



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #1
 March 3, 2014
 BZZ-6424

LAND USE APPLICATION SUMMARY

Property Location: 4955 West Lake Nokomis Parkway
Project Name: Lake Nokomis Concessions Site and Beach Improvements
Prepared By: Kimberly Holien, City Planner, (612) 673-2404
Applicant: Minneapolis Park and Recreation Board
Project Contact: Jon Duesman, (612) 230-6471
Request: To construct a patio, trellis, walking path and retaining wall within 50 feet of the ordinary high water mark.

Required Applications:

Conditional Use Permit	To allow a patio, trellis, walking path and retaining wall within 50 feet of the ordinary high water mark of Lake Nokomis in the SH, Shoreland Overlay District.
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SITE DATA

Existing Zoning	RI, Single-family Residence District FP, Floodplain Overlay District, SH, Shoreland Overlay District, AP, Airport Overlay District
Lot Area	195.34 acres
Ward(s)	11 and 12
Neighborhood(s)	Nokomis East Neighborhood Association, Standish Ericsson Neighborhood Association; adjacent to Hale, Page Diamond Lake Community Association
Designated Future Land Use	Park/Open Space
Land Use Features	N/A
Small Area Plan(s)	N/A

Date Application Deemed Complete	February 5, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	April 6, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is a 195 acre park surrounding Lake Nokomis. The portion of the site that is subject to this application is on the northwest side of the lake. The subject area includes a swimming beach, parking lot and two buildings; a concession building and a bathhouse. There is currently a small patio space on the north and east sides of the concession building and a wood retaining wall on the east side of the patio.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The area surrounding this large site is predominantly low-density residential.

PROJECT DESCRIPTION. The applicant is proposing to construct a patio, trellis, walkway and retaining wall within 50 feet of the ordinary high water mark of Lake Nokomis. The majority of the work will be directly adjacent to the existing concession building. The proposed patio will be 3,160 square feet and will wrap around the north and east sides of the concession building. The patio will primarily be constructed of concrete with a small portion containing permeable paving. The eastern portion of the patio will include a trellis that is approximately eight feet in height and planters are proposed on the south and west sides. The project is intended to improve outdoor seating and dining areas at the concession building. Seating will be incorporated into the patio and trellis. The wood retaining wall on the east side of the patio will be removed and reconstructed with concrete. Disturbed areas adjacent to the work site will be reseeded with common bluegrass seedmix and native seedmix to reestablish vegetation.

All of this work is located within 50 feet of the ordinary high water mark of Lake Nokomis. Per Section 551.470 of the zoning code, development is restricted within 50 feet of the ordinary high water mark in the SH, Shoreland Overlay district, except that development in public parks is allowed by conditional use permit. The applicant is applying for a conditional use permit accordingly. The public hearing notice for this project also references the construction of a new walkway. The proposed walkway is on the west side of the concession building and more than 50 feet from the ordinary high water mark. Thus, this walkway is allowed as of right.

PUBLIC COMMENTS. No correspondence had been received as of the writing of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a patio, trellis and retaining wall within 50 feet of the ordinary high water mark in the Shoreland Overlay district based on the following [findings](#):

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The construction of a patio, trellis and retaining wall in the proposed location will not be detrimental to or endanger the public health, safety, comfort or general welfare. The SH, Shoreland Overlay District is established to preserve and enhance the environmental qualities of surface waters and the natural and economic values of shoreland areas within the city, to provide for the efficient and beneficial utilization

of those waters and shoreland areas, to comply with the requirements of state law regarding the management of shoreland areas, and to protect the public health, safety and welfare. The proposed work is not expected to impact the quality of the water. The proposed facilities will provide for public utilization of the space directly adjacent to the water with no detrimental impact. Access around the shoreline will not be impeded by this proposed outdoor seating area. The location of the retaining wall will not negatively impact any seasonal high water level fluctuations.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed project will not be injurious to the use and enjoyment of other property in the vicinity nor will it impede the normal and orderly development of surrounding property. As previously stated, the subject site is over 195 acres. The area surrounding the park is fully development and the affected area of the site is more than 1,000 feet from the nearest adjacent property.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Utilities, access and other facilities are existing and adequate. Access into this portion of the property is via West Lake Nokomis Parkway. This project was also reviewed by Public Works as part of the Preliminary Development Review process and that report has been attached for reference. The applicant will be working closely with the Plan Review Section of the Inspections Department, Public Works staff and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

- 4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The addition of a patio, trellis and retaining wall will not have any impact on traffic congestion in the public streets. There is not a minimum automobile or bicycle parking requirement for a public park. However, the surface parking lot near the concession building contains 285 off-street parking stalls and adequately accommodates traffic from park users. The applicant is also proposing to install 22 new bike racks as part of the project to encourage alternative modes of transportation.

- 5. The conditional use is consistent with the applicable policies of the comprehensive plan.*

The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this site as Open Space and Parks. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses

Environment Policy 6.9: Be a steward of clean water by protecting and enhancing its surface and groundwater systems.

6.9.2 Continue to implement the city's floodplain and shoreland Ordinances, and the Mississippi River Critical Area plan

Open Space and Parks Policy 7.1: Promote the physical and mental health of residents and visitors by recognizing that safe outdoor amenities and spaces support exercise, play, relaxation and socializing.

7.1.4 Ensure open spaces provide peaceful, meditative, and relaxing areas as well as social, recreational, and exercise opportunities.

Open Space and Parks Policy 7.3: Maintain and improve the accessibility of open spaces and parks to all residents.

7.3.1 Ensure that access to the city's lakes, streams and the Mississippi River continues to be maintained for the benefit of present and future citizens of Minneapolis.

7.3.3 Support the development of additional publicly accessed open spaces in underserved areas.

7.3.5 Promote designs that ensure access to open space for people with a range of abilities.

7.3.6 Ensure that in all areas of the city people feel safe so that they are comfortable using parks and open spaces.

Open Space and Parks Policy 7.6: Continue to beautify open spaces through well designed landscaping that complements and improves the city's urban form on many scales – from street trees to expansive views of lakes and rivers.

7.6.1 Where open spaces and the built environment interface, seek greater design integration between them to create interesting spaces for active and passive use.

