

Information for File # 2015-02878-MMJ; Braemar Golf Course Reconstruction Project, City of Edina

Applicant: City of Edina, Attn: Ann Kattreh

Corps Contact: Melissa Jenny

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Phone: (651) 290-5363

Primary County: Hennepin

Section: 7

Township: 116 N.

Range: 21 W.

Information Complete On: 5/20/2016

Posting Expires On: 5/30/2016

Authorization Type: LOP-05-MN

This application is being reviewed in accordance with current practices for documenting Corps jurisdiction under Section(s) 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act. If an approved jurisdictional determination is completed as part of the review process for this application, a copy will be posted on the St. Paul District web page at the following link: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>.

PROJECT BACKGROUND, DESCRIPTION AND PURPOSE:

The project would consist of the redesign and reconstruction of the Braemar Golf Course. The course currently consists of three nine-hole courses, which provides the opportunity to play 27 individual holes. The proposed redesign would reduce the course to support 18 holes, with the intention of providing a course that is more playable, would provide more annual round of golf than the current courses support, and provides scale of challenge to support beginner to highly experienced golfers a unique experience.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO

LOSS: As proposed, construction of a landing area at the 16th hole would result in the permanent discharge of fill material into approximately 0.37 acre of shrub-carr and seasonally flooded type wetland. Also, excavation and grading activities associated with construction of a proposed on-site wetland mitigation site would result in the conversion of approximately 2.12 acres of shallow and deep marsh type wetland to a wet meadow and shallow marsh type wetland.

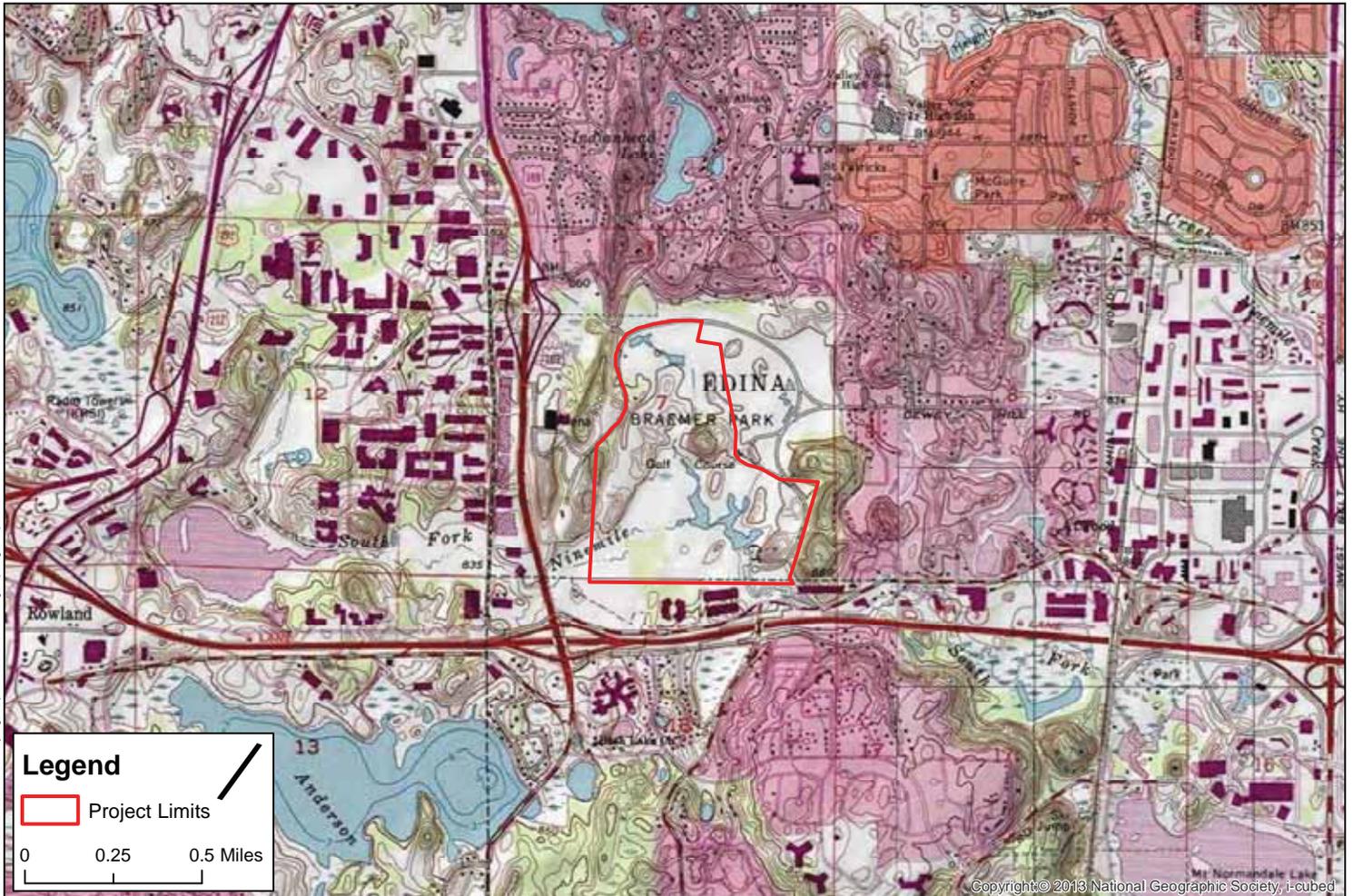
ALTERNATIVES CONSIDERED: The applicant states the following in their application: The no-build alternative was considered, but ultimately rejected, as it fails to meet the project purpose and need. The current course layout is inefficient, and underutilized. Therefore a redesign is needed to maintain an economically healthy course. On the basis that a redesign is

