PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number: 16-29  Permit Date: June 13, 2016
Permit Granted To: Stonebrooke Apartments
Project Address: 304 Pelican Rd.
City, Street, Zip: Detroit Lakes, MN 56501
Project Type: Impervious Surface coverage - over 25% lot coverage

Permit Granted per submitted plans as follows:

- Per Wenck Review dated 6/13/2016
- Permanent Stormwater Maintenance Plan signed 6/13/16 must be followed
- Underground Infiltration System Details and Notes dated 6/8/16 must be followed

** 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.

Tera Guetter, Pelican River Watershed District Administrator
PERMIT APPLICATION FORM

Property Owner(s): Stonebrooke Apartments
Mailing Address: 801 10th Street North
Fargo, ND 58102

Phone: ___________________ Cell: ___________________
Email: egco.properties@hotmail.com
Project Address: 317 Boulder Circle
Detroit Lakes, MN 56501
Parcel ID Number(s): 492523588

Permit should be sent to: X Mailing Address ___ Contractor ___ Call to pick up Phone: ___________________

PROJECT INFORMATION

PERMIT APPLICATION PURPOSE (indicate all which apply)

______ A. Alteration to land, vegetation, and/or impervious surface within the Shore Impact Zone
______ B. Rip-rap or beach sand blanket (installation, repair, replacement)
______ C. Alteration to land, vegetation, and/or impervious surface within bluff impact zone or on steep slopes within the Shoreland District.
______ D. Retaining wall (installation, repair or replacement within the Shore and/or Bluff Impact Zones
X _____ E. Impervious surface (cumulative coverage
X _____ more than 25% of lot area
_____ 1 acre or greater
_____ > 10,000 sq. ft. within the Shoreland District

F. Subdivisions, plats, or Planned Unit Developments (PUD's)
G. Highway, road, street, parking lot or public water access (new or reconstruction)
H. Bridges, culverts, inlets to waters of the state; storm sewers (new or replacement)
I. Groundwater Dewatering

Project Purpose/Description: (Please be specific)

Construction of Stonebrooke Phase II, Application modifies BMP's from rain gardens to underground infiltration.

Proposed start date: Currently Proposed completion date: 12/2016

ADDITIONAL PERMITS

City of Detroit Lakes
Permit Required _____ Permit Received _____ Variance needed _____

Becker County
Permit Required _____ Permit Received _____ Variance needed _____

Minnesota DNR
Permit Received _____

Minnesota PCA
Permit Required X Permit Received X

If variances are required, the approved conditions need to be included for permit approval.

*Additional permits may be required in addition to Pelican River Watershed District Permit
Please attach copies of all permits and variances received
**PERMIT APPLICATION SUBMISSION REQUIREMENTS**

1. Completed permit application, signed by the Property Owner, or authorized signatory
2. Duplicates of all drawings, site plans, and other required documents.
3. Application and Field inspection fees according to the most recent schedule
   Fee Schedule updated January 2016
4. Street map indicating project location

**TERMS OF THE PERMIT**

Applying for a permit issued through the Pelican River Watershed District (PRWD) in no way precludes obligation for permit application that may be required through OTHER governmental agencies. Any work performed prior to obtaining all required authorizations may be subject to Federal, State and/or administrative, civil, and/or criminal penalties. No liability shall be imposed on the District or any of its officers, agents or employees on official or personal grounds, on account of the granting of this permit, on 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 applicable provisions of law.

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 District office, or it will be mailed to the designated address. A copy of the approved permit will be sent to the applicable local governmental entity (Becker or Ottotarial County, City of Detroit Lakes Zoning departments).

The permit will be valid for eighteen (18) months from the 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 thirty (30) days prior to the permit’s expiration date as issued.

If changes are made to the permitted plans for this project, changes must be submitted to the District (in duplicate form) for review prior to installation or completion occurs. If changes to the original (permitted) plans are approved, an amended permit will then be issued.