7.6.2 Provide visual and physical connections between urban areas and open spaces including lakes and rivers.

The proposed project is consistent with the above policies of the comprehensive plan as it will allow for passive recreational use of the space directly adjacent to Lake Nokomis within one of the City's parks.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

With the approval of the conditional use permit, the proposed patio, trellis and retaining wall comply with all other applicable regulations of the RI , Single-family Residence district.

In addition to the conditional use standards contained in Chapter 525, Administration and Enforcement, the city planning commission shall consider the following for development located in the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

The applicants will use best management practices to prevent soil erosion and other possible pollution of Lake Nokomis both during and after construction. Prior to beginning construction, silt fence will be installed between the proposed improvements and the lake. Disturbed areas directly adjacent to the proposed retaining wall will be planted with vegetation. Once the site work has achieved stabilization, all temporary erosion control devices will be removed.

2. *Limiting the visibility of structures and other development from protected waters.*

The proposed patio, trellis and retaining wall will be visible from Lake Nokomis. The proposed improvements are directly adjacent to an existing building in a developed area of the park. There are other structures within the vicinity, including a bath house. The proposed trellis and canopy area will be

constructed of natural material in neutral colors and designed to be viewed as an extension of the concessions building. As such, staff finds that the proposed project will not negatively impact the use and enjoyment of Lake Nokomis but rather will be an improvement to the site as it will allow for passive recreational use in an area of the park that is already developed.

3. The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

The use of watercraft is not proposed as part of the project.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a patio, trellis, walkway and retaining wall at the property located at 4955 West Lake Nokomis Parkway, subject to the following condition:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. PDR Report
3. Zoning map
4. Site plan
5. Site survey (if applicable)
6. Plans
7. Photos



**Minneapolis
Park & Recreation Board**

Administrative Offices
2117 West River Road
Minneapolis, MN 55411-2227

Operations Center
3800 Bryant Avenue South
Minneapolis, MN 55409-1000

Phone
612-230-6400

Fax:
612-230-6500

www.minneapolisparcs.org

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Anita Tabb
M. Annie Young

Superintendent
Jayne Miller

Secretary to the Board
Pamela French



Date: January 14, 2014

To: Kimberly Holien
Community Planning & Economic Development
City of Minneapolis
250 South 4th Street
Minneapolis, MN 55415

Re: Cover Letter - Lake Nokomis Regional Park Concessions Site & Beach Improvements

Please find included the necessary material for the Conditional Use Permit submittal for proposed improvements within the setback of the ordinary high water mark.

This project looks to improve the outdoor seating and dining area at the existing concessions building. The planned improvements will make use of the space safer for patrons with more defined seating areas, increased patio space for circulation, and with the realignment of a walking path on the west side of the building around one of the seating areas. The addition of the trellis with seasonal canopy will not only help define the limits of the patio space but it will provide patrons a comfortable setting.

The inclusion of the pervious pavement to promote infiltration and handle storm water runoff from the facility will have a significant benefit in reducing runoff which might normally reach the lake.

Landscaping:

Along the south and west sides of this facility there is significant, mature vegetative establishment. A variety of large and smaller deciduous trees are planted in these areas. To the north and east of the facility is not conducive for plantings due to being sand beach. Disruption around the site for these planned improvements will be minimal, no existing trees are planned to be removed. On the east side of the concessions building there will be three larger planting pots provided as part of these improvements. The concessions operator will be responsible for installing and maintaining seasonal plantings in these three planters.

In grassy areas adjacent to pavement which are disturbed by construction it is proposed that a common bluegrass seed mix be used. For the disturbed area immediately adjacent to the proposed concrete

retaining wall it is proposed that a native seed mix be used to re-establish vegetation.

Signage:

Signage will be added to the three landscape planters which will inform concession patrons of the boundary around the patio which they must remain within while consuming certain beverages. Otherwise no signs are proposed for these improvements.

Property Information:

Park Name: Lake Nokomis
Land Area: 195.34 acres
Water Area: 210.26 acres
Total Area: 405.6 acres
Disturbance Area: 19,100 square feet
Year acquired: 1907

Site Calculations:

Description	Area	
Overall Site Disturbance Area	19,100	sq. ft.

Existing Conditions:

Building footprint	936	sq. ft.
Impervious - Pathways	1,350	sq. ft.
Impervious - Patio	4,355	sq. ft.
Total Impervious Area	6,641	sq. ft.
Total Landscape Area	12,459	sq. ft.

Proposed Conditions:

Building footprint	936	sq. ft.
Impervious - Pathways	3,298	sq. ft.
N of building	769	sq. ft.
E of building	2,391	sq. ft.
W of building	1,975	sq. ft.
5 picnic tables	500	sq. ft.
Sunshade slab	576	sq. ft.
Total Impervious Area	10,445	sq. ft.
Total Landscape Area	8,655	sq. ft.

If there is any additional information which is required of us for this submittal please let me know and we will be happy to provide that for you. We have submitted plans to Preliminary Development Review as well for their review. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Duesman". The signature is written in a cursive style with a large, stylized 'J' and 'D'.

Jonathan Duesman
Construction Project Manager



**Minneapolis
Park & Recreation Board**

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2117 West River Road
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Operations Center
3800 Bryant Avenue South
Minneapolis, MN 55409-1000

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www.minneapolisparks.org

Date: January 15, 2014

To: Kimberly Holien
Community Planning & Economic Development
City of Minneapolis
250 South 4th Street
Minneapolis, MN 55415

Re: Specific CUP Application Requirements – Lake Nokomis Regional
Park Concessions Site & Beach Improvements

This Conditional Use Permit application requests allowance of proposed structures to be built within the required fifty (50) foot setback from ordinary high water. These proposed structures will be part of outdoor patio improvements to an existing food concessions building facility. Responses to the six conditional use permit additional requirements follow.

1. The establishment of this CUP will not be detrimental to or endanger public health. The proposed patio space and trellis structure will make it safer for patrons to access and occupy the space. The proposed low retaining wall will replace a set of 3 older, wood walls along this section of the shoreline. Access around the shoreline will not be impeded by this proposed outdoor seating area. The location of this wall will not negatively impact any seasonal high water level fluctuations.
2. This facility sits on public park and open space land adjacent to Lake Nokomis. There is no developable space in close proximity to this facility. The location of the concessions and patio space is far removed from any neighboring or adjoining property therefore it should not result in any negative physical or visual impacts to adjoining properties.
3. In close proximity to the concessions building there is an existing Park Board Bath House facility which provides ample bathroom facilities for patrons. Recent building improvements to the concessions building brought the facility up to current food service prep standards. In addition new soffit lighting was installed as part of the recent building improvements. Vehicular access to the site is sufficient via along the Parkway and there is a parking lot with 285 parking stalls immediately adjacent to this facility. The proposed plans also call for 22 new bike racks, promoting non-motorized transit.

