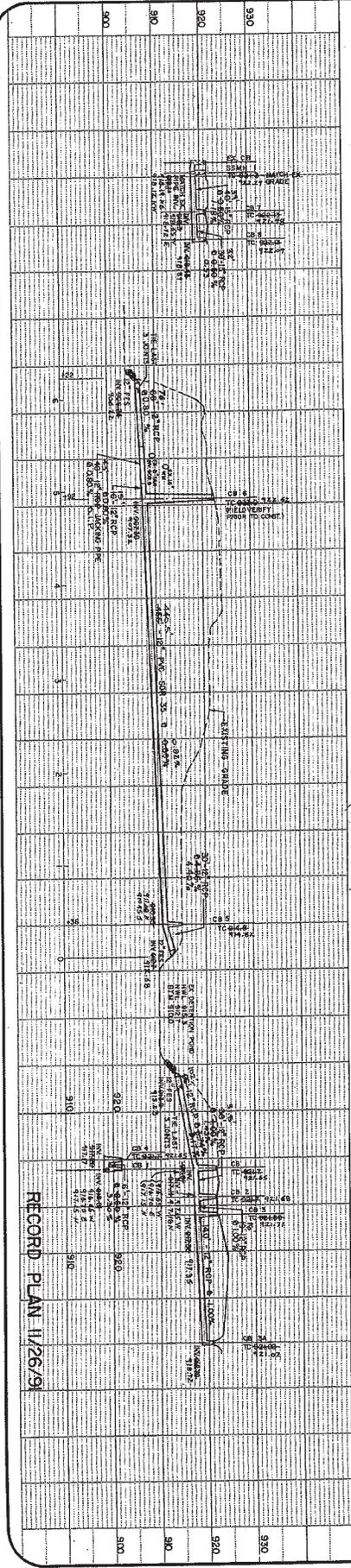


**Schoell & Madson, Inc.**  
 ENGINEERS • SURVEYORS  
 PLANNERS • SOIL TESTING  
 10550 WAYZATA BLVD.  
 MINNETONKA, MN. 55343  
 (612) 548-7801

**OWNER / DEVELOPER**  
**SHERMAN • BOOSALS COMPANIES**  
 P.O. BOX 1482  
 MINNEAPOLIS, MINNESOTA 55440-1482  
 (612) 322-3000

**PROJECT NAME / SHEET TITLE**  
**SEASONS PARK**  
**ADDITION TO MARLEWOOD**  
**STORM SEWER**  
 DATE: JUNE 1990

S.M.I. PROJECT NO. 6193 - 001 SHEET 4 OF 6 SHEETS  
**5561**



- NOTES:**
- 1. 5' DIA. MANHOLE CATCH BASINS
  - 2. 48" & 60" DIA. MANHOLE
  - 3. 48" & 60" DIA. BOX CULVERT
  - 4. 48" & 60" DIA. BOX CULVERT
  - 5. 48" & 60" DIA. BOX CULVERT
  - 6. 48" & 60" DIA. BOX CULVERT
  - 7. 48" & 60" DIA. BOX CULVERT
  - 8. 48" & 60" DIA. BOX CULVERT
  - 9. 48" & 60" DIA. BOX CULVERT
  - 10. 48" & 60" DIA. BOX CULVERT
  - 11. 48" & 60" DIA. BOX CULVERT
  - 12. 48" & 60" DIA. BOX CULVERT
  - 13. 48" & 60" DIA. BOX CULVERT
  - 14. 48" & 60" DIA. BOX CULVERT
  - 15. 48" & 60" DIA. BOX CULVERT
  - 16. 48" & 60" DIA. BOX CULVERT
  - 17. 48" & 60" DIA. BOX CULVERT
  - 18. 48" & 60" DIA. BOX CULVERT
  - 19. 48" & 60" DIA. BOX CULVERT
  - 20. 48" & 60" DIA. BOX CULVERT

# APPENDIX G

## MNRAM Analysis

# Jacobson Environmental, PLLC

Environmental Consultants

Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.

2109 Joplin Street, Mora, MN 55051  
Email: [jacobsonenv@msn.com](mailto:jacobsonenv@msn.com)

(612) 802-6619 Cell  
[www.jacobsonenvironmental.com](http://www.jacobsonenvironmental.com)

June 22, 2025

Joseph Rief  
Civil Site Group  
5000 Glenwood Avenue  
Golden Valley, MN 55422

RE: 2025-102 1701 Gervais Avenue Delineation MNRAM

Dear Joseph:

The property located in Section 10, T29N, R22W in Ramsey County, Minnesota as shown in the prior submitted wetland drawing has one wetland basin. We have performed a MNRAM 3.4 analysis on Wetland 1 according to BWSR procedures at the request of the City of Maplewood.

