PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

 Permit Number: 14-05  Permit Date: 4/22/2014
 Permit Granted To: Stonebrooke Apartments, LLP – Contact Erik Gunderson
 Project Address: 304 Pelican Rd
 City, Street, Zip: Detroit Lakes, MN 56501

Project Type: Stonebrooke Apartments is a complex located on Lots 1 and 2 of Block 1 of the Stonebrooke Villas 1st Addition and Lots 7-12 of the 2nd Addition (approximately 4 acres)

Permit Granted with the Following Conditions to be Satisfied by the Permit Holder:
 ***Install according to Becker County or City of Detroit Lakes Shoreland Ordinance and Planning and Zoning regulations, and State of MN – Department of Natural Resources.

This permit is valid for 18 months.

Permit may be revoked at any time upon violation of Pelican River Water Management Rules. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature of Pelican River Watershed District Board of Managers or Designee (District Administrator)
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: April 21, 2014
WENCK REVIEW ID: 14-03
ITEM: Stonebrooke Appartments

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

__X__ Issue permit
____ Issue permit with conditions
____ Verify compliance with conditions before permit issue (see end of report)
____ Deny permit

APPLICANT: Stonebrooke Apartments, LLP

PURPOSE:
The proposed project involves clearing lots 1 and 2 of block 1 of the Stonebrooke Villas 1st addition and blocks 7-12 of the 2nd addition to allow for the development of two apartment buildings, garages, parking lots, green space and improved stormwater management by implementing rain gardens and bioinfiltration gardens. The site has been permitted twice by PRWD in past years for development with 25% impervious surface in 2003 and 45% impervious surface in 2007. However, development did not move forward and this project is proposing 65% impervious surface. The proposed construction area is 4.0 acres of which 0.0 acres is impervious. Following completion, approximately 2.8 acres of the 4-acre site (65%) will be impervious area.

LOCATION: 304 Pelican Road, Detroit Lakes, MN

APPLICABILITY:
Total impervious surface (new and existing) in excess of 25% of lot area
Total impervious surface (new and existing) of one acre or more

EXHIBITS:
   a. Report of Introduction and Background, Existing Conditions, Proposed Conditions, Stormwater Management Plan, Erosion Control Plan and Conclusion
   b. Existing Site and Soils Map
   c. Proposed Watershed for Stormwater Management Analysis
d. Proposed watersheds for Storm Sewer Capacity Analysis

e. HydrodCAD Output for 45% Impervious Site (Original PRWD Approval)

f. HydrodCAD Output for Stormwater Analysis

g. HydrodCAD Output for Storm Sewer Analysis

h. P8 Water Quality Analysis

i. Drawings – Stonebrooke Apartments Site – Phase 1 and Phase 2 Improvement
   Drawings (Sheets C1 – C11)


FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration
activities has been received. A detailed description of how erosion and sediment control
and soil stabilization measures will be monitored, maintained, and removed has been
received. The name, address and phone number of the party responsible for maintenance
of all erosion control measures has been provided. A maintenance plan for on-site
treatment measures has been provided.

Soils & Erosion Control Plan: Soils affected by the proposal are Hydrologic Groups A
to B consisting of soils primarily classified as SP and SM with some as SC. Preliminary
landscaping plans for storm water treatment practices and site re-vegetation has been
provided. Adjacent properties are protected from sediment deposition. Wetlands,
waterbodies and water conveyance systems are protected from erosion. Project site is
greater than 1 acre; an NPDES permit is required.

Grading Plan: The location/dimension of existing property lines, roads, structures,
utilities, easements, and paved and unpaved areas has been provided. A detailed site
topographic plan (minimum 2-foot contours) for the proposed project conditions, which
clearly indicates alterations to existing grades and topographic features, has been
provided.

Stormwater & Hydraulics: Stormwater leaving the site is discharged into a well-
defined receiving channel or pipe and routed to the development stormwater pond. The
rate of post-development runoff (surface water depth) from the site is equal or does not
exceed pre-development rates for the 5-, 25-, and 100-year, 24-hour storm events
compared to the 2007 approved PRWD Permit for development of 45% impervious
surface for the Stonebrooke Development.