required for the course to be successful, the alternatives analysis focuses on layout variations that would have reduced wetland impacts.

Numerous on-site golf course configurations were considered and rejected as not practicable, including: a 27-Hole Alternative, an 18-Hole and Executive Course Alternative, and an 18-Hole Alternative with no wetland impacts. The 18-Hole Alternative with no wetland impacts was rejected because the 16th hole would be a required long carry for all users. The requirements of mandatory long carries increases the number of lost balls, slows play, and would significantly extend the time of play and reduce the number of rounds played on the course. Ultimately, the alternative with no impacts was rejected as it compromised the overall project purpose and need.

COMPENSATORY MITIGATION: The applicant has proposed to construct an on-site permittee-responsible wetland mitigation project to compensate for the loss of wetland functions and services associated with the golf course reconstruction project. Mitigation is proposed through the creation, restoration, and enhancement of approximately 5.15 acres of wetland on the southern portion of the course, plus establishment of approximately 2.50 acre of upland buffer.

Drawings: See enclosed, labeled as 2016-01223-MMJ, Figures 1 - 9.



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Legend

Project Limits

0 0.25 0.5 Miles

	3535 VADNAIS CENTER DR. ST. PAUL, MN 55110 PHONE: (651) 490-2000 FAX: (651) 490-2150 WATTS: 800-325-2055 www.sehinc.com	Project: EDINA 133011 Print Date: 7/22/2015 Map by: ebudrow Projection: NAD83_UTM_Zone_15N Source: SEH, MNDNR, USGS	<p>Site Location and Topographic Map</p> <p>Braemar Golf Course- 2015 Project Edina, MN</p>	<p>Figure 1</p>
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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Project Limits

0 500 1,000 Feet

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LEGEND

-  WETLAND IMPACTS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND CREATION
-  RESTORED WETLAND
-  WETLAND ENHANCEMENT
-  EXISTING TRAIL
-  TRAIL ALIGNMENT