This basin was delineated by the methodology outlined in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual along with the 2012 Northeast/North Central Regional Supplement procedures.

A review of the National Wetland Inventory Map, aerial photographs, and the NRCS Web Soil Survey data provided additional data for the MNRAM beyond the field inspection.

The MNRAM attached rates the Wetland 1 as a low quality wetland based on the data attached. It is classed as a Manage 3 wetland.

Thank you for the opportunity to serve you. Please contact me at 612-802-6619 if I can answer any questions on this MNRAM.

Sincerely,

*Wayne E. Jacobson*

Wayne E. Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.  
Senior Scientist

cc: Shawn Finwall, City of Maplewood  
Ben Meyer, BWSR

Wetland Delineation-Mitigation-Permitting-Monitoring-Banking-Functional Analysis  
Phase I Environmental Assessments-EAW's-Hydric Soil Delineation-Referrals  
Pond & Lake Weed Removal-Tree Surveys-Management Plans

MNRAM 3.2 Wetland Assessment Data Form Page 1

	Date	Wetland name / ID Gervais 1	Wetland name / ID	Wetland name / ID	Wetland name / ID														
	Special Features (from list, p.2--enter letter/s)	-	-	-	-														
#1	Community Number (circle each community which represents at least 10% of the wetland)	3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B	3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B	3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B	3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B														
#2 & #3	~ Describe each community type individually below ~		~ Describe each community type individually below ~																
Plant Community #1	Community Type (wet meadow, marsh)	-	Shallow Open Water	-	-														
	Community Proportion (% of total)	100%																	
	Dominant Vegetation / Cover Class	Lesser Duckweed -6 Reed Canarygrass - 2																	
	Invasive/exotic Vegetation / Cover Class																		
	Community Quality (E, H, M, L)	L 0 0 0																	
Plant Community #2	Community Type (wet meadow, marsh)	-	-	-	-														
	Community Proportion (% of total)																		
	Dominant Vegetation / Cover Class																		
	Invasive/exotic Vegetation / Cover Class																		
	Community Quality (E, H, M, L)	0 0 0 0																	
Plant Community #3	Community Type (wet meadow, marsh)	-	-	-	-														
	Community Proportion (% of total)																		
	Dominant Vegetation / Cover Class																		
	Invasive/exotic Vegetation / Cover Class																		
	Community Quality (E, H, M, L)	0 0 0 0																	
Plant Community #4*	Community Type (wet meadow, marsh)	-	-	-	-														
	Community Proportion (% of total)																		
	Dominant Vegetation / Cover Class																		
	Invasive/exotic Vegetation / Cover Class																		
	Community Quality (E, H, M, L)	0 0 0 0																	
	Circular 39 Types (primary <TAB> others)																		
	Cowardin Types																		
	Photo ID																		
	Highest rated community veg. div./integ:	0.0	-	0	-														
	Average vegetative diversity/integrity:	-	-	-	-														
	Weighted Average veg. diversity/integrity:	###	#VALUE!	0.00	-														
#4	Listed, rare, special plant species?	n	Y N	Y N	Y N														
#5	Rare community or habitat?	n	Y N	Y N	Y N														
#6	Pre-European-settlement conditions?	n	Y N	Y N	Y N														
Floodplain Forest [1A, 2A, 3A] * Hardwood Swamp [3B] * Coniferous Bog [2A, 4B] * Coniferous Swamp [4B] * Open Bog [1B, 5A, 5B, 6A, 7A, 9A, 10A] * Calcareous Fen [7B, 11B, 14A] * Shrub Swamp [6B] * Alder Thicket [8A] * Shrub-carr [8B] * Sedge Meadow [10B, 11A, 12A, 13A] * Shallow Marsh [13B] * Deep Marsh [12B] * Wet to Wet-Mesic Prairie [14B, 15A] * Fresh (Wet) Meadow [15B] * Shallow, Open Water [9B, 16A] * Seasonally Flooded Basin [16B]					<table border="1"> <thead> <tr> <th>Cover Class</th> <th>Class Range</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0 - 3%</td> </tr> <tr> <td>2</td> <td>3 - 10%</td> </tr> <tr> <td>3</td> <td>10 - 25%</td> </tr> <tr> <td>4</td> <td>25 - 50%</td> </tr> <tr> <td>5</td> <td>50 - 75%</td> </tr> <tr> <td>6</td> <td>75 - 100%</td> </tr> </tbody> </table>	Cover Class	Class Range	1	0 - 3%	2	3 - 10%	3	10 - 25%	4	25 - 50%	5	50 - 75%	6	75 - 100%
Cover Class	Class Range																		
1	0 - 3%																		
2	3 - 10%																		
3	10 - 25%																		
4	25 - 50%																		
5	50 - 75%																		
6	75 - 100%																		

\*If there are more than four plant community types, use the next column over to enter the rest and do not rely on the automatic average calculations.