Water Quality: Water quality treatment facilities achieve 90% TSS and 50% total
phosphorus removal by providing sufficient storage for 1-inch of runoff from the
impervious surface and infiltrating that volume within 48-hours. Rain gardens and
bioinfiltration gardens, are designed correctly.
RECOMMENDATION TO DISTRICT ADMINISTRATOR:

____ X__ Issue permit
____  Issue permit with conditions (see below)
____  Verify compliance with conditions (see below) required before permit issue
____  Deny permit
<table>
<thead>
<tr>
<th>Return completed permit application, including two sets of required exhibits, and appropriate fees to:</th>
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<tbody>
<tr>
<td>Pelican River Watershed District</td>
</tr>
<tr>
<td>211 Holmes St West, Suite 201</td>
</tr>
<tr>
<td>PO Box 1043</td>
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<tr>
<td>Detroit Lakes, MN 56502</td>
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<tr>
<td>PH (218) 846-0436 FAX (218) 846-0778</td>
</tr>
<tr>
<td><a href="http://www.prrwd.org">www.prrwd.org</a></td>
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<tr>
<td>(For office use only)</td>
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<tr>
<td>PERMIT APPLICATION NO. 14 - 03</td>
</tr>
<tr>
<td>REC'D OFFICE 3/21/14 REC'D ENGR/SWCD</td>
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<tr>
<td>PERMIT &amp; FIELD INSPECTION FEES $ 175.00</td>
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<tr>
<td>CASH OR CHECK NO. 220102</td>
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PERMIT APPLICATION

TO BE COMPLETED BY APPLICANT (Property Owner OR by Governmental Entity if a public project)
PLEASE PRINT WITH INK

1. PROPERTY OWNERS (list all. Last, First, M.I.)
   Stonerbrook Apartments, LLP - Contact: Gunderson, Erik, D.

Address (Street, Box #, City, State, Zip)
   801 10th St. N., Fargo, ND 58102

Day Telephone 701-219-0565  Cellular Phone 701-219-0565  E-mail egco.properties@hotmail.com

2. PROJECT LOCATION (Attach drawing with directions to site):
   LAKE (if applicable) TOWNSHIP(S) TWP NO. RANGE SECTION (1/4)
   Detroit 139 41 26, NE and NW 1/4's

LOT, BLOCK, SUBDIVISION
   Lots 1 and 2 of Block 1 of the Stonerbrook Villas 1st Addition and Lots 7-12 of the 2nd Addition

CITY: Detroit Lakes

3. PERMIT APPLICATION FOR:
   A. alterations to land, vegetation, impervious surface in shore impact zone
   B. rip-rap or beach sand blanket (installation, repair, replacement)
   C. alterations to land, vegetation, impervious surface in bluff impact zone or on steep slopes in shoreland district
   D. retaining wall (installation, repair, replacement within shore impact or bluff impact zones)
   E. impervious surface (total cumulative coverage)
      more than 25% of lot coverage
      1 acre (43,560 sq. ft.) or greater
      more than 10,000 sq. ft. in Shoreland District
   F. subdivisions, plats, or planned unit developments (PUD's)
   G. highway, road, street, parking lot, or public water access (construction or reconstruction)
   H. bridges, culverts, inlets to waters of the state; storm sewers (new or changes to existing structures)
   I. groundwater dewatering (discharges to Waters of the State)

3.a PROJECT PLAN DESIGN CONTACT
   (COMPANY, NAME, ADDRESS, DAY PHONE, CELL NUMBER, EMAIL)
   Advanced Engineering and Environmental Science
   Jonathan Lefers, PE
   620 Pino Street
   Madison, WI 53715
   608.225.5787 (day and cell)
   Jon.Lefers@ae2a.com

3.b EROSION CONTROL/GRAZING CONTACT for our Inspector:
   (COMPANY, NAME, PHONE, CELL PHONE, FAX and EMAIL)
   Feldt Plumbing
   Lloyd Feldt
   Cell: 218-849-1859
   Fax: 218-847-3309
   Feldt@tekstar.com

4. PROJECT DESCRIPTION
   Stonerbrook Apartments are a proposed apartment complex located on Lots 1 and 2 of Block 1 of the Stonerbrook Villas 1st Addition and Lots 7-12 of the 2nd Addition (total of approximately 4 acres). The proposed project will be constructed in two phases, with the first phase beginning in Spring 2014. The second phase is anticipated to begin in Fall 2014.