President
Liz Wielinski

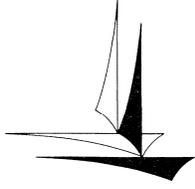
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4. The use of the building has been functioning as a concessions building prior to the new improvements with no impact to traffic congestion around the area. The large parking lot adjacent to the Parkway provides sufficient pull off space for vehicles off of the parkway. Use of the concessions building is seasonal and therefore any unexpected negative impact would be limited to summer months.
5. The addition of several more bike racks is consistent with the City of Minneapolis Comprehensive Plan, calling for the provision of high quality transit, bicycle, and pedestrian access. Part of the Comprehensive Plan also recognizes the need to strengthen and create new partnerships, including public-private partnerships, to deliver the best park and open space system possible. The partnership between the concessions building restaurant owner and the Minneapolis Park Board is a partnership which will achieve this goal.
6. Addressing the three additional conditional use permits findings for properties within the Shoreland Overlay District:
 - a. Prior to beginning construction, silt fence will be installed between the proposed improvements and the lake. Disturbed areas directly adjacent to the proposed retaining wall will be planted with vegetation as noted on the Landscape Plan. Once the site work has achieved stabilization all temporary erosion control devices will be removed.
 - b. The proposed trellis and canopy area will be very opaque and translucent in nature, using natural material colors. It is to be viewed as an extension of the concessions building and will not have a negative impact on visibility.
 - c. This facility is structured to accommodate park users on land, those walking or biking on the paths or who may be at the beach. Therefore the planned improvements for this facility is not designed to accommodate watercraft, there are no existing or proposed docks in the area close to this facility.



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001163
Applicant:	MINNEAPOLIS PARK BOARD 2117 WEST RIVER ROAD MINNEAPOLIS, MN 55411
Site Address:	5001 EAST LAKE NOKOMIS PKWY
Date Submitted:	22-JAN-2014
Date Reviewed:	30-JAN-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Improve outdoor seating and dining area at the existing concessions building, with landscaping and signage updates.

Review Findings (by Discipline)

Zoning - Planning

- This project requires a conditional use permit for development within 50 feet of the Ordinary High Water Mark. Conditions of approval may result.

☐ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

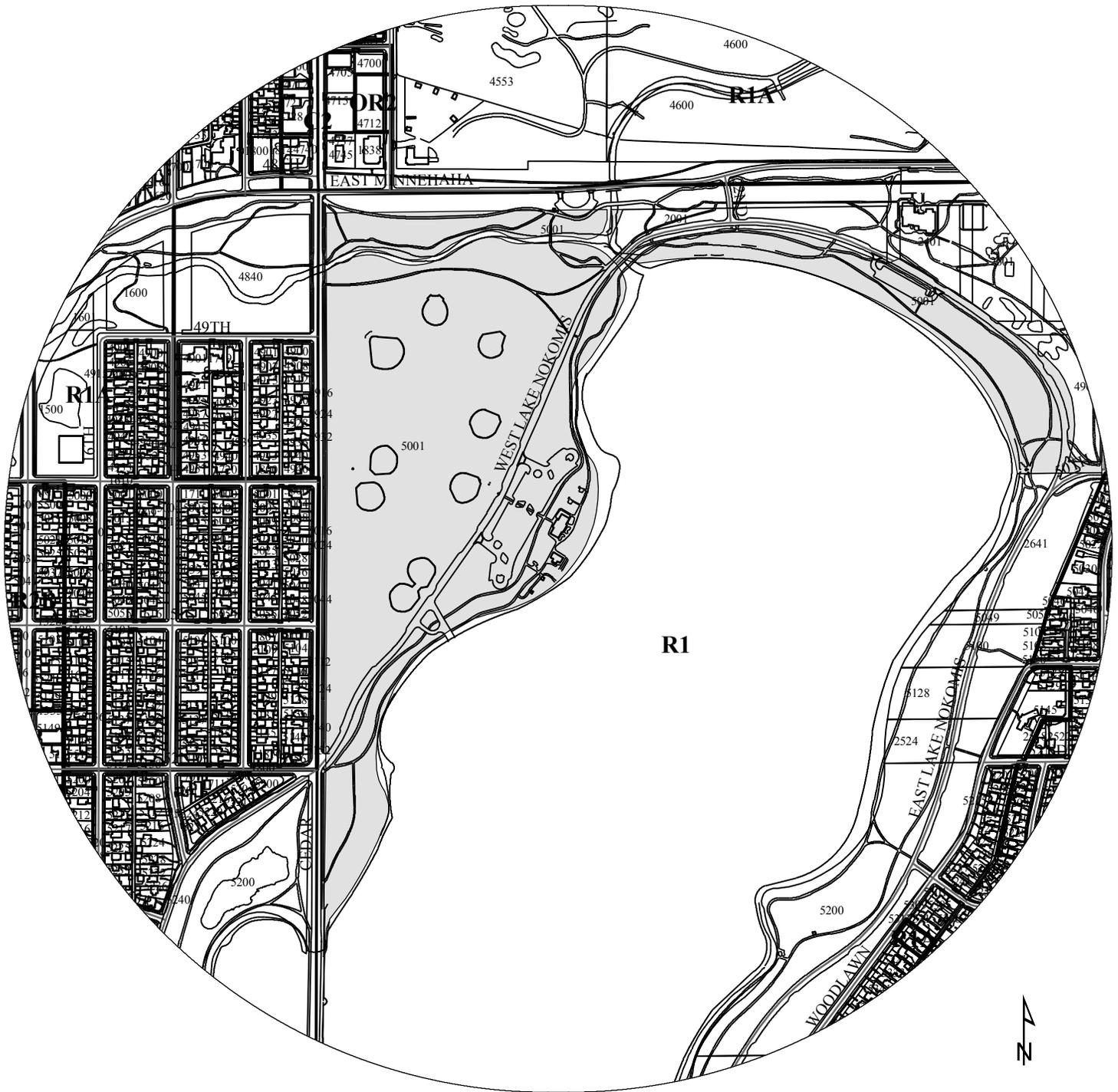
☐ Construction Code Services

- The required accessible route between parking, pavilion, relocated sun-shade, and other accessible facilities is implied by this submittal but must be demonstrated on the building permit submittal documents.
- The Building Permit submittal documents must provide engineering, specifications, and detailing of the trellis, canopy frame, and seasonal canopy membrane.