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 public health and welfare, or for violation of any of the provision of this permit.

A permit surety may be required of the permit holder or applicant. A surety is a monetary sum (an amount set by the Board of Managers, District staff and/or the District engineer after review of the project application or approved permit) provided by the applicant/permittee to the District to ensure the project is completed as designed and in compliance with District Rules. The District returns the money to the applicant/permittee after all permit conditions are met and the project is complete. If the District requires a surety, the applicant/permittee must provide the District the surety amount in the form of a check made out to the Pelican River Watershed District, or a Performance Bond, or Letter of Credit.

**PERMIT APPLICATION AGREEMENT**

"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 received the permit and the permit is posted as directed on the project site. If the project is modified, I will obtain approval by the District before I continue with the project. I authorize the District, and 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: [Signature]
Date: 5/12/16

(Property owner, or authorized signature through letter of authority)

**ACTION BY THE PELICAN RIVER WATERSHED DISTRICT**

<table>
<thead>
<tr>
<th>ACTION BY THE PELICAN RIVER WATERSHED DISTRICT</th>
<th>Permit Number 16-29</th>
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<tbody>
<tr>
<td>The above application is <strong>APPROVED</strong></td>
<td>13th day of June 2016, by the</td>
</tr>
<tr>
<td>Pelican River Watershed District</td>
<td></td>
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<td>By: [Signature]</td>
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<td>Its: Administrator</td>
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Permanent Stormwater Maintenance Plan
Stonebrooke Apartments - Phase II

1. It is the owner's responsibility to inspect and maintain the permanent stormwater management BMP's to design specifications, including but not limited to, the underground infiltration systems, catch basins, rip rap, ditches, and/or culverts throughout the life of the improvements.

2. Inspections and maintenance shall occur at least twice per year, once in the spring and once in the fall.

3. The minimum inspection/maintenance requirements are listed below:
   - Remove sediment, trash, and/or debris from isolator row, lawn, parking areas, and rip rap.
   - Infiltration chambers shall drain within 48 hrs. Inspect and clean as noted below.
   - Repair any rills or gullies with topsoil and turf at catch basin inlets and outlets. If rills and/or gullies become persistent, installation of turf reinforcement mat (TRM) shall be included as part of the next repair. Rills or gullies shall be corrected within 14 days.

4. Underground Infiltration System
   - Inspection ports
     - Remove/open lid on Nyloplast inline drain
     - Using a flashlight and stadia rod, measure depth of sediment and record on maintenance log
     - Lower a camera into isolator row for visual inspection of sediment levels (optional)
     - If sediment is at, or above, 3" proceed to step 2. If not, proceed to step 3.
   - Isolator Row
     - Remove cover from structure at upstream end of isolator row
     - Using a flashlight, inspect down the isolator row through outlet pipe (mirrors on poles or cameras may be used to avoid a confined space entry). Follow OSHA regulations for confined space entry if entering manhole
     - If sediment is at, or above, 3" proceed to step below.
   - Clean out isolator row using the jet vac process – if sediment is 3" or greater
     - Fixed culvert cleaning nozzle with rear facing spread of 45° (1.1 m) or more is preferred
     - Apply multiple passes of jet vac until backflush water is clean
     - Vacuum structure sump as required
   - Replace all covers, grates, filters, and lids; record observations and actions.
   - Inspect and clean basins and manholes upstream of the Stormtech system.
   - Inspect every 6 months during the first year of operation. Adjust the inspection interval based on previous observations of sediment accumulation and high water elevations.
   - Conduct jetting and vacuuming annually or when inspection shows that maintenance is necessary.

5. Records of all inspections and maintenance work shall be kept by the owner and copies shall be submitted to the Pelican River Watershed District (PRWD) immediately upon request.

6. Corrective action as directed by the PRWD shall occur within 14 days of written notification by the PRWD.

OWNER ACKNOWLEDGMENT

I hereby agree that the above inspection and maintenance requirements will be performed throughout the life of the improvements.