# MnRAM 3.2 Digital Worksheet, Side 2

Gervais 1

Question Description      User entry      Rating

This comes in from Side 1 automatically using the weighted average. To use the highest rated veg. Community rating, please manually overwrite that value (shown to the right) into the field at E5.

Highest-rated  
0

1 Veg. Table 2, Option 4      0.10  
**TOTAL VEG Rating**      0.1      L

4 Listed, rare, special plant species?      n      next  
 5 Rare community or habitat?      n      next  
 6 Pre-European-settlement conditions?      n      next

7 hydrogeo & topo      #N/A

8 Water depth (inches)

9 Water depth (% inundation)

10 Local watershed/inmedita drainage (acres)

11 Existing wetland size      0.39

Enter data starting here. Yellow boxes are used in calculations.

12 SOILS: Up/Wetland (survey classification + site)

13 Outlet characteristics for flood retention      b      0.5

14 Outlet characteristics for hydrologic regime      b      0.5

15 Dominant upland land use (within 500 ft)      b      0.5      0.5

16 Soil condition (wetland)      b      0.5

17 Vegetation (% cover)      80%      H      1

18 Emerg. veg. flood resistance      c      0.1

19 Sediment delivery      b      0.5

20 Upland soils (based on soil group)      a      0.1

21 Stormwater runoff pretreatment & detention      a      1      0.1

22 Subwatershed wetland density      b      0.5

23 Channels/sheet flow      b      0.5

24 Adjacent naturalized buffer average width (feet)      30      L      WQ      0.1 L      0.1

25 Adjacent Area Management: % Full      60%      0.6

26 adjacent area mgmt: % Manicured      40%      0.2

27 adjacent area mgmt: % Bare      0%      0

28 Adjacent Area Diversity & Structure: % Native      60%      0.6      3      0.72

29 adjacent area diversity: % Mixed      20%      0.1

30 adjacent area diversity: % Sparse/Inv./Exotic      20%      0.02

31 Adjacent Area Slope: % Gentle      100%      1      1      1

32 adjacent area slope: % Moderate      0%      0

33 adjacent area slope: % Steep      0%      0

34 Downstream sensitivity/WQ protection      b      0.5

35 Nutrient loading      b      0.5

36 Shoreline wetland?      N      N

37 Rooted shoreline vegetation (%cover)      Enter a percentage

38 Wetland in-water width (in feet, average)      Enter a percentage

39 Emergent vegetation erosion resistance      Enter valid choice

40 Shoreline erosion potential      Enter valid chc

41 Bank protection/upslope veg.      Enter valid choice

42 Rare Wildlife      N      N

43 Scarce/Rare/S1/S2 local community      N      N

44 Vegetation interspersion cover (see diagram 1)      1      L      0.1

45 Community interspersion (see diagram 2)      1      L      0.1

46 Wetland detritus      c      0.1

47 Wetland interspersion on landscape      b      0.5      0.1

48 Wildlife barriers      c      0.1

49 Amphibian breeding potential-hydroperiod      A      1

50 Amphibian breeding potential--fish presence      a      1

51 Amphibian & reptile overwintering habitat      a      1

52 Wildlife species (list)

53 Fish habitat quality      N/A      N/A

54 Fish species (list)

55 Unique/rare educ./cultural/rec.opportunity      N      N

56 Wetland visibility      c      0.1

57 Proximity to population      Y      1

58 Public ownership      b      0.5

59 Public access      c      0.1

60 Human influence on wetland      c      0.1

61 Human influence on viewsshed      c      0.1

62 Spatial buffer      c      0.1

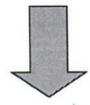
63 Recreational activity potential      c      0.1