END OF REPORT

NAME OF APPLICANT

WARD



200000 200 400 600 800 1,000 2,000 4,000 600

PROPERTY ADDRESS

4955 West Lake Nokomis Parkway

FILE NUMBER

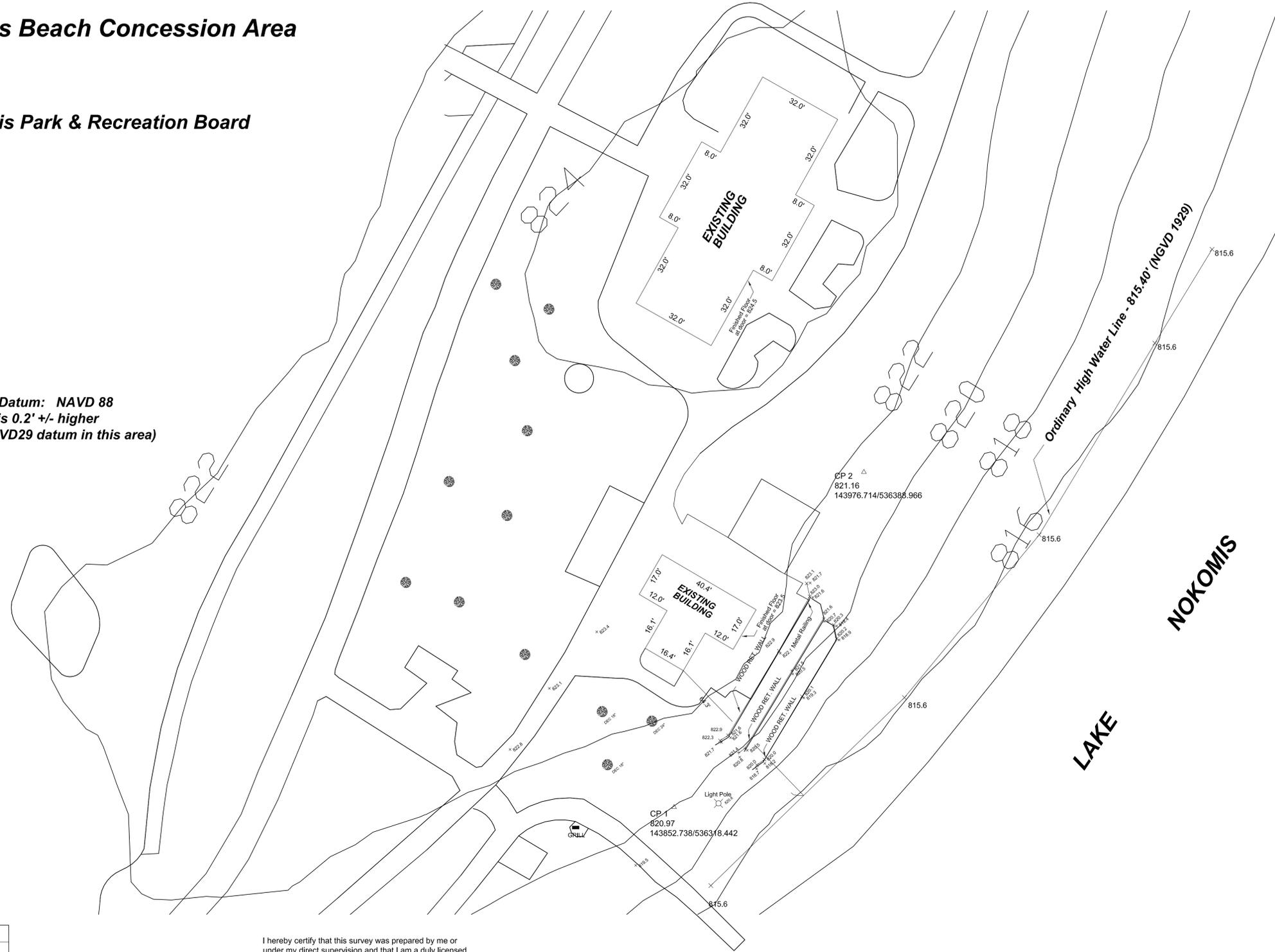
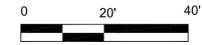
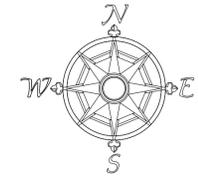
BZZ-6424

Topographic Survey of:

Lake Nokomis Beach Concession Area

for: Minneapolis Park & Recreation Board

Vertical Datum: NAVD 88
(Datum is 0.2' +/- higher
than NGVD29 datum in this area)



LEGEND	
×	Spot Elevation
●	Deciduous Tree
⊗	Light Pole
△	Control Point

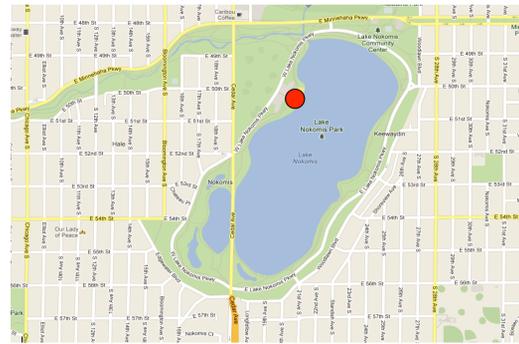
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

