PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number: 17-71

Permit Date: 10/11/17

Permit Granted To:

Stonebrook Apartments, LLC

Project Address: Canyon Blvd and Stone Creek Drive

City, State, ZIP: Detroit Lakes, MN 56501

Project Type: Impervious Surface Coverage: Greater than 25% coverage; greater than 1 acre of coverage - Construction of 3rd and final apartment along with corresponding parking lot, sidewalks, and garages at the Stonebrook Apartment complex

Permit Granted with the Following Conditions to be Satisfied by the Permit Holder:

1) Approved per Wenck Associates review recommendation, Review #18-17, dated 09/28/17.
2) Project will be constructed as shown on approved Construction Plans, prepared by Apex Engineering, Sheets C-01 through C-07, dated 09/22/17, Sheets C-01, C-03, C-05, and C-06 revised 9/25/17, sheet C-02 revised 10/11/17.
3) Owner is responsible for long-term maintenance of the project as described on Sheet C-02 of the approved Construction Plans, prepared by Apex Engineering, revised 10/11/17.

**All measures must conform to other applicable Zoning and Shoreland Ordinance regulations (Becker County, City of Detroit Lakes Minnesota Pollution Control Agency, 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 Tera Guetter, District Administrator
**PERMIT APPLICATION FORM**

Property Owner(s): Stonebrook Apartments LLP
Mailing Address: 801 10th Street North
Fargo, ND 58102
Phone: ___________________ Cell: (701) 219-0565
Email: ________________
Project Address: Canyon Blvd and Stone Creek Drive
 Parcel ID Number(s): ____________

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)
- [X] 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
- [ ] E. Impervious surface (cumulative) coverage
  - [X] more than 25% of lot area
  - [X] 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)

Lake Name (if applicable): N/A

Construction of 3rd and final apartment along with corresponding parking lot, sidewalks, and garage structures at the Stonebrook Apartment complex north of Stone Creek Drive in Detroit Lakes.

Proposed start date: 9/11/2017
Proposed completion date: 8/31/2018

**ADDITIONAL PERMITS**

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<th>City of Detroit Lakes</th>
<th>Becker County</th>
<th>Minnesota DNR</th>
<th>Minnesota PCA</th>
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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
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 faxed to the applicable local governmental entity (Becker or Ottertail 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) day 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.

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: ___________________________ Date: 9/7/17
(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this 12th day of October, 2017, by the Pelican River Watershed District

By: ___________________________

Its: ___________________________
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: September 28, 2017
WENCK REVIEW ID: 18-17
ITEM: Stonebrook Phase III Apartments

_____________________
RECOMMENDATION TO DISTRICT ADMINISTRATOR:

X Issue permit

Verify compliance with conditions before permit issue (see end of report)

Deny permit

APPLICANT: Stonebrook Apartments LLP
801 10th Street North
Fargo, ND 58102

PURPOSE: The proposed project involves the construction of a 7.4-acre site, including site grading, underground utility work, apartment construction, and stormwater management. Following completion, approximately 2.7 acres of the 7.4-acre site (37%) will be converted to impervious area.

LOCATION: Canyon Boulevard and Stone Creek Drive

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:
2. Existing HydroCAD Report, by Apex Engineering Group, dated 9/11/2017, received 9/13/2017
4. PRWD Application for Permit, unsigned, received 9/13/2017.
5. PRWD Permit Application Receipt, by PRWD, dated 9/12/2017, received 9/13/2017.

FINDINGS:
**Maintenance:** A detailed schedule indicating dates and sequence of land alteration activities has not 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 mostly poorly graded sands, with some poorly graded sand with silt and small areas of clayey sand fill, on top of sandy lean clay approximately 25 to 35 feet below existing grade. 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 a public drainage system. The rate of post-development runoff from the site does not exceed pre-development rates for the 5-, 25-, and 100-year, 24-hour storm events.

**Water Quality:** Water quality treatment facilities achieve 90% TSS and 50% total phosphorus removal. Infiltration basins are designed correctly.

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**RECOMMENDATION TO DISTRICT ADMINISTRATOR:**

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

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

**Conditions:**

1. Add note to the long-term maintenance plan requiring annual inspection and cleaning of the pipe between Inlet #10 and the existing catch basin.

**Notes:**
1. Consider revising pipe outlet between Inlet #10 and existing catch basin to meet a minimum slope of 0.001 ft/ft such that a minimum velocity 2 ft/sec is achieved in lieu of the annual inspection and cleaning.

2. Consider adding an inlet/overflow connection to the City storm sewer for Infiltration Area E such that overflow is not routed through the parking lot storm sewer/Infiltration Area A but instead drops directly into the storm sewer.

3. Consider providing permanent EOF reinforcement where spillways are designed to discharge for storm events equal to or less than the 100-year event. Reinforcement should be placed on top of the spillway and on the backslope where water will flow.