IMPACT LOCATION PLAN

SHEET
1 OF 6

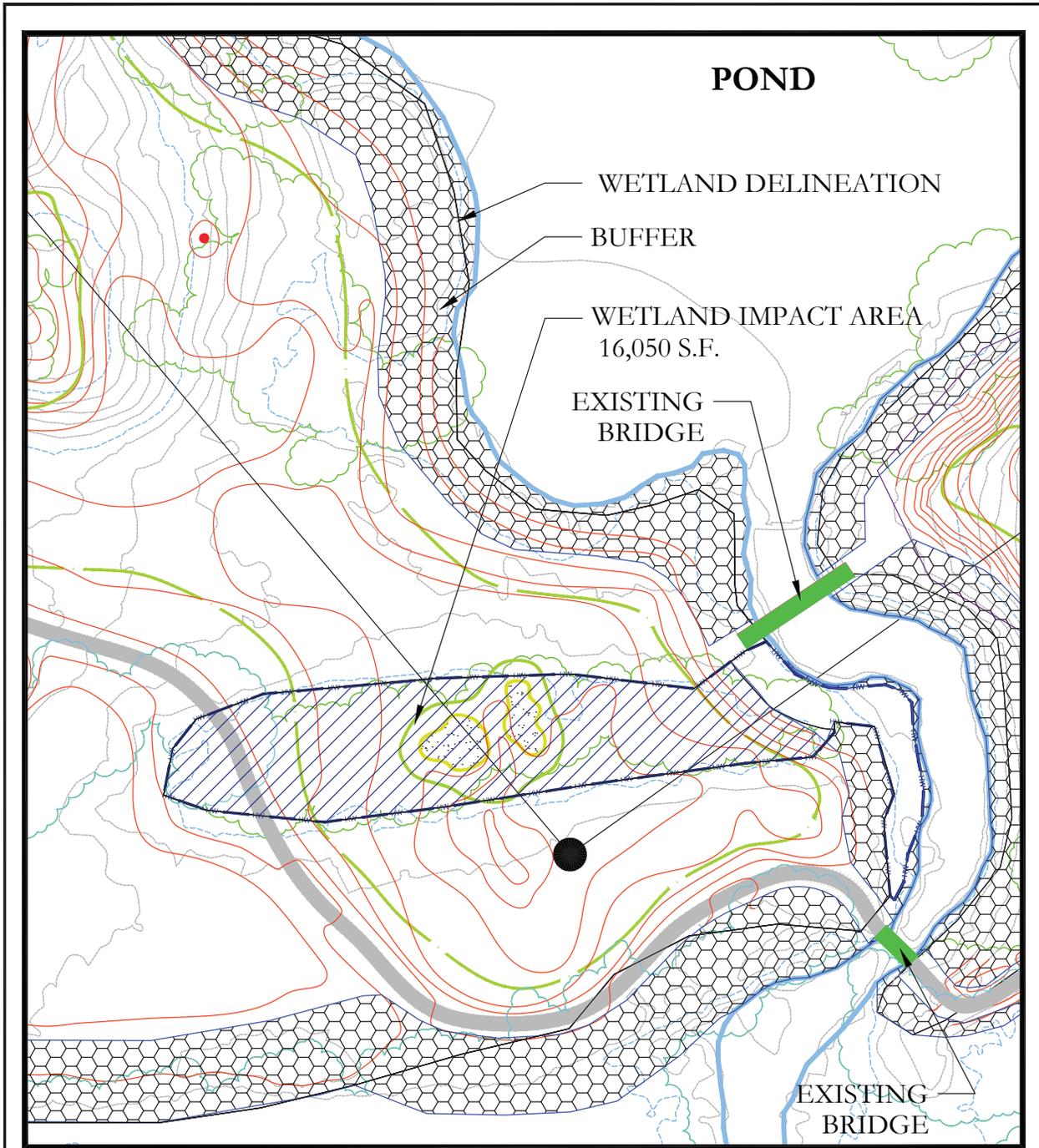
ORIGINAL PLANS 03/21/16	REVISIONS

**WETLAND MITIGATION PLANS FOR
BRAEMAR GOLF COURSE**
EDINA, MINNESOTA
MARCH 21, 2016



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www.golf-architecture.com
richard@go-golf-architecture.com
RICHARD MANDELL, RIA, ASLA





SCALE : 1" = 50' - 0"

