PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number 16-60    Permit Date: 11/10/16

Permit Granted To: R & G
Subaru
Lakeview General LLC (R&G Subaru)

Project Address 11400 State Highway 59 S

City, State, ZIP: Detroit Lakes, MN 56501

Project Type Impervious Surface Coverage greater than 1 acre

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

2) Installation and Maintenance of Erosion Prevention and Sediment Control Best Management Practices per Construction Plan Sheets 002, 007 and 008, prepared by Ulteig Engineering, dated 10/28/16
3) Project Construction, including the installation of Stormwater Management Practices, as shown on approved site plan sheets 001, 002, 004, 005, 006, and 007, dated 10/28/2016 and updated sheets 003 and 008, dated 11/10/2016, prepared by Ulteig Engineering.
4) Property re-vegetation as shown landscape plan sheet A-0.1, prepared by Gries Architectural Group, dated 11/01/2016
5) Property owner will be responsible to the long-term maintenance of the Stormwater Management Practices as described in the Standard Operating Procedures (SOPs) for Stormwater Pond Inspection, prepared by Ulteig Engineering.

**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): LAKEVIEW GENERAL LLC
Mailing Address: 321 MAIN ST W
Phone: 218-234-1671
Email: DREW@RYSUBMIT.COM
Project Address: 1140 State Hwy 59 S
Detroit Lakes, MN 56501
Parcel ID Number(s): 490054320
Permit should be sent to: Mailing Address Contractor

Contractor Information (list all)
Name: THOMAS AND SONS
Company:
Address: 2449 S RIVERSIDE RD
DETROIT LAKES, MN 56501
Phone: 218-234-3092
Cell: 218-531-0788

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
- 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)

This project includes the redevelopment of the existing Select Auto Body site, for the purpose of a new Car Dealership. The building will be added on. Impervious surfaces with be reduced, storm water treatment will be upgraded and existing gravel surfaces will be either removed or paved.

Proposed start date: November 2016 Proposed completion date: June 2017

ADDITIONAL PERMITS

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<th>Minnesota DNR</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 provisions 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: 10/26/14
(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this 01 day of November, 2016, by the Pelican River Watershed District

By: __________________________

Its: __________________________

Permit Number 16-60
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: November 10, 2016
WENCK REVIEW ID: 16-09
ITEM: R&G Subaru – New Car Dealership

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT:
Lakeview General, LLC
321 Main Street W
Detroit Lakes, MN 56501

PURPOSE: The proposed project involves the redevelopment of an existing Select Auto Body Site to a new car dealership. The redevelopment of the approximate 16.3-acre site that includes addition to existing buildings, new utilities, new paved parking lots and stormwater management system. Currently 3.0-acres of the 16.3-acre site (18%) is impervious area. This project will disturb 4.2-acres and will increase the overall impervious area by approximately 0.1 acres. Following completion, approximately 3.1 acres of the 16.3-acre site (19%) will be converted to impervious area.

LOCATION: 1140 State Hwy 59 S, Detroit Lakes, MN 56501

APPLICABILITY:
Total impervious surface (new and existing) of one acre or more

EXHIBITS:
1. PRWD Application, by Ulteig Engineers, dated 10/26/16, recd. 10/31/16.
2. Existing Drainage Areas Map, by Ulteig Engineers, recd. 11/9/16.
4. Civil Construction Plans (001, 002, 004 ,005, 006 and 007) by Ulteig Engineers, dated 10/28/16, recd. 10/31/16.
7. HydroCAD modeling (Pre-conditions), by Ulteig Engineers, dated 11/9/16, recd. 11/9/16


10. HydroCAD modeling (Post-development), by Ulteig Engineers, dated 11/10/16, recd. 11/10/16

11. Post development Drainage Areas Map, by Ulteig Engineers, recd. 11/10/16.

12. Updated Civil Plan Sheets (003 and 008), by Ulteig Engineers, recd. 11/10/16

FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration activities has been provided. 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 primarily fill sand, poorly graded sands with and without gravel and lean clays based on soil borings. 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 (Wetland to the northwest). 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 may not achieve 90% TSS and 50% total phosphorus removal through a wet pond. The water quality pond is not designed correctly.
RECOMMENDATION TO DISTRICT ADMINISTRATOR:

- Issue permit
- X Issue permit with conditions
- 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. Ensure contractor has the most recent revisions to the plans for the correct stormwater pipe diameter and for correct outlet structure orifice size.

Recommendations:

1. The HydroCAD model indicates the stormwater piping is above capacity on the 25-year and 100-year storm events. PRWD recommends you evaluate where the water may back-up to if the pipes are above capacity to ensure nothing critical gets flooded out.