PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number 18-07           Permit Date: 03/29/18

Permit Granted To: Schultz

Mark
Tomlinson Schultz Partners, LLC

Project Address 839 South Shore Drive

City, State, ZIP: Detroit Lakes, MN 56501

Project Type PUD Development on South Shore Drive: Greater than 10,000 sq ft.
impervious in Shoreland District, more than 1-acre impervious coverage

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

1) Project will be constructed as shown on approved Construction Plans, prepared by APEX Engineering, dated 03/12/2018.
2) Owner is responsible for long-term maintenance of the project as described on Sheet 04 of the approved Construction Plans, prepared by APEX Engineering, dated 03/12/18.
3) Installation and maintenance of Erosion Prevention and Sediment Control Best Management Practices per Construction Plan Sheets 04 and 05, prepared by APEX Engineering, dated 03/12/18.
4) PRWD strongly recommends consideration to provide a minimum of 0.5' of freeboard for the 100-year storm event on all stormwater ponds/infiltration basins. If the recommended freeboard is not provided, applicant shall submit documentation that the ponds were constructed as designed with a top elevation of no less than -0.00 of the design. The survey shall have a maximum spacing around the top of stormwater feature no less than 10'-feet. As-built documentation shall be supplied to PRWD within 90-days after completion of the project in a 11x17 figure showing a plan view of the feature to scale with all survey points.

**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 Guette, District Administrator
PERMIT APPLICATION FORM

Property Owner(s): Tomlinson Schultz Partners, LLC
Mailing Address: PO Box 1808
Detroit Lakes, MN 56501
Phone: 218-847-3092  Cell: 218-841-0708
Email: mark@tomlinsonschultz.com
Project Address: 839 South Shore Drive
Parcel ID Number(s): 490124696

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

Contractor Information (list all)
Name: TBD
Company:
Address:
Phone:
Cell:

PROJECT INFORMATION

PERMIT APPLICATION PURPOSE (indicate all which apply)

X  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  F. Subdivisions, plats, or Planned Unit Developments (PUD’s)

X  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

Lake Name (if applicable):

PUD development on South Shore Drive, south of Big Detroit. Improvements will include underground utilities, street improvements, storage facility, parking areas, and residential twin homes. Stormwater management will be provided by infiltration

Proposed start date: 5/1/2018  Proposed completion date: 10/31/2018

ADDITIONAL PERMITS

City of Detroit Lakes
Permit Required  X  Permit Received  Variance needed

Becker County
Permit Required  Permit Received  Variance needed

Minnesota DNR
Permit Required  Permit Received  Variance needed

Minnesota PCA
Permit Required  X  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: March 6, 2019
(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this 30 day of May, 2018, by the Pelican River Watershed District

By: ____________________________

Its: ____________________________
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: March 27, 2018
WENCK REVIEW ID: 18-05
ITEM: 839 South Shore Drive Site & Utility Improvements

RECOMMENDATION TO DISTRICT ADMINISTRATOR:
X Issue permit

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

APPLICANT: Tomlinson Schultz Partners, LLC
PO Box 1808
Detroit Lakes, MN 56501

PURPOSE: The proposed project involves the construction of a 22.3-acre site. Proposed PUD development improvements consist of mass grading, utility installation, road construction, stormwater management, and construction of residential twin homes. Following completion, approximately 4.6 acres of the 22.3-acre site (20.5%) will be converted to impervious area.

LOCATION: 839 South Shore Drive
Detroit Lakes, MN 56501

APPLICABILITY:
Total impervious surface (new and existing) of one acre or more
Total impervious surface (new and existing) of 10,000 sq. ft. or more within the Shoreland Zone (land located within 1,000 linear feet of a lake, or 300 linear feet of a stream or river)

EXHIBITS:

2. PRWD Permit Application, by Tomlinson Schultz Partners, LLC, signed and dated March 6, 2018, received March 14, 2018.
3. Existing and Proposed HydroCAD Output Reports, by Apex Engineering, dated March 1, 2018, received March 14, 2018.
4. Results of Drilling and Lab Testing, by Braun Intertec, dated February 1, 2018, received March 14, 2018.
5. Email Response to comments, by Apex Engineering, dated March 27, 2018, received March 27, 2018.
6. Construction Plans for 839 South Shore Drive Site & Utility Improvements (15-sheets) by Apex Engineering, signed and dated March 12, 2018, revised March 26, 2018 received March 27, 2018.

FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration activities will be provided upon selection of Contractor. 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 will be provided upon selection of Contractor. A maintenance plan for on-site treatment measures has been provided.

Soils & Erosion Control Plan: Soils affected by the proposal are Type SM, CL, SP-SM, and SP, according to the provided soil boring logs. Preliminary landscaping plans for storm water treatment practices and site re-vegetation have 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 not 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.

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:**

PRWD, strongly recommends you reconsider providing a minimum of 0.5' of freeboard for the 100-year event on all stormwater ponds/infiltration basins. If you choose not to provide a minimum 0.5' of freeboard for the 100-year event, the applicant shall submit documentation that the top of the pond was constructed to the designed top of elevation in the approved submittal. The lower end tolerance of elevation shall be -0.00 of design elevation. The documentation survey shall have a maximum spacing around the top of the stormwater feature of 10 feet. This documentation shall be supplied to the PRWD in a 11 x 17 figure showing a plan view of the stormwater feature to scale with all the survey points shown.