PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number  17-32  Permit Date:  06/26/17

Permit Granted To:

U-Storage, LLP

Project Address  TH 10 West and Long Lake Rd.

City, State, ZIP:  Detroit Lakes, MN 56501

Project Type  Imervious Surface Coverage:  Greater than 1 acre

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

1) Approved per Wenck Associates review recommendation, Review #10-17, dated 06/21/2017.
2) Project will be constructed and maintained as described on approved Storm Water Pollution Prevention Plan, prepared by APEX Engineering, dated 05/23/2017, sheets 6, 7, 9, & 11 revised 6/19/2017.
3) 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)

**Install according to Becker County or 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 Tera Guetter, District Administrator
PERMIT APPLICATION FORM

Property Owner(s): U-Storage, LLP  
Mailing Address: 1711 Gold Drive  
Fargo, North Dakota 58103  
Phone: 701-239-5849  
Cell: 701-219-1059  
Email: Brent.Kuehne@goldmark.com  
Project Address: TH 10 West (Intersection with W. Long Lake Road)  
Parcel ID Number(s): 490001492  

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

Permit should be sent to: x Mailing Address Contractor  
x Call to pick up Phone: 701-219-1059

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
   - 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 impervious driving surface, multiple storage/office/retail buildings, and permanent stormwater management. Building construction will occur over the course of time. The permanent wet sedimentation basin is anticipated to be constructed as part of the initial stages of construction.

Proposed start date: June 2017  
Proposed completion date: N/A

ADDITIONAL PERMITS

City of Detroit Lakes
Permit Required ✔  
Permit Received  
Variancereceived  

Becker County
Permit Required  
Permit Received  
Variancereceived  

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 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: 5/4/2017
(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this 23rd day of June, 2017, by the Pelican River Watershed District.

By: ___________________________ Its: Administrator

Permit Number 17-32
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: 6/21/17
WENCK REVIEW ID: 10-17
ITEM: U Storage, LLP

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT: U-Storage, LLP

PURPOSE: The proposed project involves the re-development of a 12.19-acre site that includes grading, storm sewer, and construction of several storage buildings. Following completion, approximately 8.34 acres of the 12.19-acre site (68%) will be converted to impervious area.

LOCATION: The project is located on Highway 10 on the very west edge of the city of Detroit lakes just northwest of long lake.

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
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. Existing and Proposed HydroCAD, by Apex Engineering Group, dated 6/19/17, revd. 6/20/17.

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 Waukon Loam, Beltrami Loam, Seeleyeville, Cathro Muck, Smiley Loam, and Udorthents. 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 an existing wetland. 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. The water quality treatment volume is 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

**Note:**

1. The 5-year runoff volume draining to the existing wetland increases by 0.453 AF, which is a 39% increase from existing conditions. The Wetland Conservation Act (WCA) Local Government Unit (LGU) may consider this an impact the existing wetland (i.e. increase in bounce and inundation period).