Signature: Erik Gunderson
EG & Co. Management, LLC

Date: 6/13/16
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: June 13, 2016
WENCK REVIEW ID: 16-01
ITEM: Stonebrooke Apartments Phase II Revisions

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT: Stonebrooke Apartments, LLP

PURPOSE: Phases I and II of this project was approved in April 2014, but Phase II of this project was delayed and the PRWD Permit expired. In 2014, stormwater management was approved with utilization of rain gardens and bio-infiltration gardens. The first phase of the project was constructed with them, but due to maintenance and aesthetics they would like to change stormwater management to underground storage/infiltration. Phase II of the project involves clearing portion of 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 apartment building, garages, parking lots, green space and improved stormwater management by implementing underground storage/infiltration. The proposed construction area is 1.77 acres of which 0.0 acres is impervious. Following completion, approximately 1.0 acres of the 1.77-acre site (57%) 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:
1. PRWD Submittal No. 3 - Stonebrooke Apartments Phase II – by Apex, dated June 13, 2016
2. PRWD Submittal No. 2- Stonebrooke Apartments Phase II – by Apex, dated June 8, 2016  
   a. Response to 9 (nine) conditions  
   b. Stormwater Management Plan Revised Plan Sheets  
      ii. G-07 – Underground Infiltration System Detail and Notes, June 8, 2016  
   c. AE2S Civil Plan Sheets  
      i. C-1 – Existing Conditions and Demo Plan, June 19, 2015  
      ii. C-2 – C-3 – Stormwater Pollution Prevention Plan & Notes, June 19, 2015  
      iii. C-4 – Grading and Storm Water Plan, June 19, 2015  
      v. C-6 – Cross Sections and General Civil Notes, June 19, 2015  

   a. Report of Introduction and Background, Proposed Improvements/Conditions,  
      i. Cover Page  
      ii. G-01 – Sheet Index and Erosion Control Details  
      iii. G-02 – Erosion and Sediment Control Notes  
      iv. G-03 – Underground Infiltration System Specifications  
      v. G-04 – Underground Infiltration System Plan Layout  
      vi. G-05 – G-07 – Underground Infiltration System Detail and Notes  
      vii. G-08 – Erosion and Sediment Control Plan  
      viii. C-01 – Storm Sewer Plan  
   d. AE2S Stonebrooke Apartments Stormwater Management Plan Report (All sections with exception of HydroCAD and P8 reports [Appendix A – D], dated April 17, 2014; recd May 16, 2016  

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 not 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 not 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 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 the proposed Stonebrooke site development (approved permit allowed 45% impervious for the site).

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 through infiltration. Underground storage/infiltration unit is not designed as recommended by the Minnesota Stormwater Manual and may fail if not maintained.

As your re-submittal is reviewed, we may find the need to request additional information, and will so inform you.

Conditions:
1. Submit a “Permanent Maintenance Plan” signed by the owner and include text of maintenance plan within the plan set. Since the proposed underground infiltration system is not designed as recommended by the Minnesota Stormwater Manual, the PRWD requires additional assurances that the system will operate as-designed in perpetuity. The maintenance plan shall include, at a minimum:
   1. It is the owner’s responsibility to inspect and maintain the underground infiltration system to design specifications throughout the life of the project.
   2. Inspections and maintenance shall occur at least twice per year, once in the spring and once in the fall.
   3. The minimum inspection/maintenance requirements are listed below:
a. Remove sediment, trash, and/or debris,
b. Replace any washed out riprap and/or turf,
c. Ensure basin infiltrates within 48 hours,
d. Repair any rills or gullies with topsoil and turf at catch basin inlets and outlets.

4. Corrective action as directed by the PRWD shall occur within 14 days of written notification by the PRWD.

5. Records of all inspections and maintenance work shall be kept by the owner and provided to the PRWD immediately upon request.