 22703 02/21/13
 Steven V. Ische License No Date

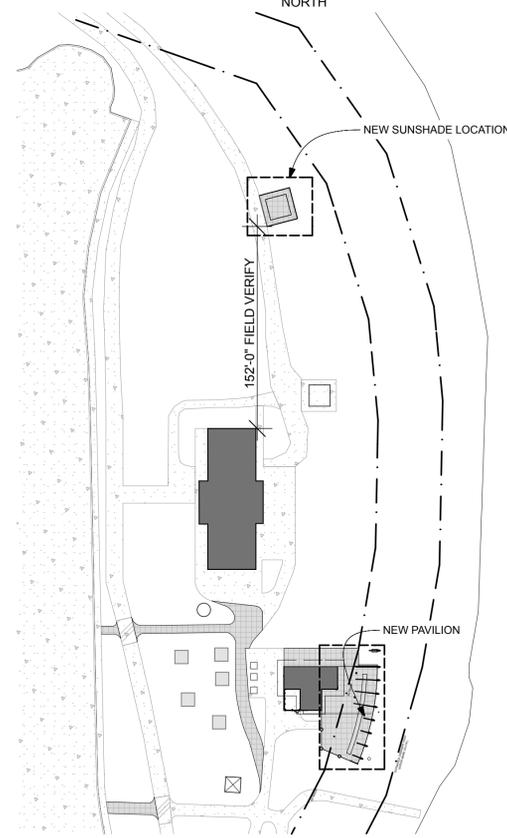

 PREMIER
 LAND SURVEYING, LLC

952-443-3010

PAVILION
4955 NOKOMIS PARKWAY W
MINNEAPOLIS, MN 55417



SITE LOCATION

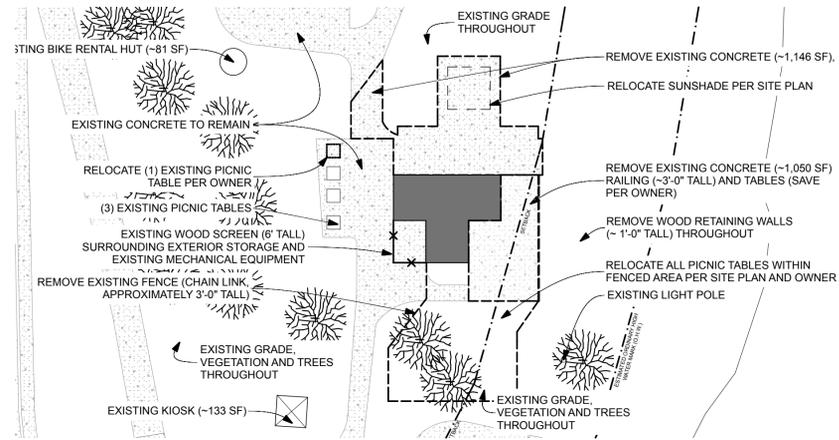


KEY PLAN

SCALE: 1/64" = 1'-0"

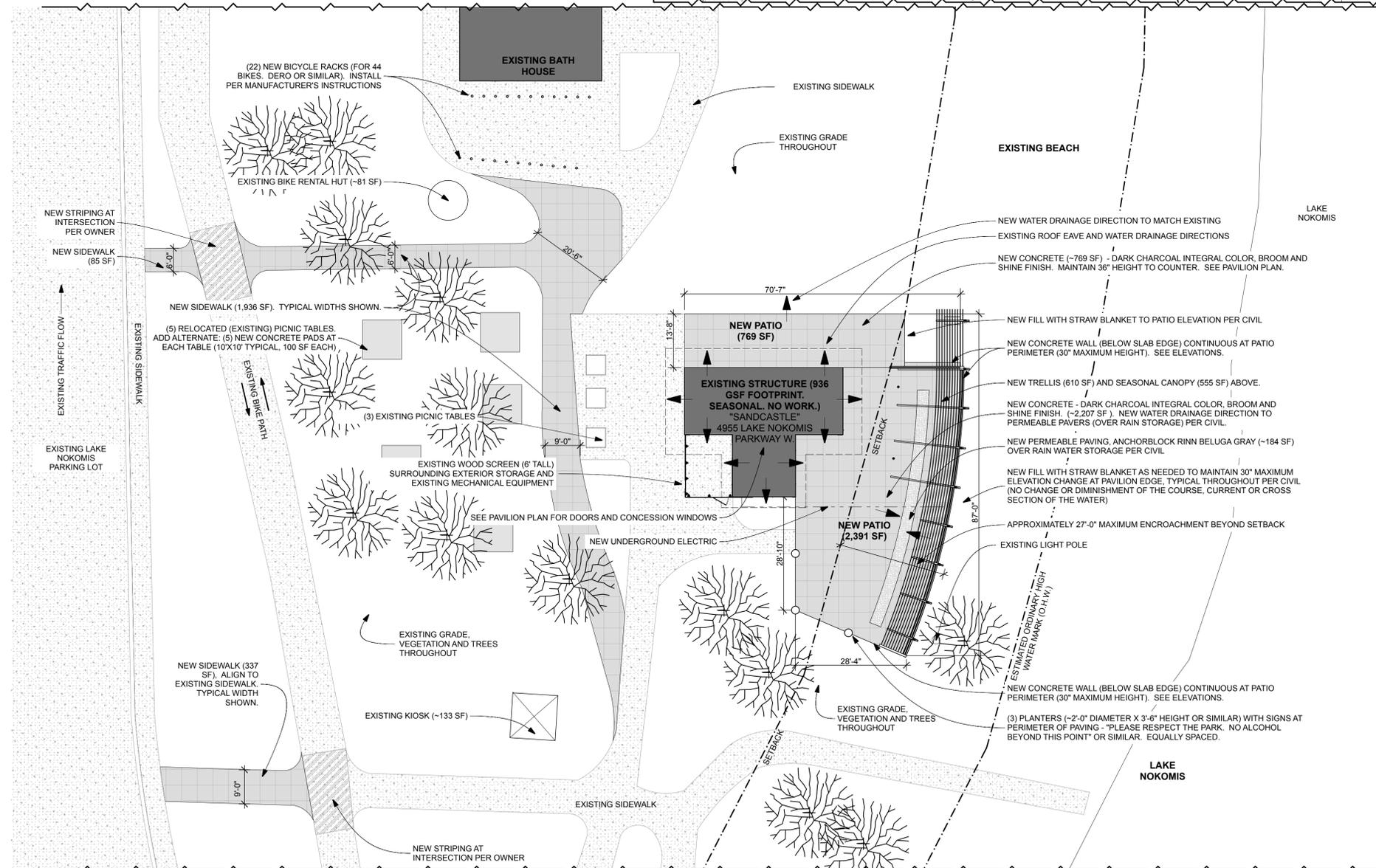


PAVILION NOTES:
1. EXISTING BATHHOUSE AND SANDCASTLE STRUCTURES ARE NOT IN CONTRACT OR SUBMITTAL.