LEGEND

- 
WETLAND BUFFER
- 
PROPOSED TOPOGRAPHY
- 
WETLAND IMPACTS

WETLAND IMPACTS

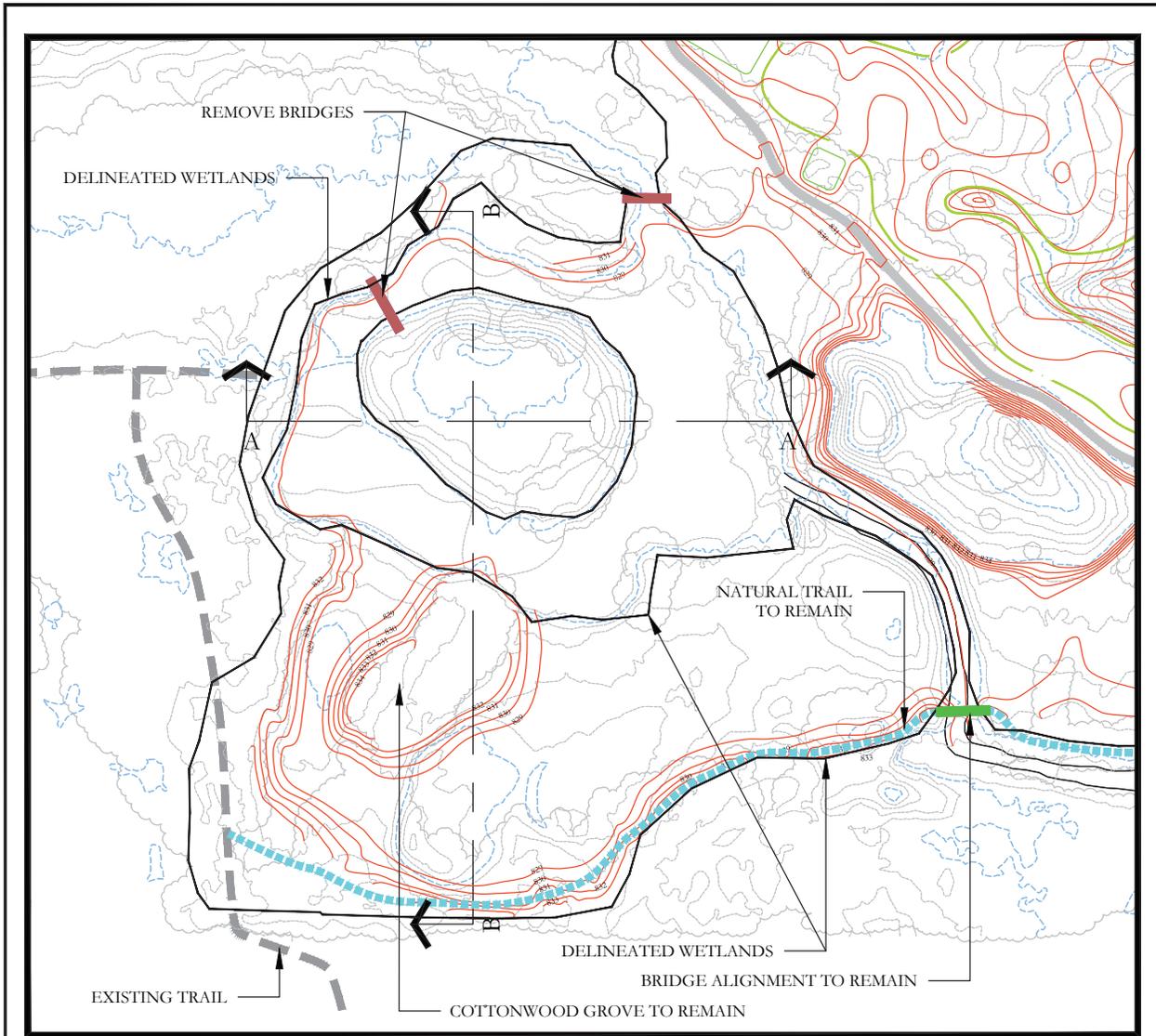
SHEET
2 of 6

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SCALE: 1" = 100' - 0"