64 Commercial crop--hydrologic impact      c      0.1

Digital worksheet, section I

Digital worksheet, section II

Scroll down to answer more questions and see formula calculations



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P
72															
73		58	GW - Wetland soils	R	R or D	0.1									
74		59	GW - Subwatershed land use	R	R or D	0.1									
75		60	GW - Wetland size and soil group	R	R or D	0.1									
76		61	GW - Wetland hydroperiod	R	R or D	0.1									
77		62	GW - Inlet/Outlet configuration	R	R or D	0.1									
78		63	GW - Surrounding upland topographic relief	D	R or D	1									
79		64	Restoration potential w/o flooding	N	Y or N	1.5									
80		65	Landowners affected by restoration		E a b c	Enter valid choice									
81		66A	Existing wetland size (acres) [from #10]	0.39	__ acres										
82		66B	Total wetland restoration size (acres)		__ acres	0.1									
83		66C	(Calculated) Potential New Wetland Area [B-A]	-0.39	__ acres	% effectively drained: ####									
84		67	Average width of naturalized upland buffer (poter	0	__ feet	0.1									
85		68	Likelihood of restoration success		a b c	Enter valid choice									
86		69	Hydrologic alteration type		Outlet, Tile, Ditch, GW pump, Wtrshd div., Filling										
87		70	Potential wetland type (Circ. 39)		1, 2, 3, 4, 5, 6, 7, 8										
88		71	Wetland sensitivity to stormwater	b	E a b c										
89		72	Additional stormwater treatment needs	c	a b c										

Additional questions

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P
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91															
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Functional Rating Summaries

Function Name	Raw score	Final Rating	Rating Category
Vegetative Diversity/Integrity		0.10	L
Hydrology - Characteristic		0.40	Med
Flood Attenuation		0.52	Med
Water Quality--Downstream		0.60	Med
Water Quality--Wetland		0.35	Med
Shoreline Protection		N/A	N/A
Characteristic Wildlife Habitat Structure	0.22	0.22	Low
Maintenance of Characteristic Fish Habitat	#####	N/A	N/A
Maintenance of Characteristic Amphibian Habitat		0.32	Low
Aesthetics/Recreation/Education/Cultural	0.26	0.26	Low
Commercial use		0.10	Low
Special Features listing:		-	
Groundwater Interaction		recharge	
Groundwater Functional Index		no special indicators	
Restoration Potential (draft formula)		N/A	N/A
Stormwater Sensitivity (not active)			

Formula shown to the right.

0.1

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
1																
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These are supplemental Lookup Tables and Intermediary formulas:

I	Depressional/Isolated
FT	Depress!/Flow-through
Trib	Depress!/Tributary
R	Riverine
Lac	Lacustrine
Peat	Peatland
Flood	Floodplain
S	Slope
O	Other

E49	0.00	"=IF(E49="n/a",1,0)"
E50	0.00	"=IF(E50="n/a",1.5,0)"
E51	0.00	"=IF(E51="n/a",2,0)"
Add	0.00	

CC	Rtg	Ltr
	1	0.1 L
	2	0.1 L
	3	0.5 M
	4	0.5 M
	5	1 H
	6	0.5 M
	7	1 H
	8	0.1 L
N/A	N/A	N/A
-	"Pick an example from the image"	