5. DATES
   Proposed start of activity: (identify any completed work on attached drawing)
   The proposed project will be constructed in two phases, with the first phase beginning in Spring 2014. The second phase is anticipated to begin in Fall 2014. Site construction is expected to be completed by Spring 2015, with restoration of the stormwater management features to occur after site stabilization.

   Proposed Completion Date:
**Submittal Requirements**

Applicants must submit all of the following items:

1. Completed permit application (application must be signed by the PROPERTY OWNER or Governmental Entity)
2. 2 copies of drawings, plans and other data as outlined in "Pelican River Watershed District Permit Information Sheets"
3. The application/field inspection fees according to the most recent schedule set by the Board of Managers
4. Street location map

Applying for the permit does not preclude your applying for any necessary permit that may be required from OTHER governmental agencies. Any work performed prior to obtaining all required authorizations may be subject to Federal, State, and/or local administrative, civil and/or criminal penalties. No liability shall be imposed on the district or any of its officers, agents, or employees, officially or personally, on account of the granting of this permit, on an account of any damage to any person or property resulting from any act or omission of the permittee or any of its agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as limiting any legal claim or right of action of the District against the permittee, its agents, employees, or contractors for the violation of or failure to comply with the provisions of the permit or

When all items have been satisfactorily completed and the District determines the project meets the District’s Rule requirement, this permit will be issued. The permit may be picked up at the office or it will be mailed out. A copy will be faxed to the applicable governmental entity (Becker County or City of DL Zoning Departments).

The permit will be valid for 18 months from date of issuance unless otherwise suspended or revoked. A permit may be extended at no charge provided the property owner notifies the District in writing stating the reasons for extension. Any plan changes, and related project documents must also be included in the extension application. The District must receive the extension application at least 30 days prior to the permit’s expiration date.

If changes are made to the permitted plans for this project, changes must be submitted to the District (in duplicate) for review.

If approved, an amended permit will be issued.

When the project is complete, please call the District office at (218) 846-0436 to request final inspection.

This permit may be terminated by the Board of Managers without notice at any time deemed necessary for the management of the water resources of the District, or in the interest of the public health and welfare, or for violation of any of the provisions of this permit.

“I understand that, as a Permittee, I am legally accountable to ensure compliance with the terms and conditions of the permit. I understand that I am not authorized to begin the project until I receive the permit and the permit sign is posted on the site. If the project is modified, I will obtain approval by the District before I continue with the project. I authorize the District, its agents, employees, officers and contractors, to enter the project site to perform any inspection or work authorized by the permit or any applicable law.”

“I certify that I have thoroughly read and understand the information on this permit application, including submittal requirements”

**SIGNATURE:** ____________________________

**DATE:** 3/5/14

Property Owner or Authorized Signature of Governmental Entity

**APPROVED PERMIT MUST BE POSTED PROMINENTLY ON THE SITE BEFORE ANY WORK CAN BEGIN. THE PELICAN WATERSHED DISTRICT MAY ISSUE STOP-WORK ORDERS ON SITES WITHOUT APPROVED PERMITS. IF A PERMITTED SITE IS OUT OF COMPLIANCE WITH ITS PLAN, AS DETERMINED BY INSPECTION, A STOP WORK ORDER MAY BE ISSUED AND PENALTIES APPLIED. VIOLATION OF DISTRICT WATER MANAGEMENT RULES IS A MISDEMEANOR SUBJECT TO A PENALTY AS PROVIDED BY LAW.**

**ACTION BY PELICAN RIVER WATERSHED DISTRICT**

**PERMIT NO. 14 - 05**

The above application for permitting **APPROVED / DISAPPROVED** this 22nd day of April, 2014

**Pelican River Watershed District**

**BY** ____________________________

Its **Administrator**