PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number 18-48    Permit Date: 08/31/18

Permit Granted To:

Pelican Landing, LLC

Project Address 1325 Pelican Lane

City, State, ZIP: Detroit Lakes, MN 56501

Project Type Construction of new senior living facility and stormwater management infrastructure resulting in approximately 2.5 acres of impervious surface

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

1) Approved per Wenck Associates review recommendation, Review #18-21, dated 08/27/18.
2) Project will be constructed as shown on approved Civil Plans (8 sheets), prepared by Schults Engineering and Site Design, dated 08/20/18.
3) Owner is responsible for long-term maintenance of the project as described on Storm Water Management BMP Operation and Maintenance, prepared by Schults Engineering and Site Design, dated 08/30/18.
4) Revise Plans to include the following:
   1. Revise maintenance plan to include a watering plan that extends a minimum of one-year after planting.
   2. Revise landscaping plans to address the following:
      a. Specify a stormwater appropriate seed mix on the in-slopes of the wet pond that will be temporarily flooded during rain events. Consider MnDOT seed mix 33-261; and
      b. Provide legend on landscaping plans that identifies type of seed mix and/or planting species.

**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): Pelican Landing LLC (Skip)
Mailing Address: PO Box 340
Walker MN 56484
Phone: 218.547.2307 Cell: 218.820.5010
Email: Skip@dwzonesinc.com
Project Address: 1325 Pelican Tgne
Detroit Lakes MN
Parcel D Number(s):

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

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 new senior living facility.

Proposed start date: August 2019 Proposed completion date: September 2019

ADDITIONAL PERMITS

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<tr>
<th>City of Detroit Lakes</th>
<th>Becker County</th>
<th>Minnesota DNR</th>
<th>Minnesota PCA</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 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 requirements, 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." Pelican Landing, LLC

Signature: [Signature]

Date: 8/15/18

(Property owner, or authorized signature through letter of authority)

ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is APPROVED / DISAPPROVED this 31 day of August, 2018, by the Pelican River Watershed District.

By: [Signature]

ts: [Signature]
MEMORANDUM

STORM WATER MANAGEMENT BMP OPERATION & MAINTENANCE

To: Pelican Landing Maintenance Personnel

From: Schultz Engineering & Site Design

Date: August 30, 2018

Project: Pelican Landing 76-Unit ALF

The purpose of this memo is to provide a procedure for the operation and maintenance of the proposed storm water management BMPs at the Pelican Landing ALF site in Detroit Lakes, MN. The following items shall be observed with regards to the operation and maintenance of the BMPs:

1. The Owner shall inspect the wet sediment detention pond biannually, in the spring and fall, and observe the following:
   a. Has more than 12-inches of sediment accumulated at the bottom of the pond?
   b. Is the vegetation within the pond in adequate condition?
   c. Have any trees taken root within the pond?
   d. Is any erosion taking place within the pond, including on pond sidewalls or along upstream swales?

If deficiencies are discovered with regards to any of the above items, the following maintenance actions should be taken:

2. If 12-inches or more of sediment has accumulated at the pond bottom, the sediment shall be removed from the pond, and the bottom of the pond shall be restored to the elevations specified on the Project Grading Plan (Sheet C4).

3. If vegetation has become sparse or degraded within the pond, it shall be re-seeded as per the requirements specified in the Project SWPPP (Sheet C5).

4. Any trees that have taken root in the pond shall be removed.

5. Any erosion observed within the pond or along upstream swales shall be repaired and the affected areas stabilized as per the requirements specified in the Project SWPPP (Sheet C5).
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: August 27, 2018
WENCK REVIEW ID: 18-21
ITEM: Pelican Landing

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT: Pelican Landing, LLC
PO Box 340
Walker, MN 56484
218.547.3307
skip@dwjonesinc.com

PURPOSE: The proposed project involves the construction of a 6.3-acre site. The site consists of a new senior living facility, parking lot, roads, wetland, and wet sedimentation pond. Following completion, approximately 2.5 acres of the 6.3-acre site (39.7%) will be converted to impervious area.

LOCATION: 1325 Pelican Lane, Detroit Lakes, MN

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:
3. Soil Boring Log, by CVT. dated 2/12/18, rcvd. 8/20/18.
4. NPDES Permit Coverage Card, by MPCA, coverage date 8/7/18, rcvd. 8/20/18.

FINDINGS:

Maintenance: A detailed schedule indicating dates and sequence of land alteration activities has 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 predominately clayey sands, lean clays, and silty clays under 6”-24” of clay topsoil. Preliminary landscaping plans for storm water treatment practices and site re-vegetation has not 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. The rate of post-development runoff from the site does not exceed pre-development rates for the 5-, 25-, and 100-year, 24-hr storm events.

Water Quality: Water quality treatment facilities achieve 90% TSS and 50% total phosphorus removal. The water quality pond is designed correctly.

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

- [ ] Issue permit
- [X] 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. Revise maintenance plan to include a watering plan that extends a minimum of one-year after planting.
2. Revise landscaping plans to address the following:
   a. Specify a stormwater appropriate seed mix on the in-slopes of the wet pond that will be temporarily flooded during rain events. Consider MnDOT seed mix 33-261; and
   b. Provide legend on landscaping plans that identifies type of seed mix and/or planting species.