	1 L	0.1
	2 M	0.5
	3 H	1
	4 H	1
N/A	N/A	N/A
-	"Pick an example from the image"	

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
72				<b>Vegetative formula</b>												
73				"=C4", the Weighted Average Option 4 from Veg. Worksheet												
74																
75				<b>Characteristic Hydrology formula</b>												
76				"=(E17+E18+E19+F24)/4" F24 is the reverse rating												
77																
78				<b>Flood Attenuation Formula breakout (not linked to D72) (E16 is reverse rated)</b>												
79				n/a												
80				none	0.516667	((E16+(F18+E23)/2+(E19+E22)/2+(E24+E25)/2+(F20+E21+E26)/3)/5)										
81				flood outlet	0.520833	((F18+E23)/2+(E19+E22)/2+(E24+E25)/2+(F20+E21+E26)/3)/4										
82				F-T	0.51	((E16+(F18+E23)/2+(E19+E22)/2+(E24+E25)/2+E26)/5)										
83				both	0.5125	((F18+E23)/2+(E19+E22)/2+(E24+E25)/2+E26)/4										
84																
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92																
93				<b>Water Quality--Wetland</b>												
94				"=(D6*2+E18+F24+(G27+G28+G34)/3+E22+E40)/7"												
95																
96				<b>Shoreline Protection</b>												
97				"=IF(E41="y",((E42+E43+E44+E45+E46)/5),"N/A")"												
98																
99				N/A	H38	=	<b>Habitat formula breakout/lookup (E22 is RR) Special Features Bump is below.</b>									
100				none	0	0.224	(D6*2+E51+F49+F50+E52+E53+(I27+G28+G31)/3+E17+F24)/10									
101				49	1	0.237778	(D6*2+E51+F50+E52+E53+(I27+G28+G31)/3+E17+F24)/9									
102				50	1.5	0.237778	(D6*2+E51+F49+E52+E53+(I27+G28+G31)/3+E17+F24)/9									
103				51	2	0.237778	(D6*2+F49+F50+E52+E53+(I27+G28+G31)/3+E17+F24)/9									
104				49&50	2.5	0.255	(D6*2+E51+E52+E53+(I27+G28+G31)/3+E17+F24)/8									
105				49&51	3	0.255	(D6*2+F50+E52+E53+(I27+G28+G31)/3+E17+F24)/8									
106				50&51	3.5	0.255	(D6*2+F49+E52+E53+(I27+G28+G31)/3+E17+F24)/8									
107				49&50&51	4.5	0.277143	(D6*2+E52+E53+(I27+G28+G31)/3+E17+F24)/7									
108																
109				<b>Characteristic Fish Habitat formula</b>												
110				"=IF(D41="Y",((E58*2+G28+E22+F24+E40+E43+E42+F45)/9),((E58*2+G28+E22+F24+E40)/6))"												
111																
112				<b>Characteristic Amphibian Habitat formula (see Lookup breakout below)</b>												
113				E112=VLOOKUP(E54,T116:U117,2,FALSE)												
114																
115				<b>Amphibian Habitat Formula Breakout</b>												
116				0	0.00	Amphibian breeding is controlling factor										
117				1	0.32	"=((E55)*(E56+(I27*2)+E53+E18+F24)/6)"										
118																
119				<b>Aesthetics/Rec/Ed/Cultural formula</b>												
120				"IF(E65="1",(E62+E63+E64+2*E65+E66+E67+E68)/8,(E61+E62+E63+E64+E65+E66+E67+E68)/8)"												
121																
122																
123				"=E69" Commercial use reflects just the rating for the question.												
124																
125				<b>Special Features Bump-up reference table</b>												
126				a		Fish Habitat=E										
127				b		Veg=E										
128				c		Aesthetics=E										
129				d	n	AND #5=Y, then Wildlife=E										
130				g		Wildlife/Fish=E										
131				h		Aesthetics=E										
132				i		Veg=E										
133				j	N	AND #35 =Y, Wildlife=E										
134				q		recharge GW=recharge, GW=E										
135				r		recharge Y and GW=recharge, GW=E										
136				u		Aesthetics=E										
137																
138				<b>Recharge/Discharge Tendency</b>												
139				R	0.1											
140				D	1											
141				-	Enter "R" or "D"											

These are the formulas for the final functional ratings shown at the

**Engineering Plan Review**

**PROJECT:** Church of Pentacost Expansion  
1701 Gervais Avenue

**PROJECT NO:** 25-27

**COMMENTS BY:** Jon Jarosch, P.E. – Assistant City Engineer

**DATE:** 9-9-2025

**PLAN SET:** Civil plans dated 8-19-2025

**REPORTS:** None

The applicant is seeking a conditional use permit and design review for an expansion of the church, along with associated site amenities, at 1701 Gervais Avenue.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

**Drainage and Stormwater Management**

The amount of disturbance on this site is greater than ½ acre and the project proposes to add more than 5,000 square feet of new impervious surfaces. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of three infiltration basins.

- 1) A stormwater management plan, with supporting calculations, shall be submitted detailing how the project meets the City's Stormwater Management Standards.
- 2) Soil boring or infiltration test data shall be submitted to support the infiltration rates assumed in stormwater calculations.
- 3) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 4) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed infiltration basins and pretreatment devices. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.

### Grading and Erosion Control

- 5) All slopes shall be 3H:1V or flatter.
- 6) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 7) A double row of heavy-duty silt fencing is required between the grading limits and the wetland to protect the wetland from sedimentation during construction.
- 8) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 9) All pedestrian facilities shall be ADA compliant.
- 10) The total grading volume (cut/fill) shall be noted on the plans.
- 11) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.

### Sanitary Sewer and Water Service

- 12) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 13) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.
- 14) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35 or approved superior material.

### Other

- 15) All work within the rights-of-way along Gervais Avenue and Flandrau Street shall be restored per the City's right-of-way ordinance.

### Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 16) Right-of-Way Permit

17) Grading and erosion control permit

18) Storm Sewer Permit

- END COMMENTS -

## Environmental Review

<b>Project:</b>	Church of Pentecost
<b>Location:</b>	1701 Gervais Avenue
<b>Date of Plans:</b>	November 5, 2025
<b>Date of Review:</b>	November 6, 2025
<b>Reviewer:</b>	Shann Finwall, Sustainability Coordinator (651) 249-2304, <a href="mailto:shann.finwall@maplewoodmn.gov">shann.finwall@maplewoodmn.gov</a>

**Background:** The Church of Pentecost is proposing an expansion of the church building and parking lot. There is a Manage B wetland and significant trees located on the property. The proposal must comply with the City's wetland and tree preservation ordinances, and landscape and infiltration basin policies.

