PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number: 18-41
Permit Date:

Permit Granted To: Robert Spillman Highland Estates

Project Address: 1335 Highland Drive
City, State, ZIP: Detroit Lakes, MN 56501

Project Type: Construction of a 22 unit condominium complex with parking lot: Impervious surface greater than 10,000 S.F. in Shoreland District

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

1) Approved per Wenck Associates review recommendation, Review #18/15, dated 08/16/18.
2) Project will be constructed as shown on approved Construction Plans, prepared by APEX Engineering, dated 06/11/2018, sheets 2, 3, 6, & 7 revised 8/15/18
3) Owner is responsible for long-term maintenance of the project as described on Sheet 2 of the approved Construction Plans, prepared by APEX, dated 08/15/18.

**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): Robert Spilman
Mailing Address: 16302 Highland Drive
                   Detroit Lakes, MN 56501
Phone: Cell:
Email: rdspilman@arvig.net
Project Address: 1335 Highland Drive
                   Detroit Lakes, MN 56501
Parcel ID Number(s): 490107054, 490107055, 491091251

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

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

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

Project Purpose/Description: (Please be specific)

Construction of a four story - 22 unit condominium complex, parking lot improvements, and relocation of Lemon Road. Stormwater management will be provided by infiltration.

Proposed start date: June 8, 2017
Proposed completion date: October 2019

ADDITIONAL PERMITS

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

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 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: 05-30-2018
(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 ______________, 20__ by the Pelican River Watershed District
By: ___________________________
Its: ___________________________
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: August 16, 2018
WENCK REVIEW ID: 18-15
ITEM: Highland Estates

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT: Robert Spilman
16302 Highland Drive
Detroit Lakes, MN 56501
rdspilman@arvig.net

PURPOSE: The proposed project involves the construction a 4.0-acre site. Construction includes a four-story apartment complex and relocation of Lemon Road. Stormwater management will be provided by infiltration. Following completion, approximately 1.18 acres of the 4.00-acre site (29.5%) will be converted to impervious area.

LOCATION: 1335 Highland Drive, 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
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:
5. Email from City of Detroit Lakes City Engineer (grading stormwater in right-of-way, by Jon Pratt, dated 8/15/18, rcvd. 8/15/18.

FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration activities will be provided to PRWD a minimum of one week prior to land disturbing activities. 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 to PRWD a minimum of one week in advance of commencing work. A maintenance plan for on-site treatment measures has been provided.

Soils & Erosion Control Plan: Soils affected by the proposal are sandy clays at the surface with alternating layers of sand and lean clay below the surface according to the provided soils boring log. 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 not 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 exceeds 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:
Notes:

1. PRWD, strongly recommends the Applicant reconsider providing a minimum of 0.5-feet of freeboard for the 100-year event on all stormwater ponds/infiltration basins. If the Applicant chooses not to provide a minimum 0.5-feet 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.

2. Proposed culvert at parking lot entrance will have less than 1.5-feet of cover.