LEGEND

- 

PROPOSED TOPOGRAPHY
- 

EXISTING TRAIL
- 

NATURAL TRAIL

GRADING PLAN

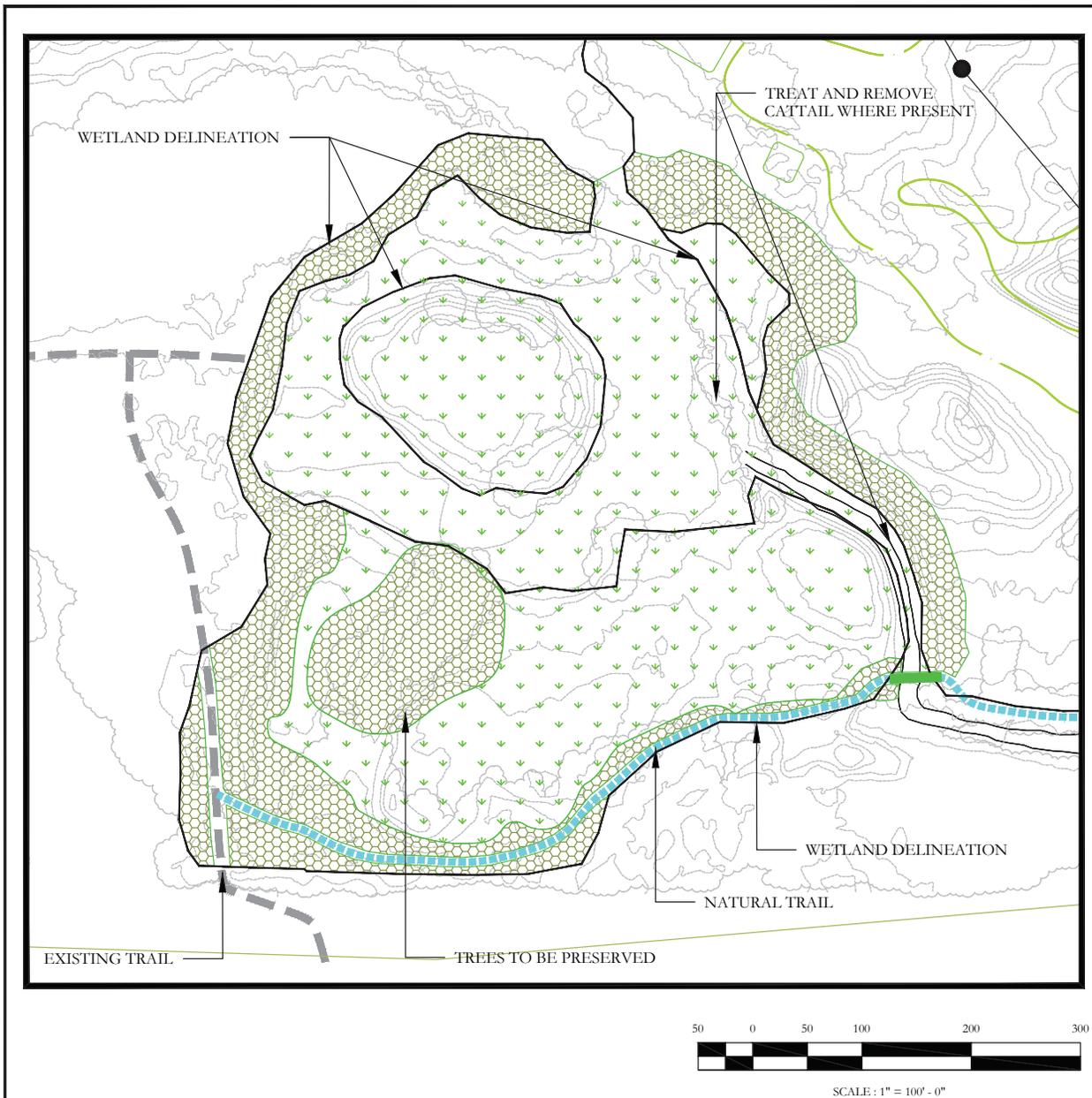
SHEET
3 of 6

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WETLAND MITIGATION AREA PLANTINGS:

Wetland Seed Mix : 224,087 S.F. (5.1 ac)

Within the designated Wetland Mitigation Area, a wet meadow seed mixture 34-271 shall be used at a rate of 12 lbs per acre, pure live seed.

Prairie Seed Mix : 108,844 S.F. (2.5 ac)

Within the designated Buffer Area for the wetland mitigation area, a Dry Prairie mixture 35-241 shall be used at a rate of 36.5 lbs./ acre pure live seed.