DEMOLITION PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN

SCALE: 1/16" = 1'-0"

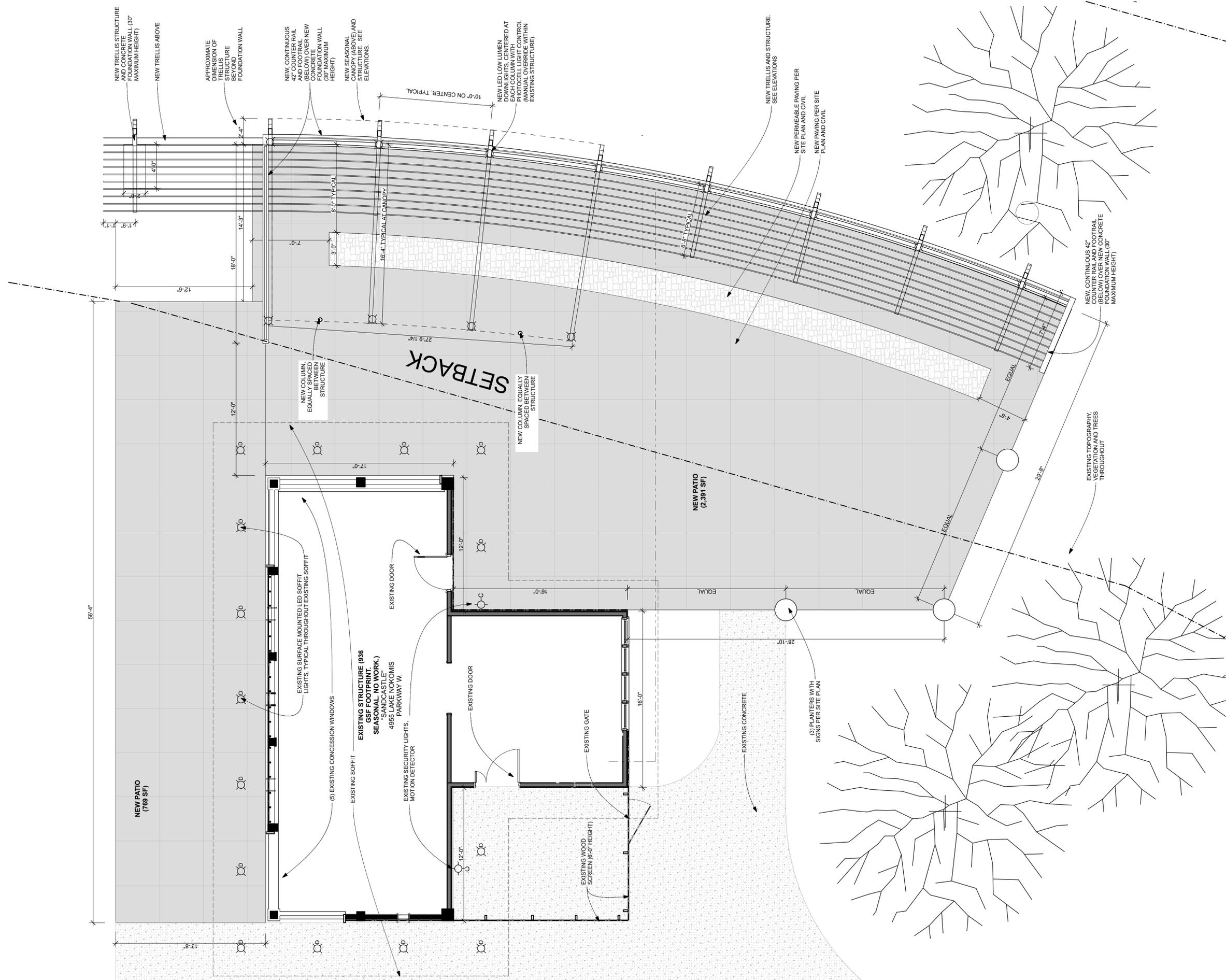


10/02/13	PRELIMINARY REVIEW
11/19/13	PRELIMINARY REVIEW
12/20/13	PRELIM. CITY SUBMITTALS
01/09/14	PRELIM. CITY SUBMITTALS
01/14/14	CITY SUBMITTALS

MARK	DATE	DESCRIPTION
DRAWN BY:		ABJ/PVN
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SHEET TITLE
LOCATION, SITE AND
DEMOLITION PLANS
NOT FOR
CONSTRUCTION

PAVILION
4955 NOKOMIS PARKWAY W
MINNEAPOLIS, MN 55417



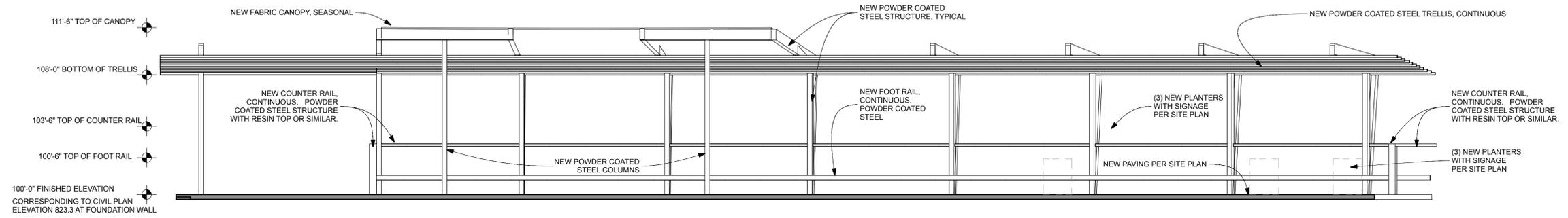
PAVILION AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