### Trees:

1. Tree Preservation Ordinance:
  - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree as follows - hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.
  - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater.
  - c. Tree Replacement: Tree replacement is based on a calculation of significant trees located on the parcel and significant trees removed. Credits are given for all specimen trees that are preserved.
2. Tree Impacts and Replacement Requirements: The tree preservation plan shows 52 significant trees equaling 808 diameter inches. The applicant is proposing to remove 32 significant trees equaling 507 diameter inches, which is 63 percent of the tree coverage on the site. Based on the City's tree preservation ordinance tree replacement calculation, the applicant is required to replace 309 caliper inches of replacement trees, which equals 155 - 2 caliper inch trees.
3. Tree Replacement: The landscape plan includes 50 new trees, for a total of 157.5 caliper inches, which is 151.5 caliper inches less than the 309 required. Eleven of the replacement trees are proposed to be planted within the Flandrau Street right-of-way, not on the church property.

4. Tree Recommendations:
  - a. Prior to issuance of a grading permit the applicant must submit the following:
    - 1) Revised Tree Plan: A revised tree plan that reflects the correct tree replacement calculation. The plan submitted includes errors in the number of significant trees on the site, and significant trees removed, resulting in an increased number of replacement trees in the applicant's plan.
    - 2) Revised Landscape Plan: A revised landscape plan showing the addition of 151.5 caliper inches of tree replacement on the site; or alternatively, the applicant can pay into the City's tree fund at a rate of \$60 per caliper inch of replacement tree that cannot be planted on site. Under the current tree removal and replacement plan, the applicant would pay a nonrefundable tree fund payment in the amount of \$9,090.
    - 3) Site Plan Changes: To reduce the extensive tree removal proposed under the current development proposal, including the removal of four specimen oak trees, the following site plan changes are recommended:
      - a) Reduced on-site parking with proof of parking or a shared parking agreement with commercial properties located across Gervais Avenue.
      - b) Underground stormwater management to replace two of the three above-ground infiltration basins.
    - 4) Tree Maintenance Agreement: A tree maintenance agreement to be drafted by the City of Maplewood requiring that the church maintain and replace dead trees planted in the right-of-way.
    - 5) Surety: A cash escrow or letter of credit to cover the cost of the replacement trees. This surety will be refunded once all trees are planted with a one-year warranty.

**Wetland:**

1. Wetland Ordinance:
  - a. Wetland Classification and Required Wetland Buffer: The Ramsey-Washington Metro Watershed District approved the wetland delineation on July 31, 2025. During that review, the watershed district reclassified the wetland from a Manage A to a Manage B wetland. The City's wetland ordinance requires a 75-foot wetland buffer around a Manage B wetland.
  - b. Wetland Buffer Averaging: The wetland ordinance allows flexibility in instances where, because of the unique physical characteristics of a specific parcel of land, the averaging of buffer width for the entire parcel

may be necessary to allow for the reasonable use of the land during a development or construction project. The wetland ordinance allows encroachments to a Mange B wetland within 50 feet of the wetland edge if the buffer width will be compensated for by increased buffer widths elsewhere in the same parcel to achieve the required average buffer width.

- c. Wetland Buffer Averaging and Variance Assessment: Wetland buffer averaging and wetland buffer variances are allowed based on an assessment of the following:
- 1) Undue hardship would arise from not allowing the average buffer or would otherwise not be in public interest.
  - 2) Size of parcel.
  - 3) Configuration of existing roads and utilities.
  - 4) Percentage of parcel covered by wetland.
  - 5) Configuration of wetlands on the parcel.
  - 6) Averaging will not cause degradation of the wetland or stream.
  - 7) Averaging will ensure the protection or enhancement of portions of the buffer which are found to be the most ecologically beneficial to the wetland or stream.
  - 8) A wetland buffer mitigation plan is required for construction of development projects that will require averaging. In reviewing the mitigation plan, the city may require one or more of the following actions:
    - a) Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.
    - b) Rectifying the impact by repairing, rehabilitating, or restoring the buffer.
    - c) Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
    - d) Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
    - e) Monitoring the impact and taking appropriate corrective measures.
    - f) Where the city requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with

native vegetation. A restoration plan must be approved by the city before planting.

- g) Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
- h) A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or city directive.

2. Wetland Impacts: The development will have grading up to the wetland edge for the installation of a stormwater discharge pipe, and grading encroachments toward the wetland for the installation of one of the infiltration basins and parking lot. The development requires a 75-foot wetland buffer variance.

