

Site Area =
 Buildable Area =
 Disturbed Area =
 Density =

Elm Creek Watershed Management Commission
Project Review Fee Schedule and Worksheet
 Effective July 28, 2015

Project Name

I. No applications will be reviewed until the Commission receives a completed application form, all appropriate materials, and fees.				Amount Due
II. Application Fee				\$ 50.00
III. Project Reviews ¹				
A. New Development - Area is the Site Area				
1	Residential			
	a.	High density ² - more than 40% impervious area ³		
		0 to 20 acres = Area x \$100		
		21 to 100 acres = \$2,000 + (Area - 20) x \$75		
		101 + acres = \$8,000 + (Area - 100) x \$20		
		maximum fee = \$10,000 + application fee		
	b.	Low density - less than 40% impervious area		
		0 to 100 acres = Area x \$50		
		101 to 150 acres = \$5,000 + (Area - 100) x \$20		
		maximum fee = \$6,000 + application fee		
2	Commercial / industrial / institutional / governmental agency development project			
		0 to 40 acres = Area x \$250		
		41 + acres = \$10,000 + (Area - 40) x \$75		
		maximum fee = \$12,250 + application fee		
B. Re-development				
1	For <i>Re-development</i> use the " <i>New Development</i> " rates above but use <i>Disturbed Area</i> (in acres) instead of <i>Site Area</i>			
	<i>Note:</i> If more than 50% of the site is disturbed for a <i>Re-development</i> project, use the <i>New Development</i> fee formula with <i>Site Area</i>			
C. Development / Re-development with mapped floodplains on site				
1	No impact or impacts ≤ 100 cubic yards.		\$ 100	
2	Impacts ≥ 100 cubic yards.		\$ 500	
D. Linear Projects ⁴				
1	1.0 - 2.0 acres new impervious surface = \$500			
2	Over 2.00 acres new impervious surface = \$500 + (new impervious area - 2) x \$250			
		maximum fee = \$5,000 + application fee		
E. Drainage alterations - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or 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	
F. Water appropriation permits (two years)				\$ 50
IV Wetland Project Fees				
G. Wetland fees apply in the communities (Champlin and Corcoran) 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		\$ 400	
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 2.)				
V. Failure to make application and receive approval prior to beginning work results in doubling of fees				
			Total fees	1
1	The following projects require review: Any land disturbing activity or the development or redevelopment of land as listed in Rule D. 2. (Appendix O).		<i>Double Fee if V. applies</i>	2
			Total due (Line 1 or 2)	
2	Density = number of units per buildable area prior to development. Buildable area = Site Area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total Site Area unless noted.			
3	Impervious area includes any compacted gravel surface such as road shoulders, parking lots and storage areas.			
4	Sidewalks and trails that do not exceed twelve feet in width, are not constructed with other improvements, and have a minimum of five feet of vegetated buffer on both sides are exempt from Stormwater Management requirements (RULE D), but has to comply with Erosion and Sediment Control requirements (RULE E).			

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.