

MIDDLE ST. CROIX WATERSHED MANAGEMENT ORGANIZATION

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NEW DEVELOPMENT, REDEVELOPMENT AND LINEAR PROJECT REVIEW QUALIFICATIONS

This document is for guidance. Applicants should consult the MSCWMO Watershed Management Plan (WMP) for specific requirements.

Each member community will refer projects to the MSCWMO for full review when deemed necessary based on the activities listed below. Each member community will adopt the MSCWMO review comments into the member community comments for each project.

PROJECT NAME: MSCWMO PROJECT

THE FOLLOWING ACTIVITIES TRIGGER THE **MSCWMO** REVIEW PROCESS:

- ☐ Any project undertaking grading, filling, or other land alteration activities that involve the movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land.
- ☐ All projects that creates or fully reconstructs 6,000 square feet or more impervious surface.
- ☐ All major subdivisions or minor subdivisions that are part of a common plan of development. Major subdivisions are defined as subdivisions with 4 or more lots
- ☐ Any project grading with wetland impacts, within public waters, or within buffers.
- ☐ Any project with grading within 40-feet of the bluff line
- ☐ Any project in the St. Croix Riverway that requires a building permit and adds 500 square feet or greater of additional impervious surface.
- ☐ Any project requiring a variance from local impervious surface zoning requirements.
- ☐ Development projects that impact 2 or more member communities.

Performance Standards in Section 7.0 of the Watershed Management Plan will apply to development within the Middle St. Croix watershed and focus on stormwater management, erosion and sediment control, and wetland protection. The Performance Standards will apply to all projects that trigger the MSCWMO review process.

Building permits for new construction in an approved major subdivision that meets the requirements of the Performance Standards are exempt from the water quantity and quality standards as long as the individual property does not exceed impervious surface percentage approved for the given parcel in that subdivision. All projects regardless of whether public or private can be reviewed.