3. Wetland Buffer Recommendations:

- a. Prior to issuance of a grading permit the applicant must submit the following:
  - 1) Wetland Buffer Mitigation Plan showing the following:
    - a) Site Plan Changes: To reduce the wetland buffer impacts the following site plan changes should be reviewed:
      - 1. Reduced on-site parking with proof of parking or a shared parking agreement with commercial properties located across Gervais Avenue.
      - 2. Underground stormwater management to replace two of the three above-ground infiltration basins.
    - b) Invasive Species Removal: Removal of buckthorn and other invasive species within the remaining undisturbed wetland buffer and the open space area north and east of the church. The applicant must maintain this area for three years.
    - c) Revised Landscape Plan: Revised landscape plan showing detailed native plug planting. The plan should include location, species, spacing, soil preparation, and mulching details.
    - d) Revised Wetland Buffer Sign Plan: Work with staff on the number and appropriate placement of the wetland buffer

signs to ensure no future mowing, grading, and building within the established wetland buffer. The City supplies wetland buffer signs identifying that no building, mowing, or grading should take place within the buffer. There is a \$35 fee per sign.

- 2) Wetland Buffer Sign Installation: Install the City wetland buffer signs that specify that no building, mowing, cutting, grading, filling or dumping are allowed within the buffer.
- 3) Maintenance Agreement: Sign a wetland buffer mitigation agreement with the City requiring that the applicant establish and maintain the required mitigation within the buffer for a three-year period.
- 4) Surety: A cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the surety for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation is established and maintained.

#### **Landscape Policies and Recommendation:**

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

1. Prior to the issuance of a grading permit the Natural Resources Coordinator must review and approve the final landscape plan to ensure it meets the City's landscape policies.

#### **Infiltration Basin Policies**

1. Infiltration Basin Policy: To ensure successful vegetation establishment in basins, the city requires one of the following approaches:
  - a. Plant shrubs with shredded hardwood mulch in the lower portion of the basin and seed on the slopes; or
  - b. Plant a combination of seed and plugs. The basin is seeded with a native seed mix, then grasses, sedges, and flowers 18" apart. This spacing of plants does not provide full coverage, it just helps ensure establishment of native species in the basin in case seed is washed away or does not establish; or
  - c. Plant native seed. If native seed is used in a project, the developer should have a three-year maintenance contract to ensure establishment of native vegetation.
2. Infiltration Basins Proposed: The applicant proposes three infiltration basins to help manage stormwater on the site. All three infiltration basins will have a mix of native seeds and plugs.

3. Infiltration Basin Recommendations:
  - a. Prior to the issuance of a grading permit the Natural Resources Coordinator must review and approve final landscape plans to ensure it meets the City's infiltration basin policies.

**From:** [Josh Hengemuhle](#)  
**To:** [Elizabeth Hammond](#)  
**Subject:** Objection to Proposed Expansion at 1701 Gervais Avenue East  
**Date:** Saturday, October 18, 2025 2:55:57 PM

You don't often get email from [jhengemuhle@gmail.com](mailto:jhengemuhle@gmail.com). [Learn why this is important](#)

**External message alert:** This message originated from outside the City of Maplewood email system. **Use caution** when clicking hyperlinks, downloading pictures or opening attachments.

Josh Hengemuhle  
2456 Flandrau St  
Maplewood, MN 55109

October 17, 2025

Maplewood City Council  
Maplewood Planning Commission  
City of Maplewood  
1830 County Road B East  
Maplewood, MN 55109

RE: Objection to Proposed Expansion at 1701 Gervais Avenue East

Dear Maplewood City Officials,

I am writing to express my objection to the proposed expansion of The Church of Pentecost at 1701 Gervais Avenue East. While I respect the congregation's desire to grow, as a resident of the neighboring block, I believe this particular expansion plan is incompatible with our residential neighborhood and would diminish the quality of life for area residents.

My primary concerns are as follows:

**Scale Incompatible with Residential Character:** The proposed expansion represents a substantial increase in scale that does not fit the residential nature of our block. The addition would create a facility more appropriate for a commercial corridor than a quiet residential area where families live and children play.

**Encroachment on Wetland Buffer and Setbacks:** According to the city's documentation, the expansion would encroach into the 75-foot wetland buffer zone on the northern portion of the property and violate the 15-foot setback requirement along Flandrau Street. These protective measures exist for good reasons – to preserve natural resources and maintain appropriate spacing in residential areas. Granting variances to accommodate this oversized project sets a concerning precedent. Specifically, granting these variances would allow the complete removal of the tree line along the northern edge of the property, placing the new commercial parking lot in full view of the entire residential block, and right up to the property line of the neighbor to the north. This would negatively impact that property's value and likely the others on the block as well.

