

**Pioneer-Sarah 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.				Amount Due	
<b>II. Application Fee</b>					<b>\$ 50.00</b>
<b>III. Project Reviews<sup>1</sup></b>					
<b>A. Grading and Erosion Control</b>					
	<b>1</b>	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	
	<b>2</b>	Commercial/industrial/institutional/governmental agency 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	
	<b>3</b>	Commercial/industrial/institutional/governmental agency redevelopment project resulting in disturbance of >1.0 acre or increase in impervious area <sup>2</sup> 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	
<b>B. Water Quantity and Quality</b>					
	<b>1</b>	Residential development or redevelopment on site ≥8 acres with density <sup>3</sup> 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	
	<b>2</b>	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	
	<b>3</b>	Commercial/industrial/institutional/governmental agency 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	
	<b>4</b>	Commercial/industrial/institutional/governmental agency redevelopment resulting in net increase in new impervious area >0.5 acre			
	a	0.5 - 1.0 acre increase in new impervious area	250		
	b	1.0 - 5.0 acre increase in new impervious area	500		
	c	PLUS each additional one acre of new impervious area or fraction thereof	300	10,000 maximum	
	<b>5</b>	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	
<b>C. Developments with mapped floodplains on site</b>					
	<b>1</b>	No impact or impacts ≤ 100 cubic yards	100		
	<b>2</b>	Impacts > 100 cubic yards	500		
<b>D. Drainage alterations</b> - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or activity requiring a DNR Waters Permit					
	<b>1</b>	on Pioneer or Sarah Creeks	500		
	<b>2</b>	on all other tributaries within the watershed	100		
<b>E. Water appropriation permits (two years)</b>					
			50		
<b>IV Wetland Project Fees</b>					
<b>F.</b> Wetland fees apply in the communities (Greenfield, Loretto, and Maple Plain) where the Commission is the LGU for the Wetland Conservation Act (WCA) and are in addition to the project fees.					
	<b>1</b>	Exemption certificates	100		
	<b>2</b>	Determinations	100		
	<b>3</b>	Delineation review	250		
	<b>4</b>	Pond Excavations	100		
	<b>5</b>	Wetland replacement plans <10,000 SF impact on single basins or <1/4 acre impact for private driveways	400		
	<b>6</b>	All other replacement plans	2,500		
	<b>7</b>	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.)					
<b>V. Failure to make application and receive approval prior to beginning work results in doubling of fees</b>					
				<b>Total fees</b>	<b>1</b>
				<b>Double fees if V. applies</b>	<b>2</b>
				<b>Total due (Line 1 or 2)</b>	
<sup>1</sup>	<b>The following projects require review:</b> Any residential project >1.0 acre; any commercial/industrial/institutional project; any project where there are floodplains or drainage alterations; any project with wetlands in a community where the Commission is the LGU. Statutory reviews are exempt from review fees.				
<sup>2</sup>	Impervious area includes any compacted gravel surface such as road shoulders, parking lots and storage areas.				
<sup>3</sup>	<b>Density</b> = number of units per buildable area prior to development. <b>Building area</b> = area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total lot size unless noted.				

# **Pioneer-Sarah 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). Monitoring expenses will be based on actual costs incurred and deducted from the escrow. 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. This escrow is required to cover Commission expenses for additional administrative, technical or legal processing services as well as the costs of technical evaluation panels (TEPs) associated with projects involving wetlands. Expenses will be billed based on actual costs incurred and deducted from the escrow. 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, at the discretion of the Commission, and 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 and shall be automatically self-renewing.