10/02/13	PRELIMINARY REVIEW
11/19/13	PRELIMINARY REVIEW
12/20/13	PRELIM. CITY SUBMITTALS
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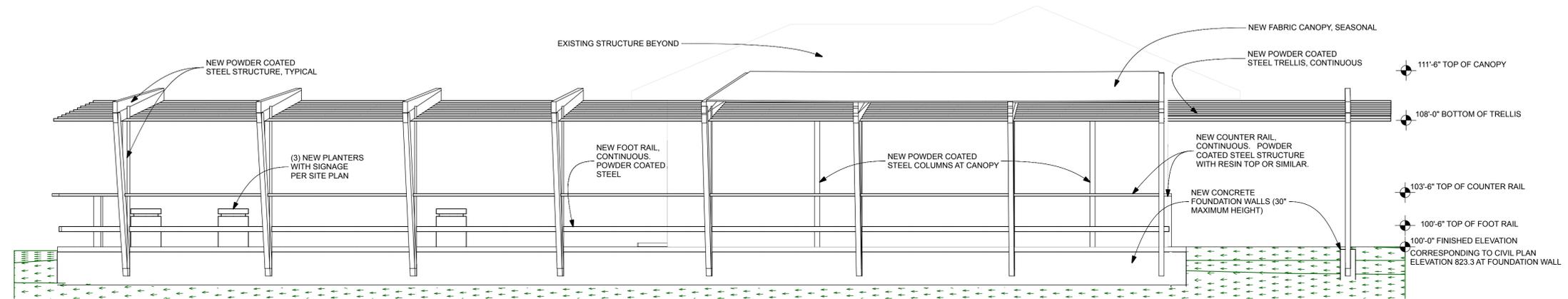
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**PAVILION AND LIGHTING PLAN
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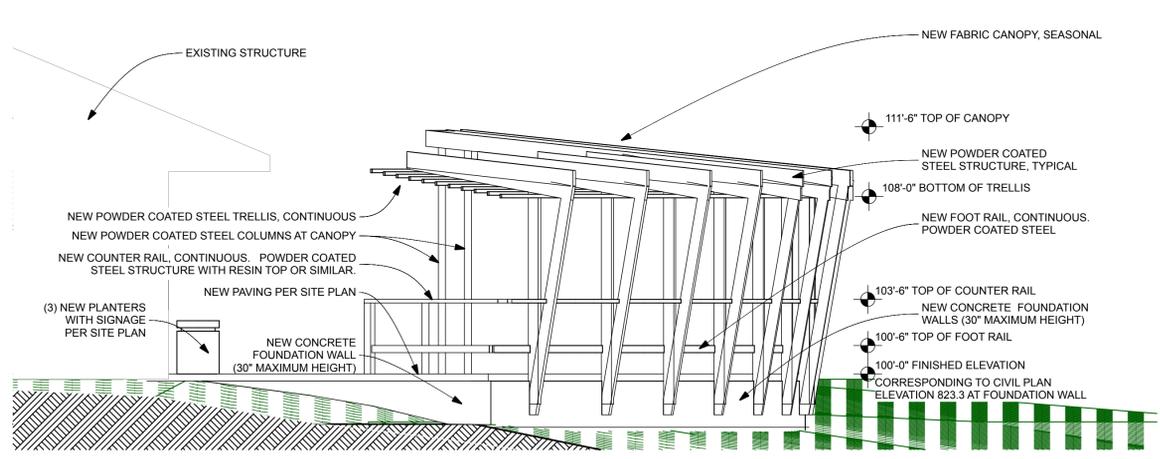
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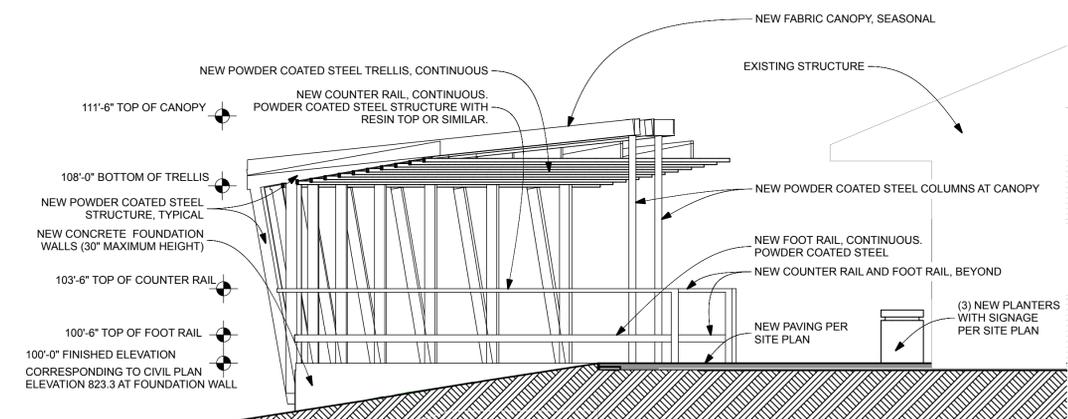
WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

10/02/13	PRELIMINARY REVIEW
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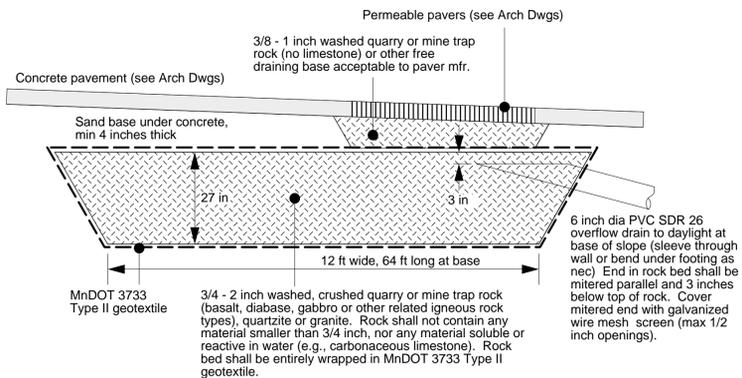
ELEVATIONS
NOT FOR CONSTRUCTION

City of Minneapolis Standard Erosion Control Notes

City of Minneapolis Standard Erosion and Sediment Control Notes for Plans
 These notes may be used as performance standards or requirements for projects not meeting the standards of a formal plan.