**Impact on Neighboring Park:** The expansion's proximity to the neighboring park would diminish this valuable community green space and alter its character. Parks serve as essential buffers in residential neighborhoods, and this expansion would compromise that function. Additionally, the plan removes a significant portion of the tree buffer between the park and the property, putting a parking lot right next to a well-traveled walking path in the park.

**Inadequate Traffic Capacity:** The property is located on a residential cul-de-sac that was designed to

serve neighborhood homes, not a facility of this scale. Our street infrastructure simply does not have the capacity to handle the increased traffic volume that this expansion would generate. The cul-de-sac configuration creates safety concerns as increased traffic will lead to congestion, difficulty for emergency vehicle access, and hazards for children and pedestrians who use these streets. The proposed parking expansion acknowledges that more visitors are anticipated, but fails to address how our residential street will accommodate this influx.

Ongoing and Worsening Noise Issues: The lived experience in this neighborhood has already been negatively impacted by the current facility. While the Sunday day-time worship is not an issue, within the last week alone, loud bass music from the property was audible indoors down the block late into the night. This is not an isolated incident – noise disturbances like this have only increased in frequency over the past few years. An expansion of this scale will inevitably amplify these problems and potentially expand them to other times, further eroding our neighborhood's peace and residential character.

I urge the Planning Commission, City Council, and all reviewing bodies to deny the Conditional Use Permit, variance requests, and site design approval for this project. The applicant should be encouraged to pursue a more appropriately scaled renovation and alternative parking solutions\* that respect wetland buffers, setback requirements, and the residential nature of the neighborhood.

Thank you for considering my concerns. I regret that I am not able to attend the hearing in person due to work commitments, but I am available to discuss this matter further. I hope you will prioritize the interests of the established residential community.

Sincerely,  
Josh Hengemuhle

\*one parking possibility might be renting parking lot space from the post office across Gervais. That lot is never used on Sundays which applicants own materials indicate is the time when they would need the parking capacity. I would even favor installation of a crosswalk at that location to make that option more tenable.

## WETLAND BUFFER VARIANCE RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 The Church of Pentecost has requested approval of a wetland buffer variance to construct a building addition and parking lot expansion on the property at 1701 Gervais Avenue East.

1.02 The property located at 1701 Gervais Avenue East is legally described as:

The South Half of the West Half of Lot 3, E.G. Roger's Garden Lots, Ramsey County, Minnesota, according to the recorded plat thereof. Except: The East 30.00 feet and the North 180.00 feet thereof.

PIN: 102922140047

1.03 The site has a Manage B wetland on the northwest portion of the property, which requires a 75-foot wetland buffer. The project will involve grading up to the wetland edge for the installation of a stormwater discharge pipe and encroach into the buffer in other areas for an infiltration basin and grading for the expended parking lot. The project will require a 75-foot wetland buffer variance.

Section 2. Standards.

2.01 City Ordinance Section 18-221 (d) (1) requires a minimum buffer width of 75 feet around a Manage B wetland.

2.02 City Ordinance Section 18-221 (h) (1) provides procedures for granting a variance to the wetland buffer ordinance requirements and refers to the state statute where a variance may be granted when:

1. The variance is in harmony with the general purposes and intent of this ordinance;
2. When the variance is consistent with the comprehensive plan; and
3. When the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner; (3) the proposal will not alter the essential character of the locality.

Section 3. Findings.

3.01 The Maplewood City Council makes the following findings:

1. The proposed development meets the intent of city ordinance standards in the R-1, Single-Family Residential zoning district and is consistent with the goals of the 2040 Comprehensive Plan.
2. The request is reasonable. The proposed improvements within the wetland buffer enhance stormwater management and will be mitigated by the removal of invasive plants and addition of native seed and plugs within the remaining wetland buffer areas.
3. The existing conditions on this property are unique and not caused by the property owner.

Section 4. City Review Process

4.01 The City conducted the following review when considering this wetland buffer variance request.

1. On October 21, 2025, the Planning Commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission allowed everyone to speak and present written statements at the hearing. The Planning Commission recommended that the City Council approve this resolution.
2. On November 12, 2025, the Environmental and Natural Resources Commission held a public meeting to discuss the proposal. The Environmental and Natural Resources Commission recommended that the City Council \_\_\_\_\_ this resolution.
3. On November 24, 2025, the City Council discussed this resolution. They considered reports and recommendations from the planning commission and City staff.

Section 5. City Council

5.01 The City Council hereby \_\_\_\_\_ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. All construction shall follow the approved plans. The director of community development may approve minor changes.