LEGEND



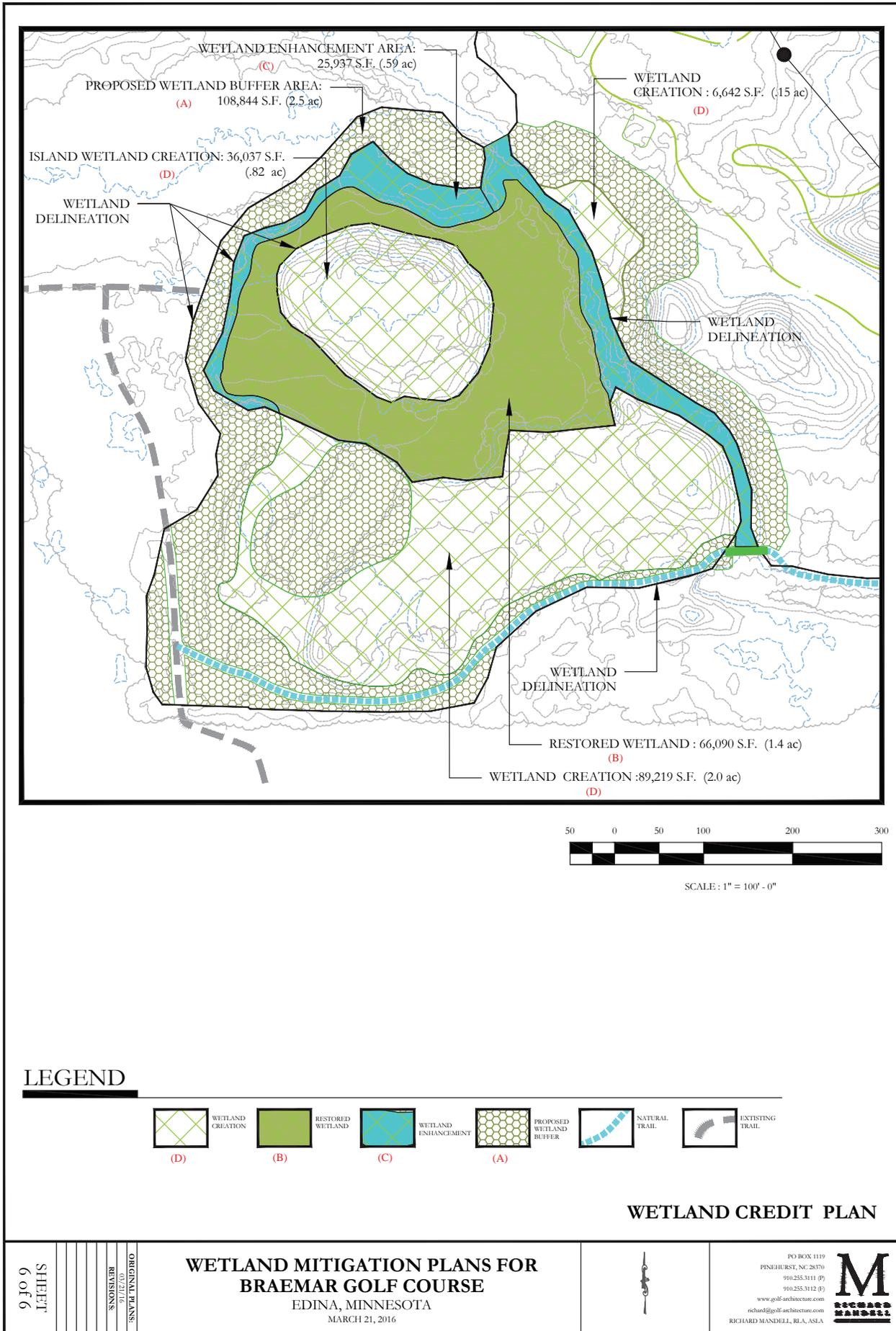
SEEDING PLAN

SHEET	5 OF 6	ORIGINAL PLANS	DATE: 03/21/16	REVISIONS:
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LEGEND

- 
 WETLAND CREATION (D)
- 
 RESTORED WETLAND (B)
- 
 WETLAND ENHANCEMENT (C)
- 
 PROPOSED WETLAND BUFFER (A)
- 
 NATURAL TRAIL
- 
 EXISTING TRAIL

WETLAND CREDIT PLAN

ORIGINAL PLANS: 03/21/16
 REVISIONS:
 SHEET 6 OF 6

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