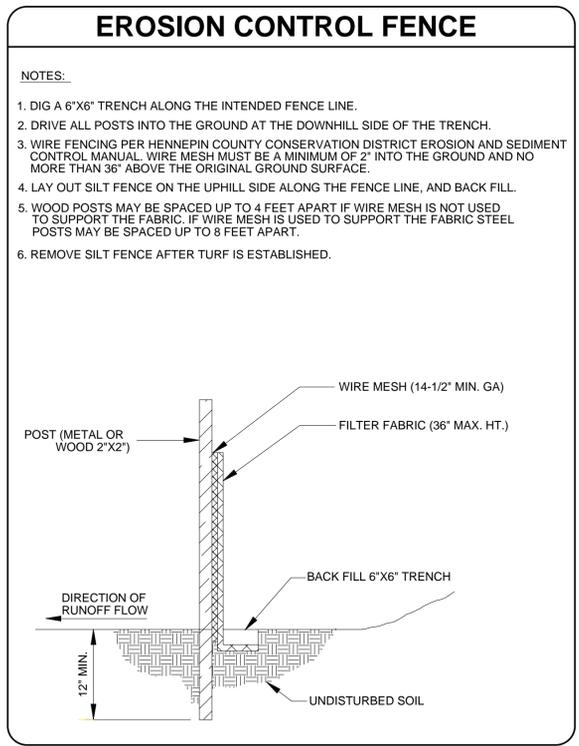
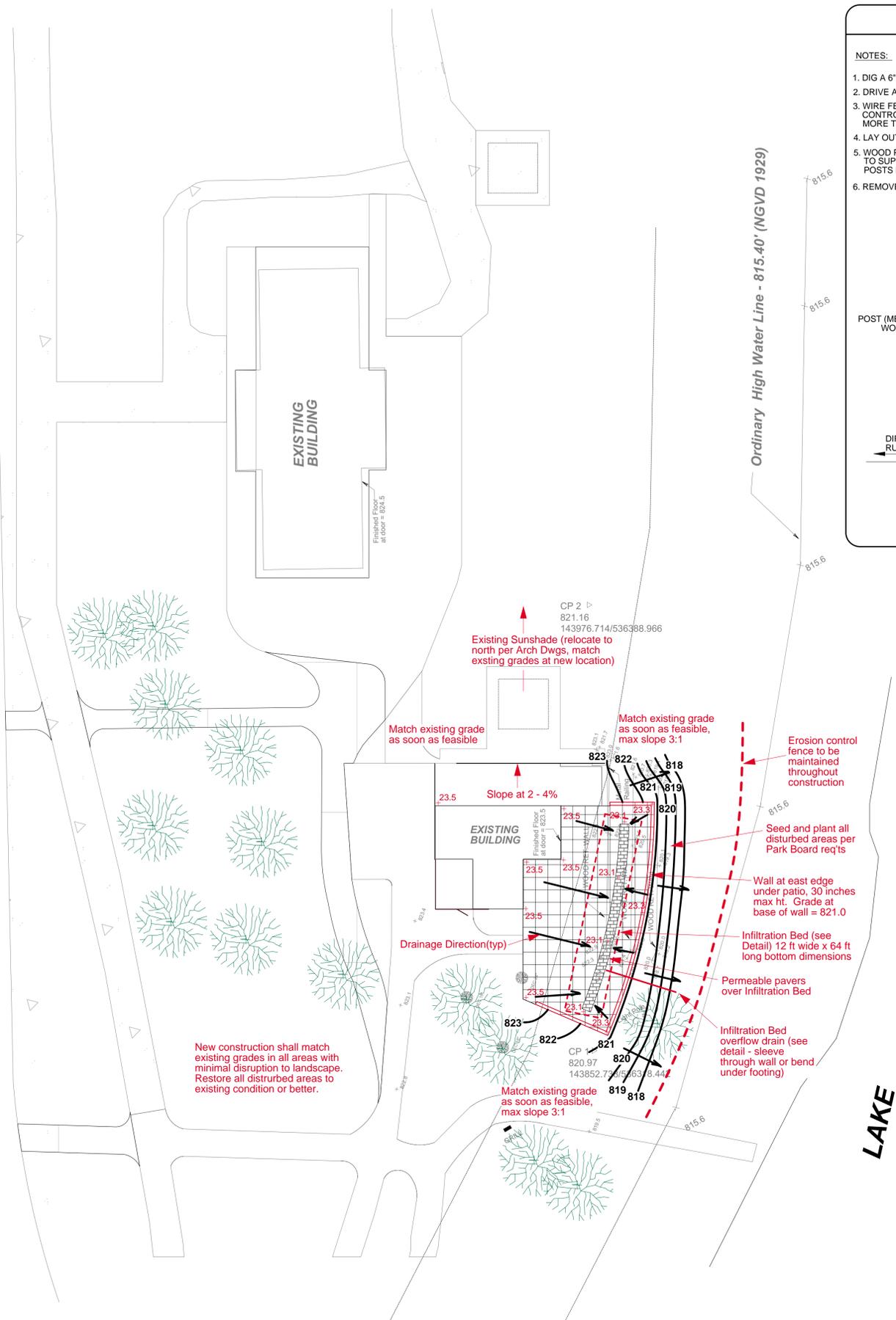
- Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
- Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
- Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geotextile fabric beneath the aggregate to prevent migration of soil into the rock from below.
- Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped gates are not allowed for inlet protection.
- Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
- Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
- Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building operations are or are actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
- Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete batch/mix plant locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
- Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
- If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.

ROCK INFILTRATION BED



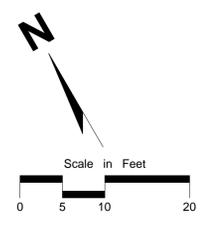
Infiltration Bed Size

Rock bed avg dimensions = 2 ft thick x 12 ft wide x 64 ft long = 1,536 cf
 Rock bed is 40 % voids; Storage available = 1,536 x 0.4 = 614 cf
 Drainage Area = 2,700 sf (100% impervious, all roof and patio)
 Runoff Stored = 614 cf = 614 cf / 2,700 sf = 0.23 ft runoff = 2.8 inches
 Rainfall needed to produce 2.8 inches runoff = 2.8 / 0.95 = 2.9 inches
 Infiltration Bed will store and infiltrate all runoff from rainfall events up to 2.9 inches



Notes
 1. Reference (benchmark) all elevations to existing east building floor elevation 823.5

Vertical Datum: NAVD 88
 (Datum is 0.2' +/- higher than NGVD29 datum in this area)



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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.

Signature: Steven L. Pellinen
 PRINT NAME: Steven L. Pellinen
 LICENSE NO: 15345
 18 Dec 2013
 DATE

12/18/13	REVIEW SET
01/10/14	Add Drainage Arrows

MARK	DATE	DESCRIPTION
DRAWN BY:	SLP	
COPYRIGHT 2013 Pellinen Professional Services, Ltd		
SHEET TITLE		

Grading Drainage & Erosion Control Plan

C-101

60 30 0 60 Feet

WEST LAKE NOKOMIS PKWY



LAKE
NOKOMIS





A
B
E

CANCLE

Culture Home Of









