PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number 18-68  Permit Date: 12/05/18

Permit Granted To:

Midtown Development LLP

Project Address 1210, 1214, & 1218 Washington Ave

City, State, ZIP: Detroit Lakes, MN 56501

Project Type Redevelopment of site with the construction of a mixed use building with resulting impervious surface lot coverage of 1.11-acre (83%)

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

2) Project will be constructed as shown on approved Midtown Development Civil Plans, prepared by Moore Engineering, dated 11/19/18
3) Owner is responsible for long-term maintenance of the project as described on Sheet C-002 of the approved Midtown Development Civil Plans, prepared by Moore Engineering, dated 11/29/18.
4) Applicant (or representative) shall provide a detailed schedule indicating dates and sequence of land alteration activities a minimum of one week in advance of commencing work.

**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 Watershed 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 Grettler, District Administrator
PERMIT APPLICATION FORM

Property Owner(s): Meltdown Development LLC
Mailing Address: 4207 12th Ave N.
Fargo, ND 58102
Phone: ___________________________
Cell: ____________________________
Email: evik.eeg0.properties@gmail.com
Project Address: 226 Stone Creek Drive
Detroit Lakes, MN 56501
Parcel ID Number(s): 492-523-522

Permit should be sent to: X Mailing Address Contractor ____________

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
E. Impervious surface (cumulative coverage
X more than 25% of lot area
X less than 1 acre or greater
X > 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)
X Bridges, culverts, inlets to waters of the state; storm sewers
(new or replacement)
X I. Groundwater Dewatering

Project Purpose/Description: (Please be specific)

Redevelopment of property at 1210, 1214, and 1218 Washington Ave as submitted by Moore Engineering, Inc. for future construction of a mixed use commercial/residential building.

Proposed start date: DEC. 2018 - DEAO Proposed completion date: February 2020

ADDITIONAL PERMITS

City of Detroit Lakes
Permit Required: Yes
Permit Received: ________
Variance needed: 11/3/18

Becker County
Permit Required: ________
Permit Received: ________
Variance needed: ________

Minnesota DNR
Permit Required: ________
Permit Received: ________

Minnesota PCA
Permit Required: ________
Permit Received: ________

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 Permitee 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 Permitee, 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 Permitee, 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: 11/16/18
(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this ___ day of December 20__ by the
Pelican River Watershed District

By: _______________________________ Its: Admin
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: December 4, 2018
WENCK REVIEW ID: 18-25
ITEM: Midtown Development

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

X Issue permit with 1 Condition

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

Deny permit

APPLICANT: Moore Engineering, Inc.
925 10th Avenue East
West Fargo, ND 58078

PURPOSE: The proposed project involves the re-development of a 1.33-acre site. Existing pavement and buildings will be demolished, new utilities, pavement, buildings, and permanent stormwater management will be installed. The existing site is 100-percent impervious; following completion, approximately 1.11-acres of the 1.33-acre site (83-percent) will be impervious area.

LOCATION: 1218 Washington Avenue
Detroit Lakes, MN 56501

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:

FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration will be submitted at least one week prior to construction. 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 poorly graded sands and some fill material. 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. It is assumed that 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 due to a net reduction in impervious area.

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

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

______ Issue permit with conditions

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

______ Deny permit

Condition:

1. Applicant (or representative) shall provide a detailed schedule indicating dates and sequence of land alteration activities a minimum of one week in advance of commencing work.