

**Elm Creek Watershed Management Commission
Project Review Fee Schedule and Worksheet**

I.	No applications will be reviewed until the Commission receives a completed application form, all appropriate materials, and fees.				
	Failure to make application and receive approval prior to beginning work results in doubling of fees.				
					Amount Due
II.	Application Fee			\$ 50.00	\$ 50.00
III.	Project Reviews¹				
	A. Grading and Erosion Control				
	1	Residential development or redevelopment >1.0 acre			
		a >1.0 - 5.0 acres		250	
		b >5.0 - 10.0 acres		500	
		c PLUS each additional five acres or fraction thereof		100	5,000 maximum
	2	Commercial/industrial/institutional development project			
		a ≤ 1.0 acres		250	
		b >1.0 - 5.0 acres		500	
		c PLUS each additional five acres or fraction thereof		250	5,000 maximum
	3	Commercial/industrial/institutional redevelopment project resulting			
		in disturbance of >1.0 acre or increase in impervious area of >0.5 acre)			
		a ≤ 1.0 acres of disturbance		250	
		b >1.0 - 5.0 acres of disturbance		500	
		c PLUS each additional five acres or fraction thereof of disturbance		250	2,500 maximum
	4	Other agency projects		250	
	B. Water Quantity and Quality				
	1	Residential development or redevelopment on site ≥8 acres with density ² of <2 units per acre			
		a 8.0-10.0 acres		250	
		b. PLUS each additional five acres or fraction thereof		150	2,500 maximum
	2	Residential development or redevelopment on site >5 acres with density of >2 units per acre			
		a 5.0-10.0 acres		500	
		b PLUS each additional five acres or fraction thereof		250	5,000 maximum
	3	Commercial/industrial/institutional development on site ≥ 1.0 acre			
		a 1.0-5.0 acres		500	
		b PLUS each additional one acre or fraction thereof		300	10,000 maximum
	4	Commercial/industrial/institutional redevelopment on site ≥ 1.0 acre, resulting			
		in net increase in disturbed area >0.5 acre			
		a 0.5 - 1.0 acre disturbance		250	
		b 1.0 - 5.0 acre disturbance		500	
		c PLUS each additional one acre or fraction thereof		300	10,000 maximum
	5	Trail, road, street or highway project resulting in a net increase			
		in new impervious surface area >1.0 acre			
		a 1.0 - 1.99 acres new impervious surface		500	
		b PLUS each additional one acre or fraction thereof		250	5,000 maximum
	C. Developments with mapped floodplains on site				
	1	No impact or impacts ≤ 100 cubic yards		100	
	2	Impacts > 100 cubic yards		500	
	D. Drainage alterations - Any culvert installation or replacement, bridge construction,				
	stream cross-section alteration, or any activity requiring a DNR Waters Permit,				
	1	on Elm, Rush, North Fork Rush, or Diamond Creeks		500	
	2	on all other tributaries within the watershed		100	
	E. Water appropriation permits (two years)			50	
				Total fees this page	

(continued on reverse side)

**Elm Creek Watershed Management Commission
Project Review Fee Schedule and Worksheet**

IV Wetland Project Fees				
F.	Wetland fees apply in the communities (Champlin, Corcoran and Hassan Township) where the Commission is the LGU for the Wetland Conservation Act (WCA) and are in addition to the project fees.			
1	Exemption certificates		100	
2	Determinations		100	
3	Delineation review		250	
4	Pond Excavations		100	
5	Wetland replacement plans <10,000 SF impact on single basins or <1/4 acre impact for private driveways		1,000	
6	All other replacement plans		2,500	
7	Replacement plan in conjunction with wetland banking		3,500	
a	All other wetland banking applications		3,500	
Additional wetland replacement plan and banking application escrows and sureties are determined on a site-specific basis. (See page 3.)				
			Total fees page 1	
			Total fees page 2	
			TOTAL FEES	¹
V.	Failure to make application and receive approval prior to beginning work			Double fees if V. applies
			Total due (Line 1 or 2)	²
¹	The following projects require review: Any residential project >1.0 acre; any commercial/industrial/institutional project; any project where there are floodplains or drainage alterations; or any project with wetlands in a community where the Commission is the LGU. Statutory reviews are exempt from review fees.			
²	Density = number of units per buildable area prior to development. Building area = area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total lot size unless noted.			

Elm Creek Watershed Management Commission
Escrow and Surety Requirements
for Wetland Projects

Cash Escrows

Monitoring

Minimum \$6,000/basin, to be determined on a site-specific basis, to cover Commission expenses related to the monitoring requirements of the Wetland Conservation Act (WCA). The balance in the escrow account will be refunded without interest following final completion of the project.

Extraordinary Expenses

Initial deposit of \$1,000 with additional deposits in \$1,000 increments, if expended, will be required. Extraordinary expenses will be billed based on actual costs incurred and deducted from the escrow. This escrow is required to cover Commission expenses for technical evaluation panels (TEPs), additional administrative, technical or legal processing costs (in excess of the \$1,000 fee) associated with projects involving wetlands. The balance in the escrow account will be refunded without interest following final completion of the project.

Replacement Surety

To be determined on a site-specific basis, based on estimated costs to purchase replacement credits. This surety may also be used for expenses to conduct repair work on replacement wetlands. The surety may be submitted as a cash escrow, surety bond, or irrevocable letter of credit. This surety will be released when the Commission has determined that the replacement wetland meets all the requirements of WCA.

Financial guarantees shall be issued from financial institutions (banks, savings and loans and credit unions) having business offices within the greater Twin Cities metropolitan area. Financial guarantees, other than cash escrows, from individuals or corporations will not be accepted. The guarantee shall be for a period of five (5) years. All instruments submitted as financial guarantees of completion of required projects shall be submitted on a form provided by or approved by the Commission.