PERMIT

PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

Permit Number: 19-12

Permit Date: 05/29/19

Permit Granted To:

Essentia Health

Project Address: 1113 Lincoln Ave

City, State, ZIP: Detroit Lakes, MN 56501

Project Type: Construction of new parking lot: Impervious surface lot coverage greater than 25%

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

2) Project will be constructed as shown on approved Construction Plans, prepared by APEX Engineering, dated April 21, 2019.
3) The contractor shall coordinate with PRWD to verify that all soils within 5’ meet the infiltration rates and that there is sufficient groundwater separation.
4) Prior to construction updated plans showing the correct invert of the underground and provide specification of suitable backfill and methods for placement must be submitted.

**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): St. Mary's Regional Health Center  
Mailing Address: 1027 Washington Avenue  
Detroit Lakes, MN 56501  
Phone: 218.314.7018  
Cell: 218.234.0573  
Email: josh.zacharias@essentialhealth.org  
Project Address: 1113 Lincoln Avenue  
Detroit Lakes, MN 56501  
Parcel ID Number(s): 491428000, 491429000, 491430000

Permit should be sent to: X Mailing Address  
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
X E. Impervious surface (cumulative coverage
X 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)
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

Project Purpose/Description: (Please be specific)

Lake Name (if applicable):

Demolition of 3 existing residential homes on Lincoln Avenue, and construction of a new concrete parking lot with stormwater treatment provided by a combination of surface and underground storage.

Proposed start date: May 15, 2019  
Proposed completion date: October 30, 2019

**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) days 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: 4-16-19

(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 **May**, 2019, by the

[Signature]

Pelican River Watershed District

By: ___________________________

[Signature]

Its: ___________________________
PELICAN RIVER WATERSHED DISTRICT
PERMIT REVIEW

REVIEW DATE: May 22nd, 2019
WENCK REVIEW ID: 19-03
ITEM: Essentia Health – Lincoln Avenue Parking Lot

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

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

APPLICANT: St. Mary’s Regional Health Center
1027 Washington Avenue
Detroit Lakes, MN 56501

PURPOSE: The proposed project involves the re-development of a 0.38-acre site. Improvements include demolishing existing buildings, constructing a concrete parking lot and stormwater management. Following completion, approximately 0.18-acres of the 0.38-acre site (47.3%) will be converted to impervious area.

LOCATION: 1113, 1115 and 1119 Lincoln Avenue
Detroit Lakes, MN 56501

APPLICABILITY:
Total impervious surface (new and existing) in excess of 25% of lot area

EXHIBITS:
1. PRWD Permit Application, by St. Mary’s Regional Health Center, signed and dated April 16th, 2019, received April 17th, 2019.
2. Revised Civil Plans for Essentia Health – Lincoln Avenue Parking Lot (Sheets 1 through 13), by Apex Engineering, dated April 2nd, 2019, received May 17th, 2019.
3. Existing and Proposed HydroCAD reports, by Apex Engineering, dated April 1st, 2019, received April 17th, 2019.
4. Soil Boring, by Terracon, dated August 23, 2018, received May 21st, 2019
FINDINGS:

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

Soils & Erosion Control Plan: Soils affected by the proposal are Dorset-Corliss complex. 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 not greater than 1 acre; an NPDES permit is not required.

Grading Plan: The location/dimension of existing property lines, roads, structures, utilities, easements, and paved and unpaved areas have 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 may not achieve 90% TSS and 50% total phosphorus removal. Infiltration basins are not designed correctly.

RECOMMENDATION TO DISTRICT ADMINISTRATOR:

____ Issue permit
X Issue permit with conditions (see end of report)
____ 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 Infiltration Basins #2 and #3 and underground infiltration basin to:
   a. Model exfiltration rate based on the least permeable soil type within five feet of bottom of practice,
b. Verify the bottom of the infiltration basins are at least three-feet from seasonally high groundwater. Adjust bottom of underground infiltration basin to elevation 1345.5 as shown in the detail and to ensure 3 feet of separation from water table shown in boring, and

c. Ensure the basin drains dry within 48-hours. The soil boring provided was collected at an existing ground elevation of approximately 1351.5, shows sands with varying levels of silt (USCS Types SM and SF-SM) to an elevation of approximately 1342.5, with sandy silts (USCS Type ML) to an elevation of approximately 1340.5, where the boring was terminated. Proposed Infiltration Basin #2’s invert is 1347.0; soil types should be considered to a depth of 1342.0. Proposed Infiltration Basin #3’s invert is 1346.0; soil types should be considered to a depth of 1341.0. Underground infiltration basin invert is 1345.5; soil types shall be considered to a depth of 1340.5. The MN Stormwater Manual classifies Type ML soils as hydrologic soil group C, with a design infiltration rate of 0.2-inches per hour, resulting in a maximum infiltration depth of 0.8-feet. Additionally, the water table was observed at an elevation of 1342.5 in August, leaving 3.5-feet between proposed Infiltration Basin #3’s invert and observed groundwater elevation. As the boring was collected in August, the seasonal high groundwater elevation may not have been observed, and the seasonal high groundwater elevation may encroach within 3-feet of basin bottom.

d. Alternately, to items 1.a and 1.b the Applicant can coordinate with PRWD staff to verify soils within 5 feet of bottom of basins #2 and #3 and underground infiltration system and verify water table is not within 3 feet of bottom of basin. If group C soils or soils that do not meet the proposed design infiltration rate of 0.45 inches/hour are encountered within 5 feet of bottom of basins, the soils shall be over excavated and replaced with suitable granular backfill that meet the design infiltration rates. The backfill shall not be compacted and the use of equipment within the infiltration basin shall be limited to low ground pressure equipment. If it is determined that the intended design cannot be verified in the field, and/or the infiltration basin does not function properly by draining down within 48 hours after construction is complete, the Applicant shall submit and construct an approved alternate stormwater BMP to meet the PRWD rules for rate control and water quality. PRWD does not accept any responsibility with proceeding with the current design. The reason for 5-feet of soils beneath is to minimize the potential for mounding of groundwater and allow it to move through the soil profile as required by the MN Stormwater Manual.

2. Revise drawings to address the following:
   a. Submit revised drawing prior to construction with the specification for proposed soil replacement and methods for placement.
   b. Submit revised drawings prior to construction of the revised invert of the underground system to 1345.5.
c. Correct the 100-year HWL for basin #2, as it is inadvertently labeled incorrectly.

Notes:

1. An alternative form of perimeter control may be required overtop impervious surfaces in the event existing structures and driveways are not removed prior to beginning construction on parking lot improvements, and it is not feasible to install silt fence.
2. Minimal cover is provided over the 36-inch pipes; consider signage or other method to discourage vehicular traffic (or other heavy loads) on top of pipe.
3. Consider potted plants or plant plugs to vegetate infiltration areas. Alternatively, provide means to seed infiltration basins without drilling equipment that may compact the underlying soil.
4. PRWD strongly recommends the Applicant consider revising the outlet of Pond 3 to connect directly to City storm sewer rather than overflowing onto public sidewalk due to safety concerns during large storm events and freezing.